

FOR LEASE

3698 N. Freeway Blvd | Sacramento | CA | 95834



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
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Property Overview

Address:	3698 N. Freeway Blvd. Sacramento, CA 95834	County:	Stanislaus County
Lease Rate:	Contact Leasing Agent	Zoning:	Commercial Restaurant
Building Size:	± 7,462 SF	Parcel Number:	225-2110-047
Lot Size:	± 60,113 SF / ± 1.38 AC	Procuring Broker Fee:	2.5%
Year Built:	2007		

Description:

3698 N. Freeway Blvd is a highly visible, freestanding second-generation restaurant property (former Logan's Roadhouse) prominently located in Sacramento's Natomas sub-market. This turnkey opportunity offers exceptional freeway exposure directly off Interstate 80, complete with a dedicated turn lane, signalized intersection, pylon signage, and prominent building signage — delivering immediate brand recognition and strong daily traffic counts.

Highlights

- ± 7,462 SF Freestanding Restaurant Building
- Large Full-Service Dining Layout with Bar Area
- Outdoor Patio Seating
- Private Dining/Event Room
- Ample Parking
- Excellent Visibility from Interstate 80
- Close Proximity from Downtown Sacramento
- Surrounded by National Retailers, Restaurants, Hotels and Entertainment Uses.

Strong Sacramento Trade Area Demographics

- ± 292,000 Residents within Five (5) Miles
- Median Household Income Exceeding \$91,000 within Three (3) Miles
- High Traffic Counts with ±190,000 Vehicles Per Day on I-80 and ±24,000 Vehicles Per Day on N. Freeway Blvd
- Growing Population and Household Base Projected Through 2029
- Located within Sacramento's Premier Natomas Retail Corridor
- Regional Customer Draw Supported by Major National Retailers and Interstate 80 Access
- Dense Residential Population Combined with Strong Daytime Employment Base and Commuter Traffic.

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Location Map



Walmart **Applebee's** **AT&T**
SALLY BEAUTY **PET SMART** **See's CANDIES** **THE HOME DEPOT**

NORDSTROM **Rack** **TJ-maxx** **ULTA** **five BELOW** **BevMo!**
BIG 5 SPORTING GOODS **Target** **OLD NAVY** **Bj's** **Panera BREAD** **BOOT BARN** **BEST BUY**
Michaels **STARBUCKS COFFEE** **Olive Garden** **RESTAURANT BREWHOUSE** **Burlington**
ASHLEY **BANK OF AMERICA**

FOR LEASE
±7,462 SF
Freestanding Restaurant

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Drone Photo Gallery



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Photo Gallery



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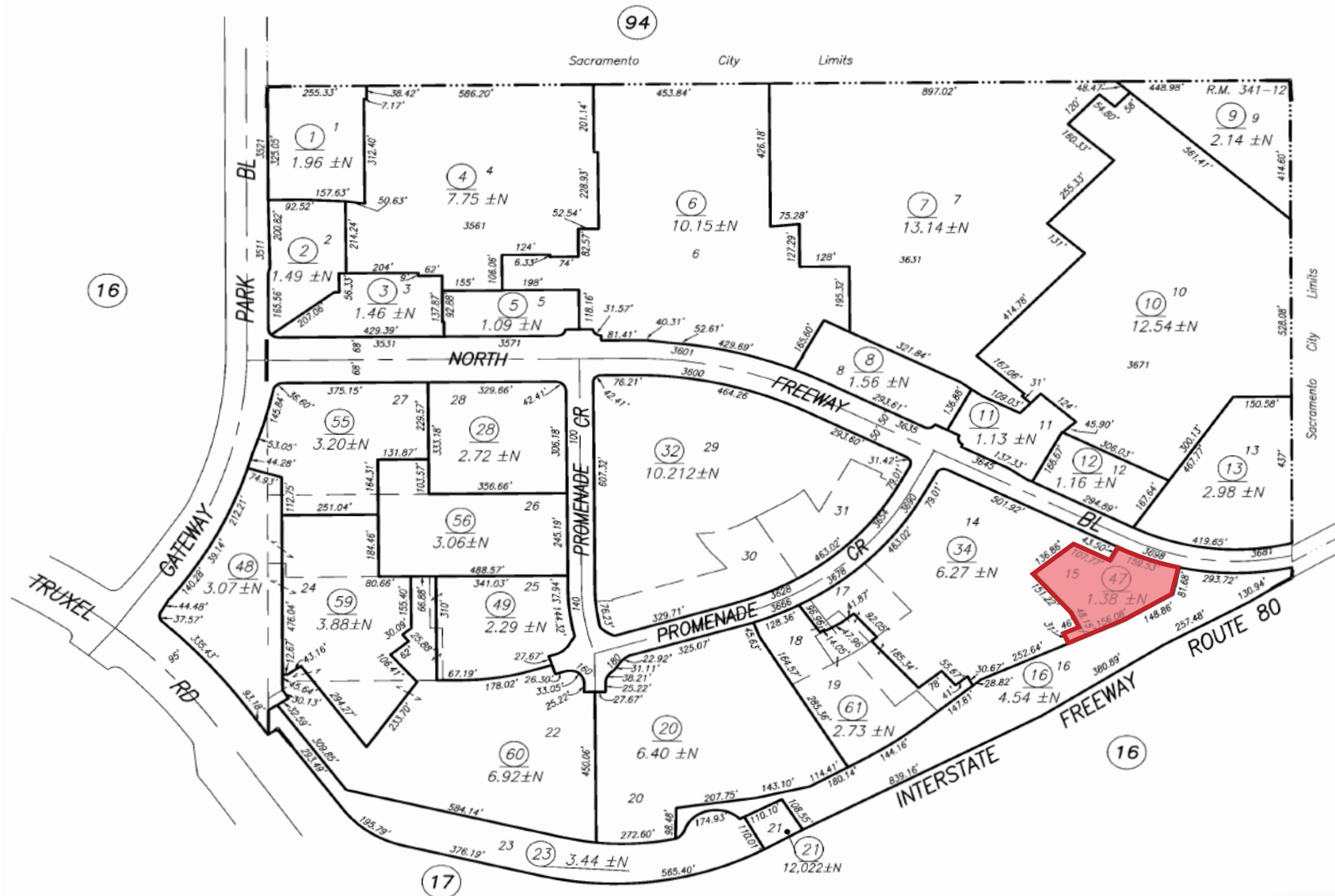
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Parcel Map

POR. SEC'S 13, T.9N., R. 4 E., M. D. B. & M.



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