

AVAILABLE FOR LEASE

5523 F STREET STE. A
Sacramento, CA 95819

+/- 902 SF
\$1.75 PSF MG



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CENTURY 21
Select Real Estate, Inc.



Elvas Ave
-/+ 10,000 VPD

Street Visible Retail Space Located in Prominent East Sacramento



THE PROPERTY

 5523 F Street, Sacramento, CA 95819

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



East Sacramento



+/- 902 SF
Commercial




C-2 - General
Commercial





Retail



\$1.75 PSF MG

 Simple ingress and egress make the site especially convenient for patrons.

 The available suite offers street-facing building signage.

 The building is situated in the prestigious East Sacramento area, just minutes from Sacramento State University.



CENTURY 21

FOR LEASE



Elvas Ave



East Portal
Park

A. Warren Mc Claskey
Adult Center

The Table at Central United
Methodist Church

SELLANDS

FedEx

56th St



57th Street
Antique Mall



Mr. Falafel



Cookie's
Drive In



56th St

Tupelo Coffee
& Roasting



Elvas Ave



5523
F Street
SACRAMENTO
CA 95819



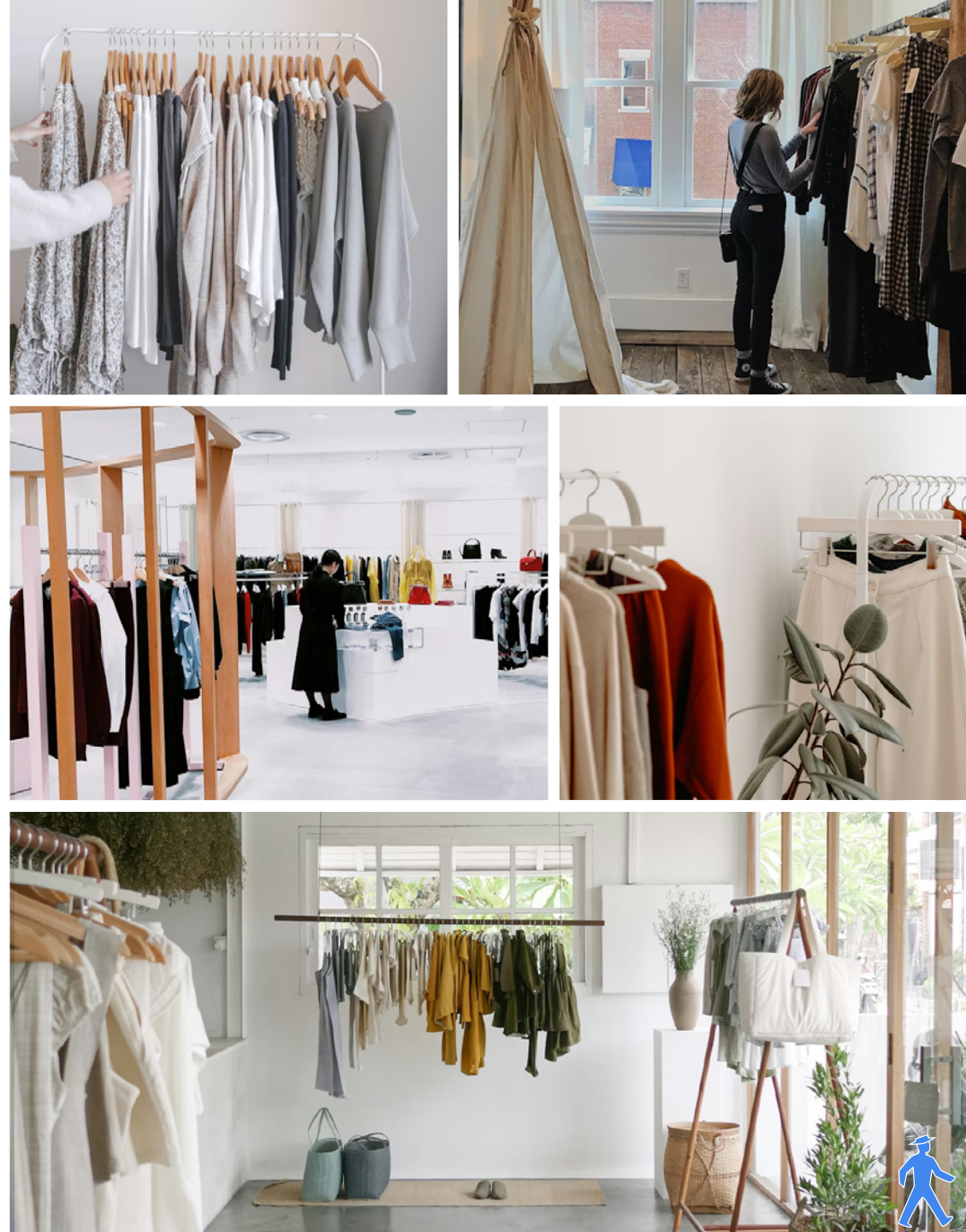
GRUB BOXX

Fremont Presbyterian
Church

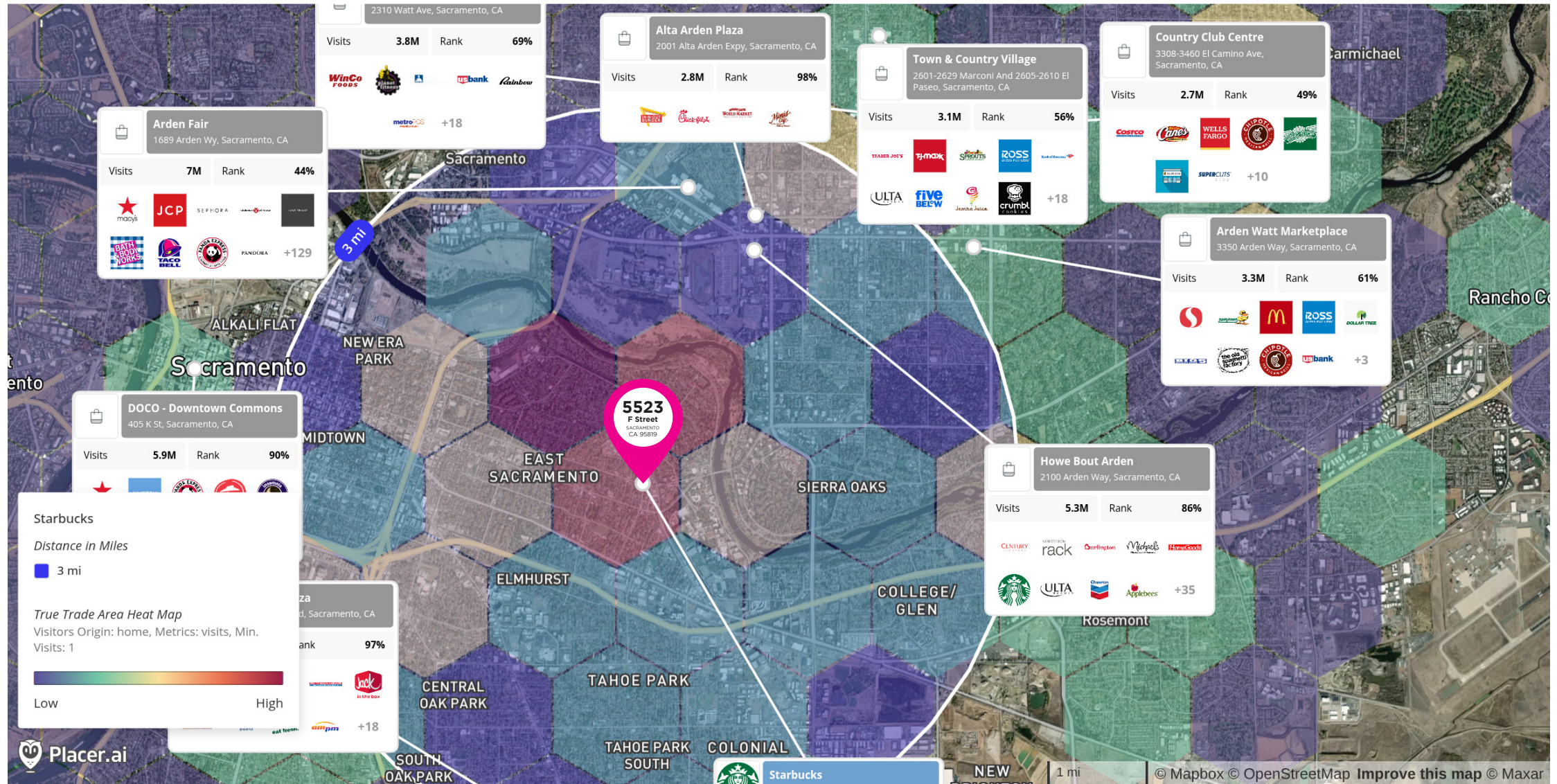


THE BUILDING

Situated at 5523 F St in the heart of East Sacramento, this 3933 SF retail building offers a prime location surrounded by some of the neighborhood's most desirable amenities. The property is just moments from Sacramento State University, providing access to a steady flow of students, faculty, and staff. Nearby, patrons can enjoy East Sacramento's well-known mix of local cafés, boutique shops, neighborhood services, parks, and dining options, all contributing to the area's vibrant and walkable atmosphere. This combination of strong foot traffic, established community charm, and close proximity to Sac State makes the building an ideal destination for a variety of retail or service-oriented users.



Shopping Center Ranking



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1, 2024 - Sep 30, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)





THE AREA

A Neighborhood with Heart and Opportunity

East Sacramento—affectionately known as East Sac—is one of the city's most vibrant, desirable neighborhoods. With its tree-lined streets, historic homes, and welcoming community spirit, East Sac blends classic charm with modern energy, making it the perfect place to grow your retail business.

Why East Sacramento?

1. A Loyal, Upscale Customer Base

East Sacramento is home to a diverse mix of professionals, families, and long-time residents who value quality and convenience. The neighborhood's strong household incomes and community pride translate into loyal, repeat customers eager to support local businesses.

2. High Foot Traffic & Local Landmarks

From the bustling corridors of Folsom Boulevard and J Street to neighborhood hubs like East Portal Park, McKinley Park, and Sutter Memorial Hospital, East Sac's steady flow of residents, visitors, and commuters ensures your storefront will be seen and visited.

3. Thriving in Small Business Culture

Boutiques, cafés, wellness studios, and specialty shops have found lasting success here. East Sac locals love to "shop small" and "buy local"—creating a supportive environment where independent retailers flourish side by side.

4. Strategic Location

Just minutes from Midtown, Downtown Sacramento, and major freeways, East Sacramento offers easy access for customers and deliveries alike. It's a prime retail location that connects you to the heart of the region.

5. Strong Community Engagement

East Sac is known for its neighborhood events, farmers' markets, art walks, and seasonal festivals—each one an opportunity to showcase your business, meet your customers, and become part of the local story.

Build Your Future in East Sacramento

Whether you're opening a boutique, café, or specialty retail store, East Sacramento offers the visibility, community support, and lifestyle that turn small businesses into local landmarks.

Start here. Grow here. Belong here.

Discover the possibilities in East Sacramento today.

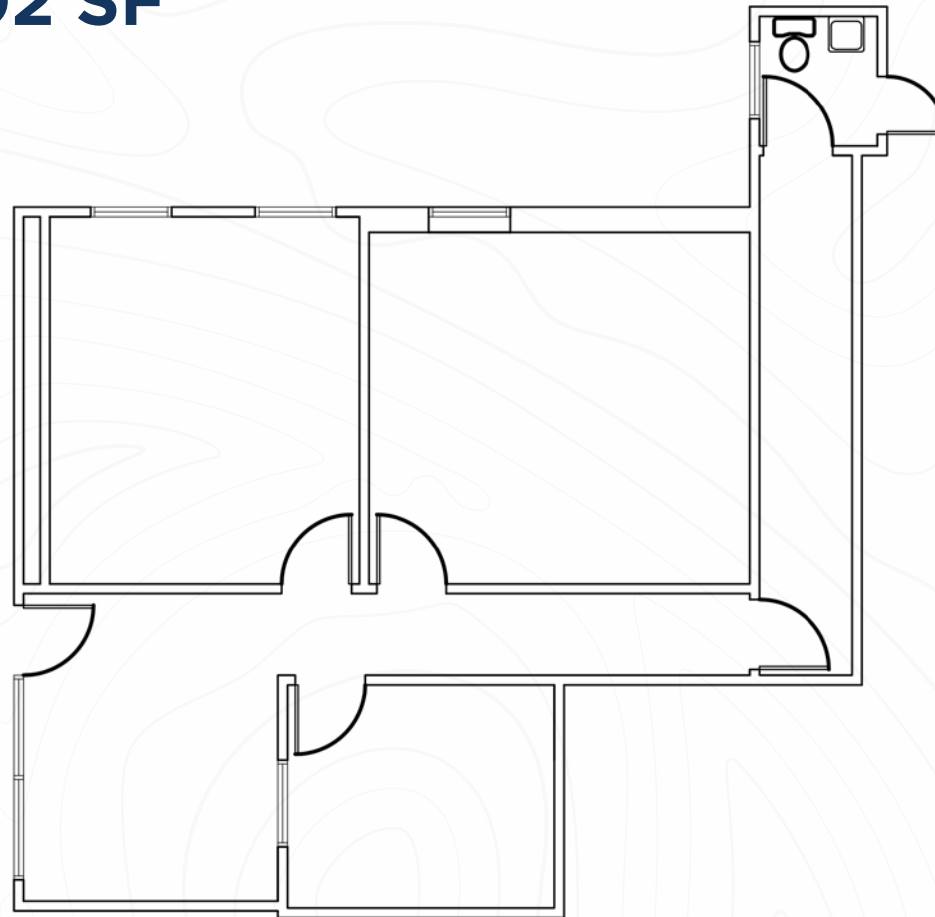


Elvas Ave



FLOOR PLAN

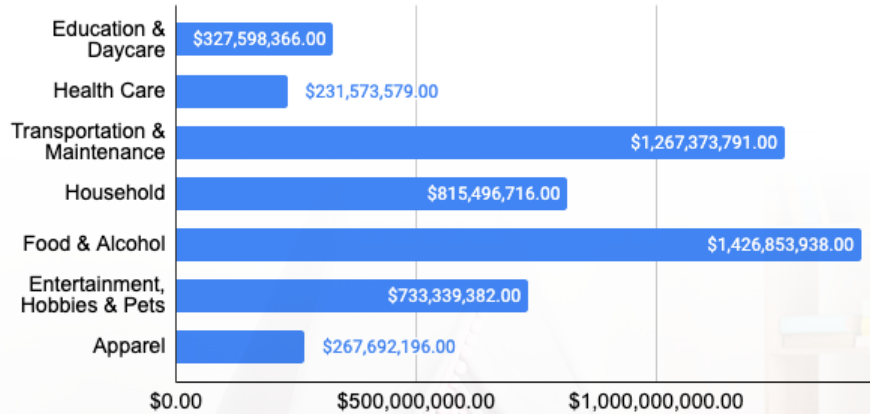
Suite A | Size: +/- 902 SF



DEMOGRAPHICS

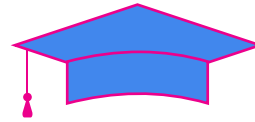
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 28% Some College, No Degree
- 20% Bachelor's Degree
- 19% High School Graduate
- 12% Advanced Degree
- 14% Some High School, No Diploma
- 7% Associate Degree

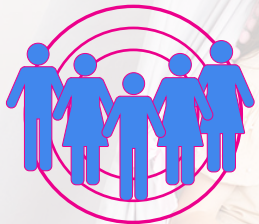
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	33,876
\$25K - 50K	29,109
\$50K - 75K	28,018
\$75K - 100K	19,704
\$100K - 125K	16,569
\$125K - 150K	10,705
\$150K - 200K	11,624
\$200K+	15,143

RESIDENT POPULATION



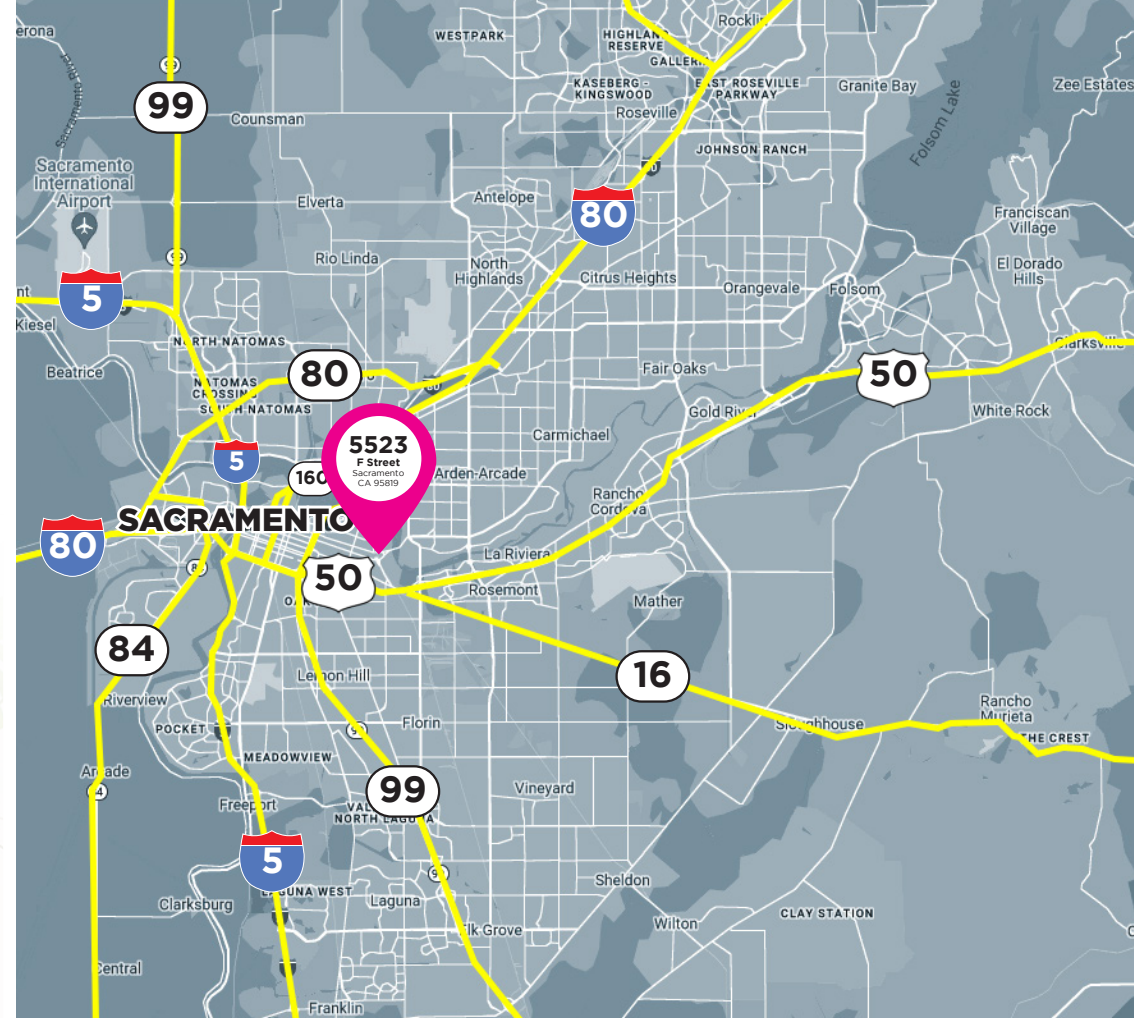
5 mile Population 2024

2024 422,635

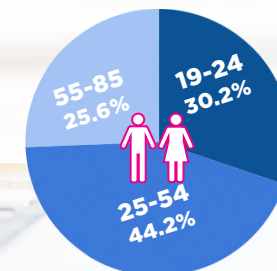
TRAFFIC COUNT



-/+ 8,310



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	30,321
5 mile	164,748
10 mile	414,266





**Sacramento
State University**



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