

**FOR
OR SALE
LEASE**

**7155 24TH ST,
SACRAMENTO, CA**

**±14,409 SF FREESTANDING RETAIL BUILDING
FORMER WALGREENS**

**24TH STREET
±19,537 ADT**

**FLORIN RD
±28,870 ADT**

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ROME
REAL ESTATE GROUP

FOR SALE | FOR LEASE

7155 24TH ST

SACRAMENTO, CA 95822 · FORMER WALGREENS — HARD CORNER OF FLORIN RD & 24TH ST

±14,409

BUILDING SF

1.17

ACRES

FOR SALE

\$3,500,000

SIZE	±14,409 SF Building
LOT	1.17 Acres · ±50,965 SF Lot
NOTES	Former Walgreens — vacant hard corner

FOR LEASE

\$1.25 PSF, NNN

SIZE	±14,409 SF Available
NNN	\$0.50 PSF
NOTES	Freestanding building · signalized corner

PROPERTY HIGHLIGHTS

- **High-Traffic Corner Position** — 19,537 vehicles per day at the signalized intersection of Florin Rd & 24th St. Two-sided frontage delivers constant visibility and easy ingress/egress, with digital monument signage on the hard corner.
- **Freestanding Single-Tenant Footprint** — ±14,409 SF on 1.17 acres with full signage control, no shared walls, and flexible buildout potential for nearly any retail concept.
- **Modern 2006 Build** — Drive-thru infrastructure and dock access already in place.
- **Ample Parking** — 53 surface spaces at 3.66 per 1,000 SF.
- **Flexible C-2 Zoning** — Supports retail, restaurant, medical, fitness, grocery, and office uses.
- **Regional Access** — Minutes from I-5, HWY-99, HWY-50, and I-80 — convenient access from every direction.
- **Diversified Capital City Economy** — Government, healthcare, food tech, life sciences, and manufacturing drive steady employment and population growth, insulating Sacramento retail demand from single-industry risk.



AT A GLANCE

TRAFFIC COUNTS

28,870 ADT

Florin Rd / 25th St

TRAFFIC COUNTS

19,537 ADT

24th St / Florin Rd

AVERAGE HOUSEHOLD INCOME

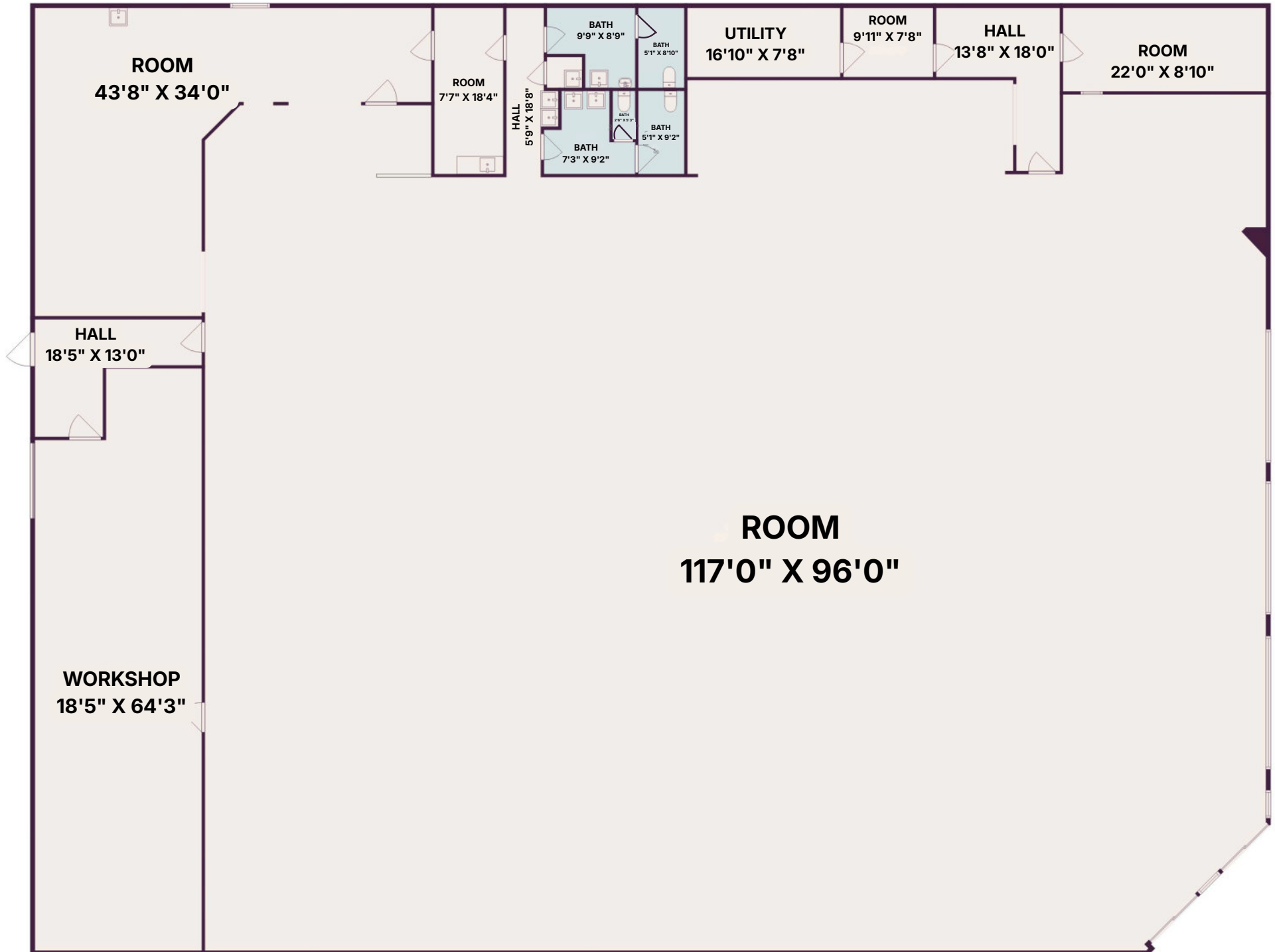
\$93,779

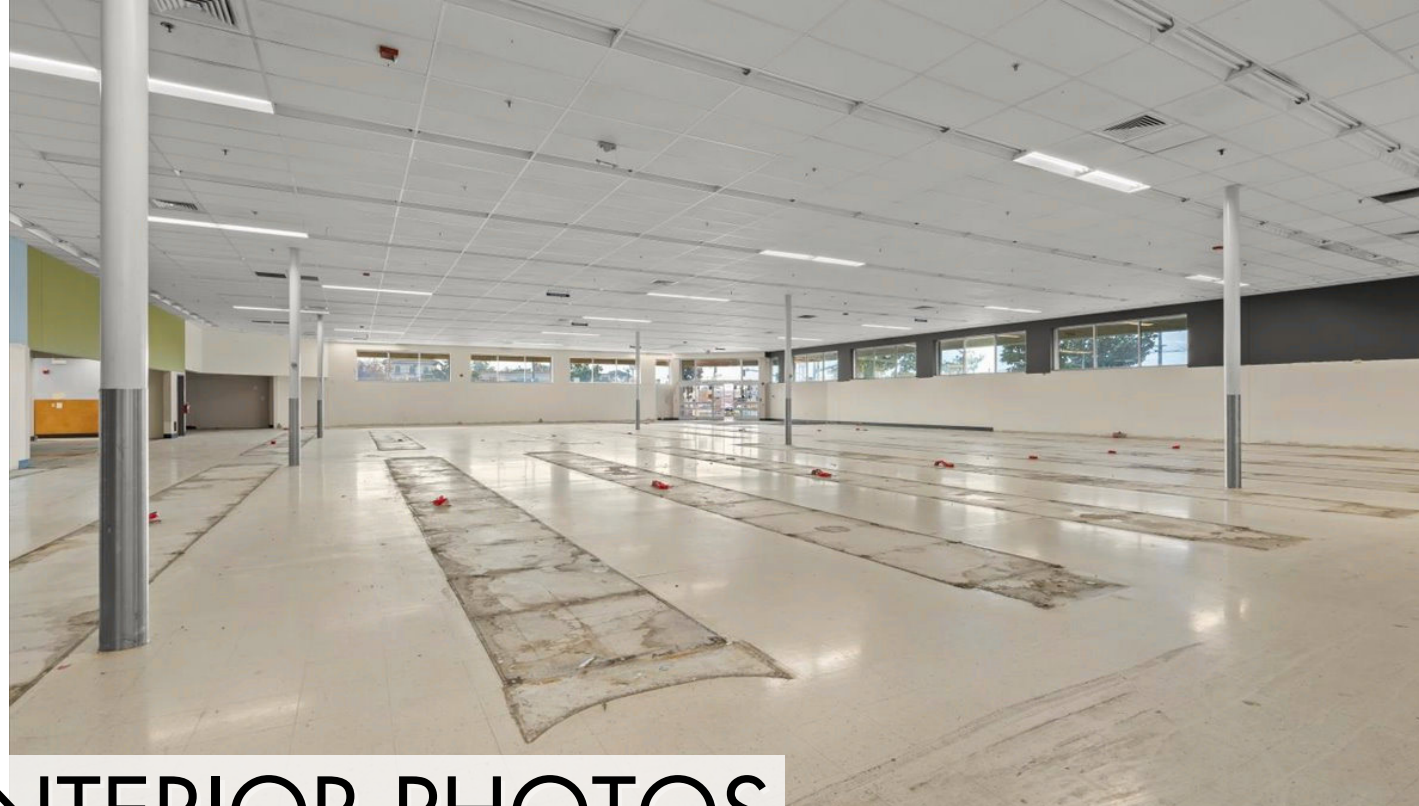
Within a 3-mile radius

PARKING

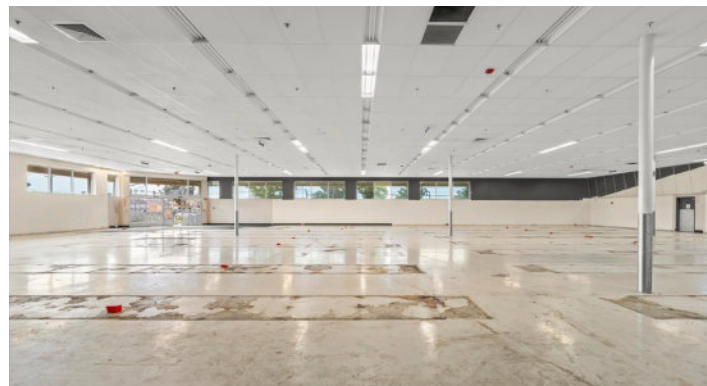
53 Spaces

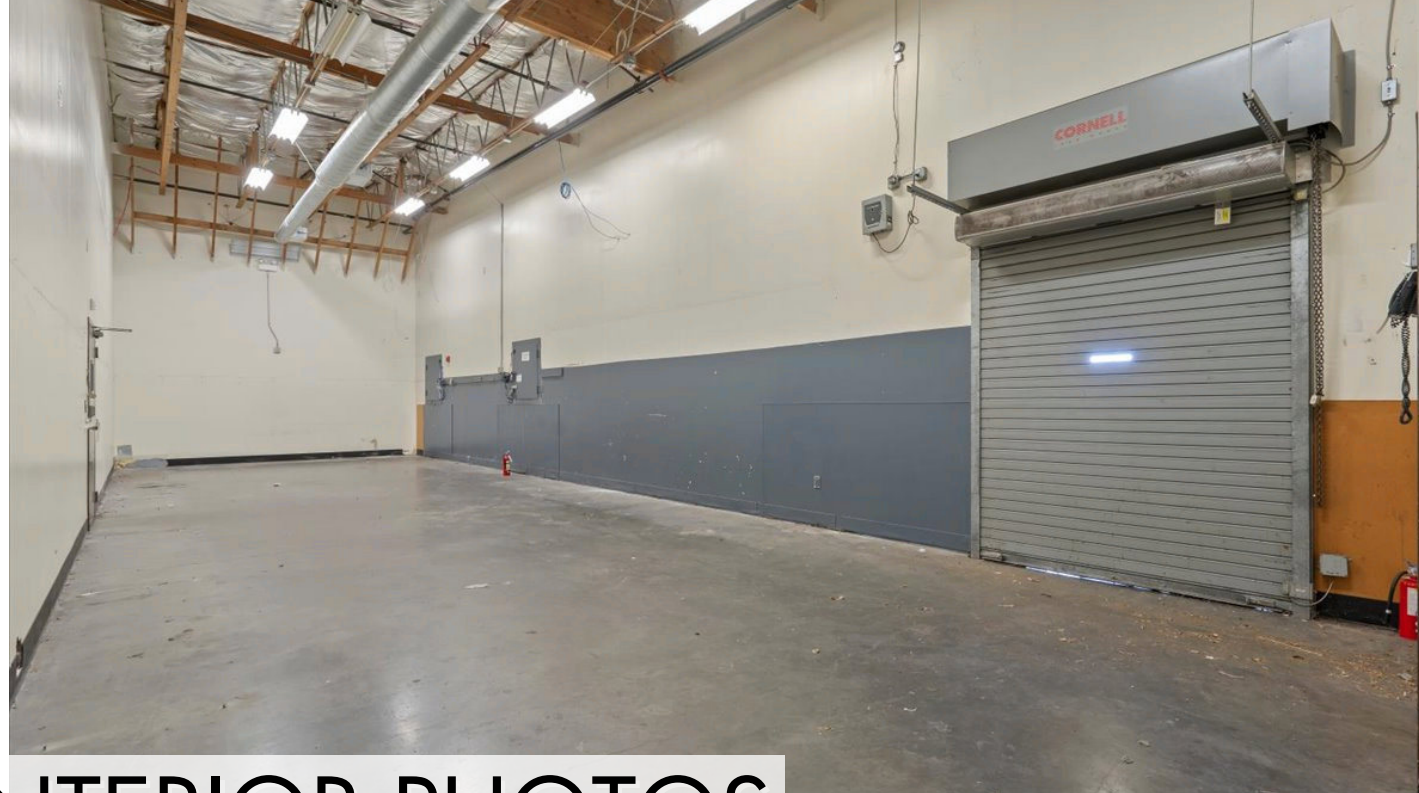
FLOOR PLAN



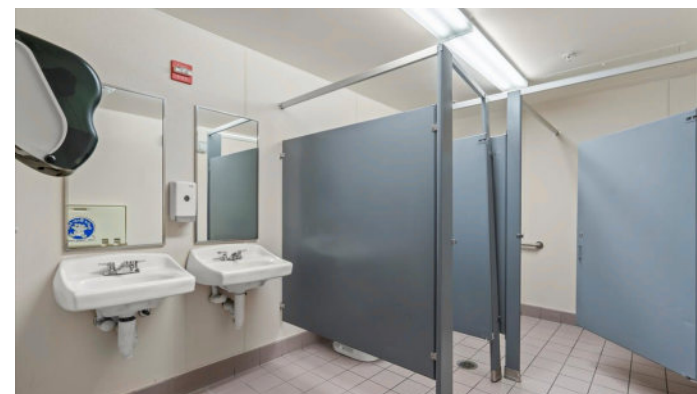
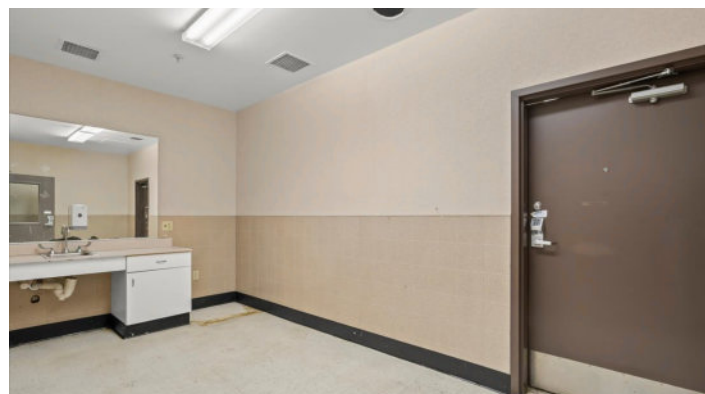
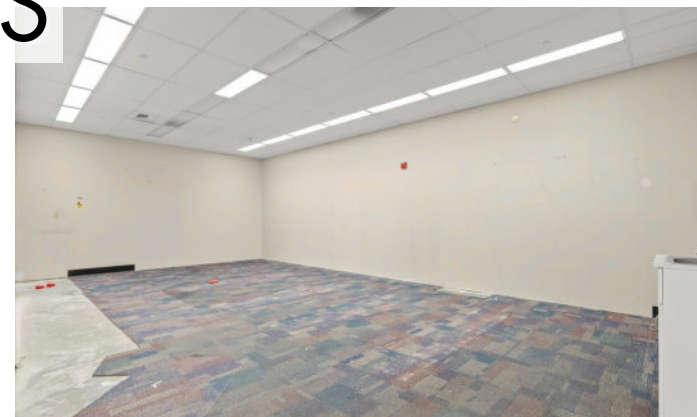
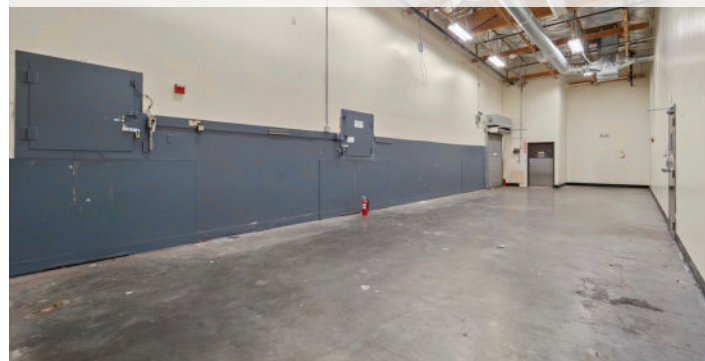


INTERIOR PHOTOS





INTERIOR PHOTOS





EXTERIOR PHOTOS



LAKE CREST VILLAGE



FREEPORT BLVD

24TH STREET



SOUTHGATE PLAZA



CENTER PKWY

PROPERTY LOCATION

FLORIN RD

24TH STREET

MEADOWVIEW RD

VALLEY SHOPPING CENTER



2167 m

DEMOGRAPHIC SUMMARY REPORT

7155 24TH ST, SACRAMENTO, CA 95822



POPULATION

2024 ESTIMATE

1-MILE RADIUS	22,554
3-MILE RADIUS	166,691
5-MILE RADIUS	359,649



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$83,412.00
3-MILE RADIUS	\$93,779.00
5-MILE RADIUS	\$105,467.00

POPULATION

2029 PROJECTION

1-MILE RADIUS	22,807
3-MILE RADIUS	168,851
5-MILE RADIUS	364,510

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$69,462.00
3-MILE RADIUS	\$72,316.00
5-MILE RADIUS	\$82,519.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	3,276	35,357	99,911
BLACK	4,164	24,247	45,746
HISPANIC ORIGIN	9,083	60,187	114,037
AM. INDIAN & ALASKAN	440	2,657	5,283
ASIAN	4,730	38,567	82,664
HAWAIIAN & PACIFIC ISLANDER	856	4,603	7,857
OTHER	9,089	61,261	118,188

CONTACT US!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY!



Chase Burke

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