

**FOR
LEASE**

**2700-2828 MARCONI AVENUE
SACRAMENTO, CA**

+/- 1,200 - 3,500 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here** 

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

TAYLOR CENTER

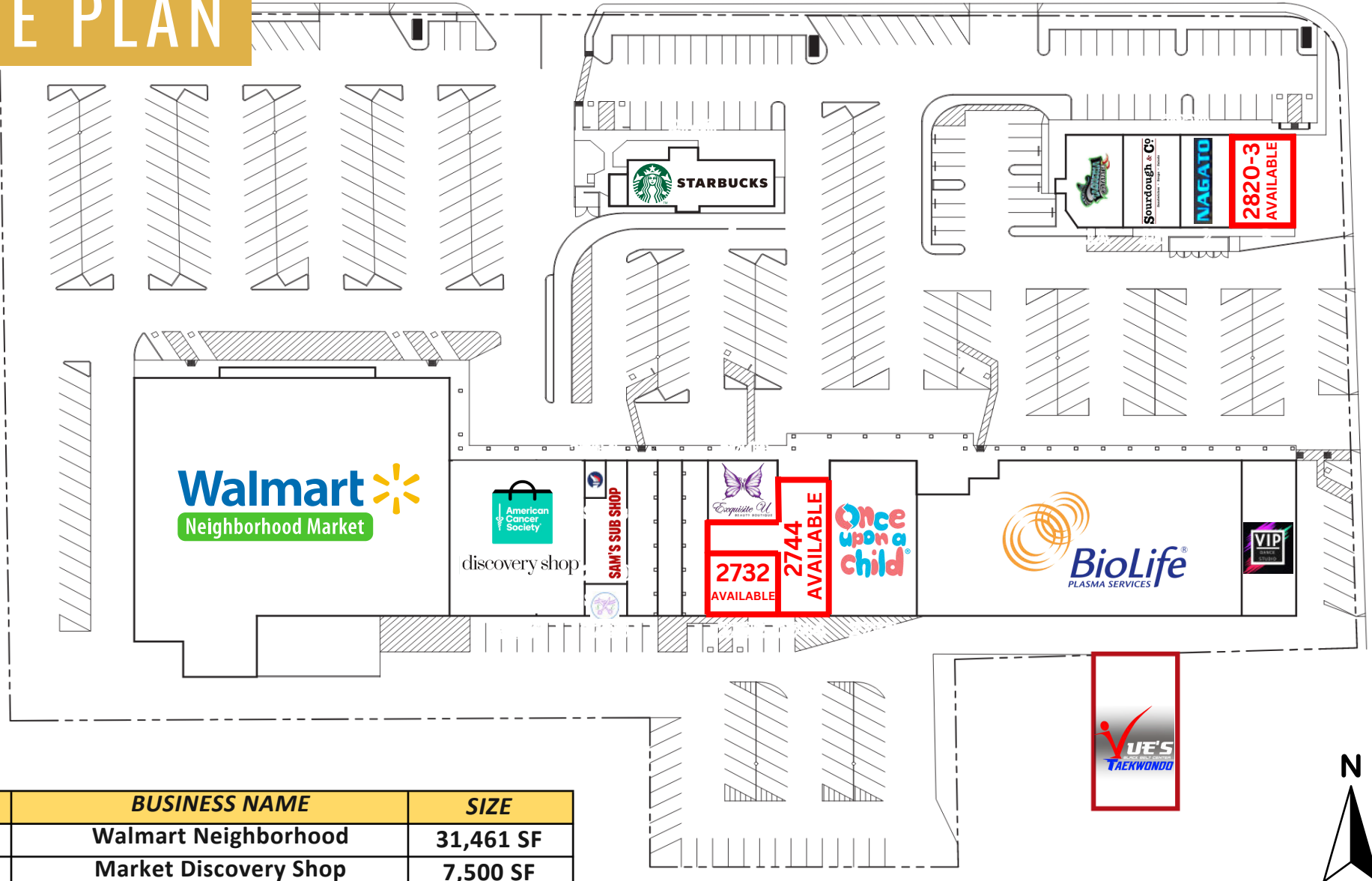
<i>SUITE</i>	<i>SIZE</i>	<i>PRICING</i>	<i>SPACE NOTES</i>
2732	+/- 1,200 SF	\$1.25 PSF, NNN	Retail Space
2744	+/- 3,500 SF	\$1.50 PSF, NNN	Retail Space
2820-3	+/- 2,559 SF	\$2.25 PSF, NNN	Retail Space

- **Walmart Neighborhood Market Anchored Center:** Benefit from the established customer traffic of a major grocery retailer.
- **Prime Location on Main Retail Corridor:** High visibility on a major thoroughfare in Sacramento. Surrounded by well-known brands like Trader Joe's, CVS, McDonalds, Ross, TJ Maxx, Sprouts, Bed Bath & Beyond, etc. in what is a bustling retail environment.
- **Monument Signage Available:** Increase brand awareness with prominent signage along Marconi Avenue, alongside well-know co-tenants.
- **End-Cap Pad Suite Available:** 2,559 SF, formerly occupied by AT&T. Great visibility and frontage directly on Marconi Ave.

SITE PLAN

MARCONI AVENUE

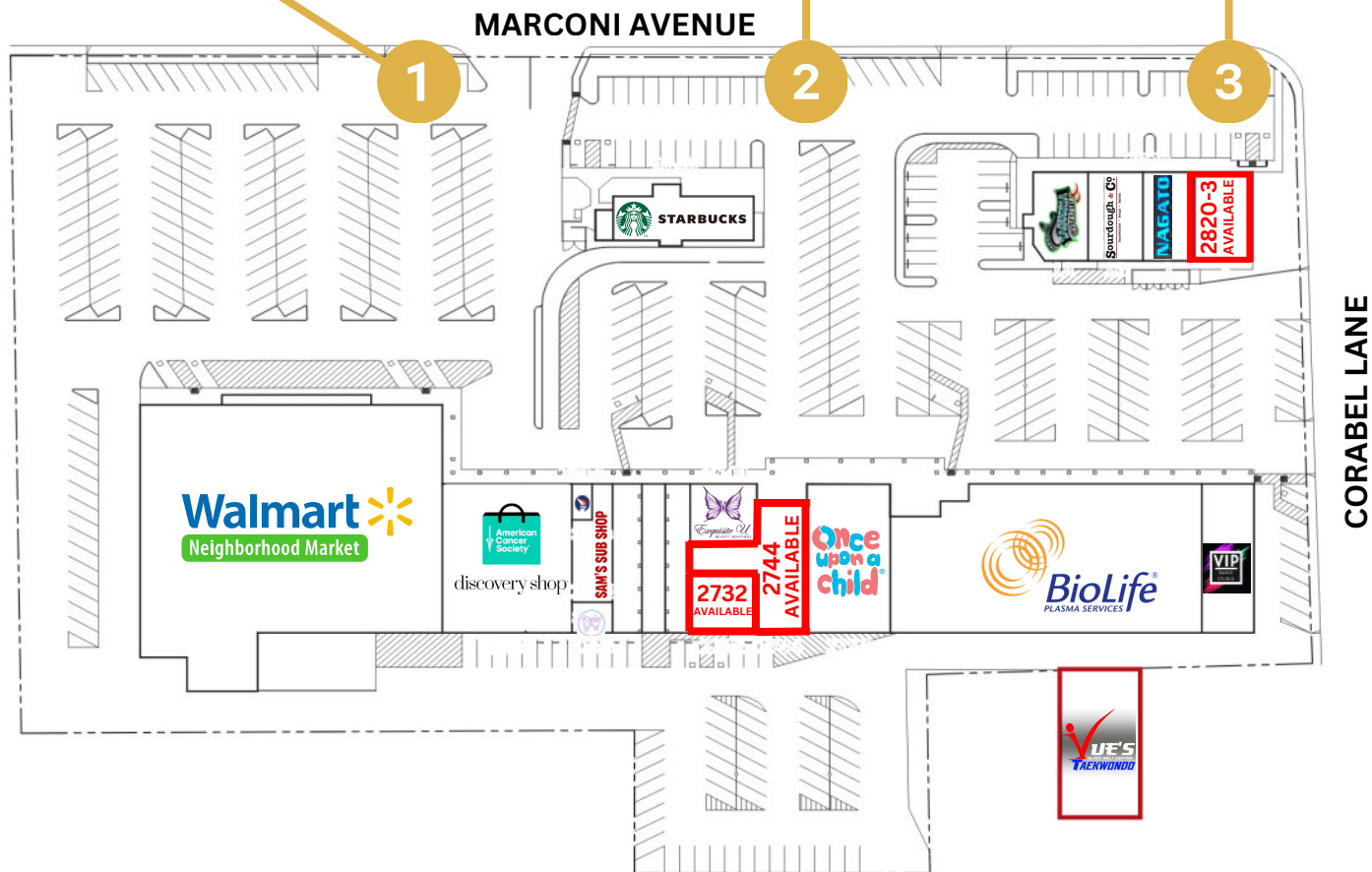
CORABEL LANE



SUITE	BUSINESS NAME	SIZE
2700	Walmart Neighborhood	31,461 SF
2706	Market Discovery Shop	7,500 SF
2714	Liberty Tax	720 SF
2720	Sam's Sub Shop	2,167 SF
2728	Salon Exsalonce	600 SF
2732	AVAILABLE	1,200 SF
2740	Exquisite U	2,000 SF
2744	AVAILABLE	3,500 SF
2746	Starbucks Drive-Thru	2,817 SF
2752	Once Upon a Child	6,143 SF

SUITE	BUSINESS NAME	SIZE
2800	BioLife Plasma Services	15,620 SF
2828	VIP Dance Studio	3,000 SF
2818	Vue's Black Belt Center	5,000 SF
2820-1A	Taqueria La Perla Tapatia	2,050 SF
2820-1B	Sourdough & Co	1,351 SF
2820-2	Nagato Sukiyaki	1,874 SF
2820-3	AVAILABLE	2,559 SF

MONUMENT SIGNAGE



FLOOR PLAN - SUITE 2744

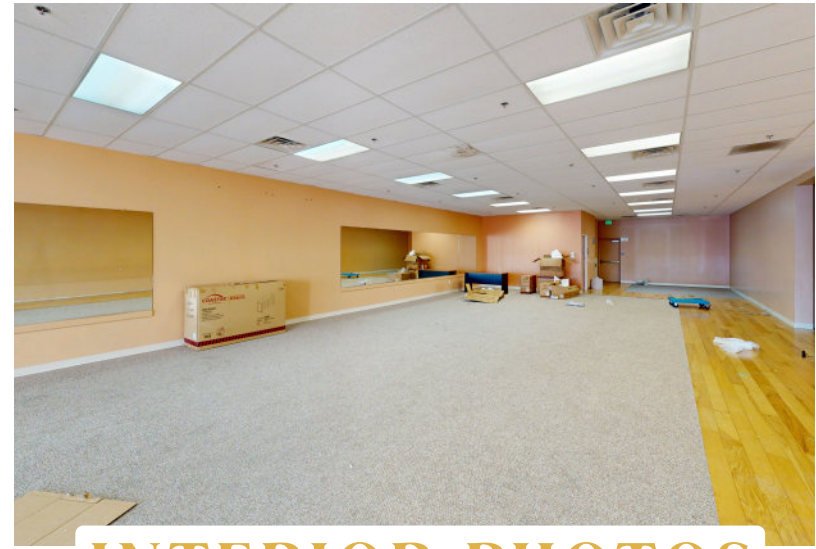
3D Tour
Click Here



Size: +/- 3,500 SF

Base Rent: \$1.50 PSF, NNN

NNN Costs: \$0.65 PSF



INTERIOR PHOTOS

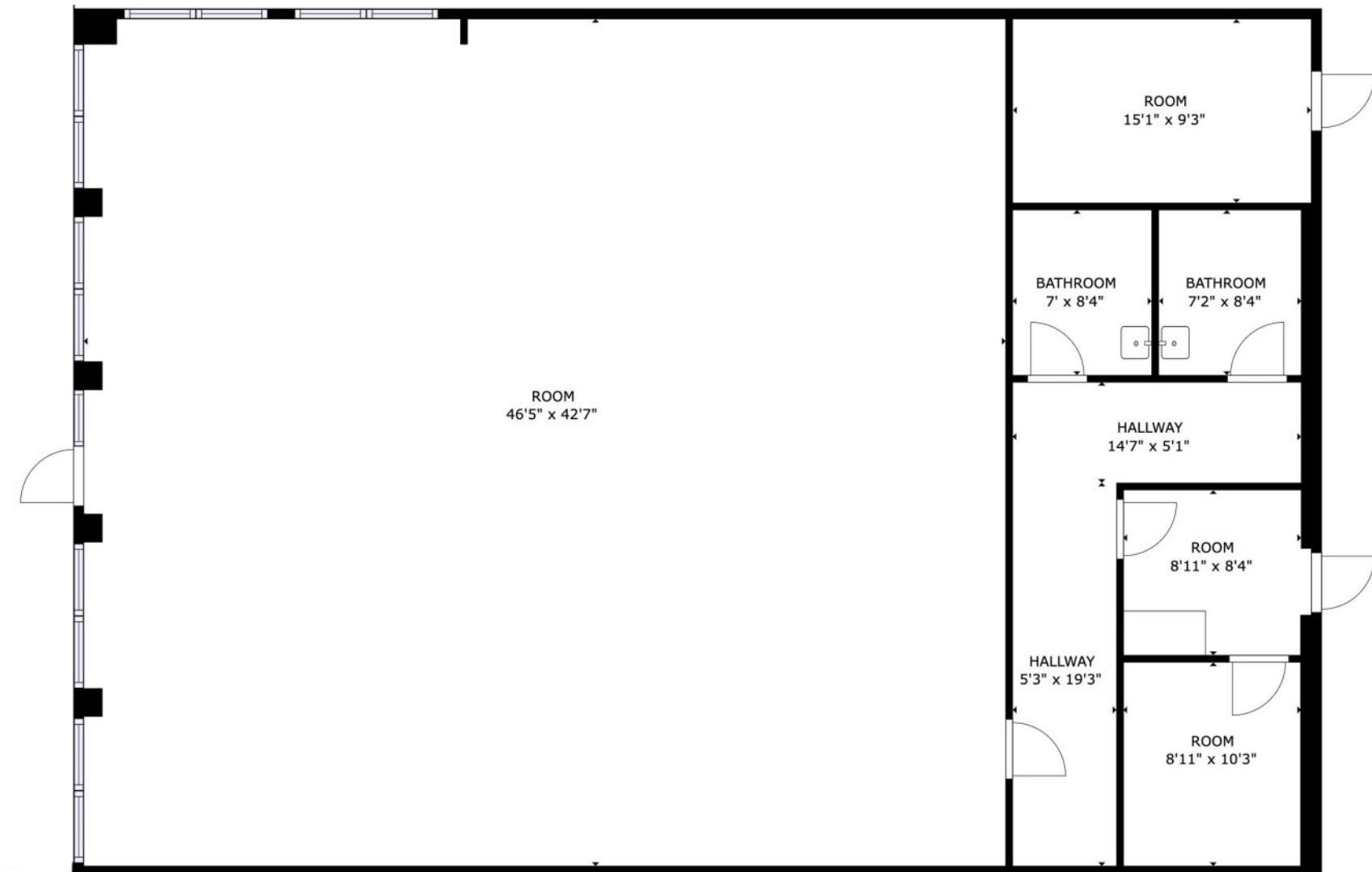


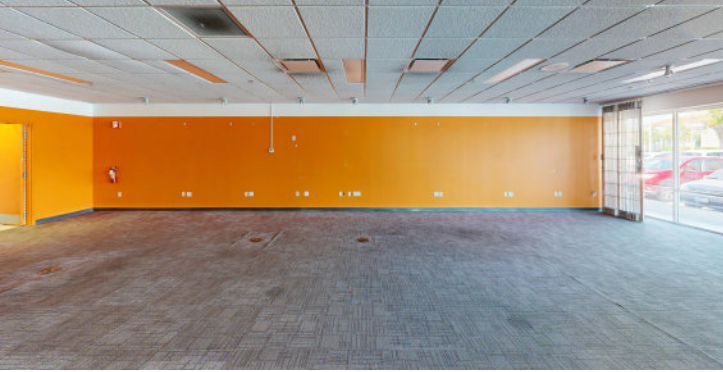
FLOOR PLAN - SUITE 2820-3

Size: +/- 2,559 SF

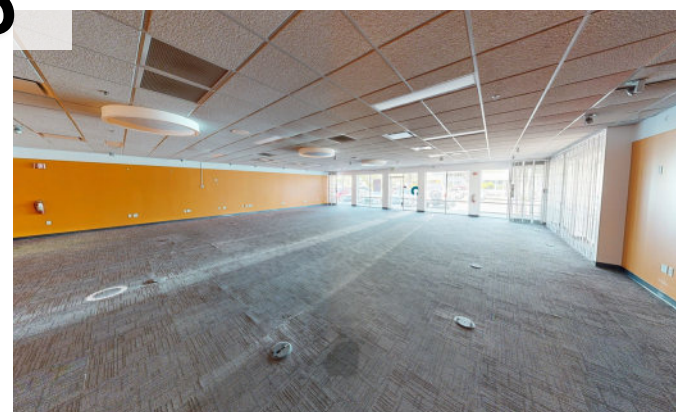
Base Rent: \$2.25 PSF, NNN

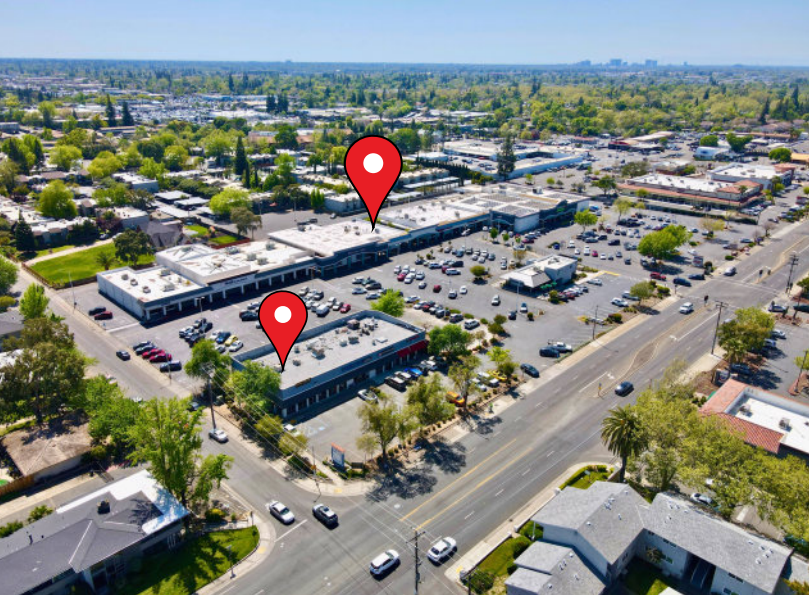
NNN Costs: \$0.65 PSF





INTERIOR PHOTOS





EXTERIOR PHOTOS



BED BATH & BEYOND
SPROUTS FARMERS MARKET
TRADER JOE'S
ROSS DRESS FOR LESS
TJ-maxx

PROPERTY LOCATION



planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER

Walmart
NAGATO
Starbucks
Once upon a child
BioLife

MARCONI AVE

EL CAMINO AVE

CENTURY THEATRES
HomeGoods
Burlington
NORDSTROM
rack
MOD
PANDA EXPRESS
Chinese Kitchen
MICHAEL'S

FULTON AVE

TARGET
BMW

SAFeway
CVS pharmacy
DOLLAR TREE
CALIFORNIA Family Fitness
Quick Quack CAR WASH
McDonald's

ARDEN WAY

HOWE AVE

HURLEY WAY

24 FITNESS
Little Caesars
MOUNTAIN MIKE'S PIZZA
7 ELEVEN
RITE AID
76

EASTERN AVE

WATT AVE

CAL EXPO

American River

ROSS DRESS FOR LESS
SUBWAY
Dutch Bros
Marshall's

JACKS URBAN EATS
Save Mart
CHIPOTLE MEXICAN GRILL
jamba
The BEACH HUT DELI
Peet's Coffee
TEMPLE

FAIR OAKS BLVD



DEMOGRAPHIC SUMMARY REPORT

2700-2828 MARCONI AVENUE, SACRAMENTO, CA 95821



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,683
3-MILE RADIUS	138,685
5-MILE RADIUS	362,093

POPULATION 2028 PROJECTION

1-MILE RADIUS	19,209
3-MILE RADIUS	142,665
5-MILE RADIUS	371,989



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$64,141.00
3-MILE RADIUS	\$76,690.00
5-MILE RADIUS	\$87,523.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$40,405.00
3-MILE RADIUS	\$52,293.00
5-MILE RADIUS	\$62,254.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,033	93,984	249,769
BLACK	2,354	16,789	39,959
HISPANIC ORIGIN	4,809	36,872	92,784
AM. INDIAN & ALASKAN	423	2,799	6,684
ASIAN	1,282	13,463	35,940
HAWAIIAN/PACIFIC ISLAND	207	1,847	4,445
OTHER	1,385	9,804	25,296

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECRE.COM

CHASE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.