

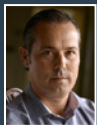
LAND PARK RETAIL LIFESTYLE CENTER

FOR SALE

2932-2940 Freeport Boulevard
Sacramento, California



FULLY LEASED NEIGHBORHOOD RETAIL | CORE LAND PARK | LONG-TERM INCOME STABILITY



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SUTTER
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THE OPPORTUNITY

Land Park Lifestyle Center presents the opportunity to acquire a fully leased neighborhood retail asset in one of Sacramento's most established, affluent and supply-constrained submarkets. The Property offers long-term income stability, supported by tenants deeply embedded in the surrounding community.

With contractual rent escalations and improving expense recoveries, the Property provides predictable current cash flow with measurable NOI growth over the next several years.

***THIS IS A CORE-PLUS
RETAIL INVESTMENT
POSITIONED FOR
INVESTORS SEEKING
PREDICTABLE CASH FLOW
IN A HIGH-BARRIER-TO-
ENTRY LOCATION.***



PROPERTY OVERVIEW

- **ADDRESS:** 2932–2940 FREEPORT BOULEVARD, SACRAMENTO, CA
- **PROPERTY TYPE:** NEIGHBORHOOD LIFESTYLE CENTER
- **TOTAL RENTABLE AREA:** ±6,020 SF
- **OCCUPANCY:** 100% LEASED
- **CONFIGURATION:** TWO BUILDINGS OPERATING AS A SINGLE CENTER
- **ZONING:** C-2 (GENERAL COMMERCIAL)
- **YEAR BUILT:** 1957
- **FULLY RENOVATED:** 2018

THE PROPERTY FEATURES STRONG STREET PRESENCE AND SHARED FRONTAGE ALONG FREEPORT BOULEVARD, REINFORCING TENANT VISIBILITY AND SYNERGY.



TENANT MIX

POWER PACK FITNESS

- Anchor tenant occupying approximately 71% of the center
- Long-term lease in place until 2035
- Established local operator serving the surrounding community

<https://www.powerpackfit.com>

CHOCOLATE FISH COFFEE ROASTERS

- Well-known award-winning regional coffee brand
- Long-term tenancy until 2033
- Strong daily-use neighborhood draw
- Together, the tenant mix delivers consistent traffic, repeat visitation, and stable income.

<https://chocolatefishcoffee.com>



LOCATION | LAND PARK, SACRAMENTO

One of the regions most desirable, affluent neighborhoods, Freeport Boulevard functions the way strong retail corridors are meant to—quietly, consistently, and without interruption. It carries daily neighborhood traffic through one of Sacramento’s most stable residential districts, supporting retail driven by routine rather than trend.

Land Park is defined by tree-lined streets, high homeownership, and limited new retail development, creating natural barriers to entry that protect existing assets. Nearby anchors including William Land Park, the Sacramento Zoo, Fairytale Town, and Sacramento City College reinforce consistent daily demand.

2025 MEDIUM HOME SALE \$730,000; HIGH HOME SALE \$3M

TRAFFIC & DEMOGRAPHICS (3-MILE RADIUS)

POPULATION:
±155,000

AVERAGE HOUSEHOLD INCOME: ±110,000

2025 MEDIUM HOME SALE:
\$730,000

2025 HIGH HOME SALE: \$3,000,000

LAND PARK:
an affluent neighborhood with an average annual household income of \$137,811.

CURTIS PARK:
an affluent neighborhood with an average annual household income of \$146,219



LOCATION HIGHLIGHTS

SUBJECT PROPERTY

**2932-2940
FREEPORT BLVD.**



**BROADWAY
STATION**



Freeport Blvd. (~28,700 AADT)



**4TH AVE/WAYNE
HULTGREN STATION**

22,100

WEEKDAY RIDERS

LOCATED NEXT TO ICONIC LANDPARK RETAIL



INVESTMENT HIGHLIGHTS

Land Park Lifestyle Center provides:

- FULLY LEASED, STABLE INCOME AND ASSET
- RENT ESCALATION DRIVEN NOI GROWTH AND SIGNIFICANT MARKET TO MARKET UPSIDE
- LONG-DURATION, INFLATION-PROTECTED INCOME
- MINIMAL LEASING AND ROLLOVER RISK

**HIGH QUALITY CORE RETAIL
ASSET POSITIONED FOR LONG
TERM INCOME GROWTH AND
ASSET VALUE APPRECIATION.**



NEXT STEPS

Detailed financials, lease abstracts, analysis, and due diligence materials are available in the Offering Memorandum.

Download the Offering Memorandum to review:

- Pricing and valuation
- Rent roll
- Lease terms and expirations

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**FULLY LEASED
NEIGHBORHOOD RETAIL**

FOR SALE

BOOK YOUR TOUR TODAY

CHOCOLATE FISH
COFFEE
ROASTERS

COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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