

FOR LEASE | RIVERLAKE VILLAGE SHOPPING CENTER

7600 GREENHAVEN DR, SACRAMENTO, CA 95831

LOCATED ON THE NORTHWEST CORNER OF POCKET RD AND GREENHAVEN DR IN THE POCKET



Christina Snyder

Senior Vice President

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LIC: #01884659

3400 Douglas Blvd, Suite 190
Roseville, CA 95661

RIVERLAKE VILLAGE SHOPPING CENTER

SACRAMENTO, CA
NEIGHBORHOOD CENTER

Available For Lease

- Suite 3: ±900 SF (Former Salon/Spa)
- Suite 7: ±2,100 SF

Property Highlights

- Busy Neighborhood Center with Ample Parking
- Tenants in the Center Include:
24 Hour Fitness, Starbucks, Subway, Pizza Guys, Riverlake Family Dental, and more
- On the hard corner of Greenhaven Drive and Pocket Road
- Avg. Daily Traffic on Pocket Rd - 22,315 VPD
- Close Proximity to I-5
- Dense Residential Area
- Strong Demographics



LEASE RATE: \$2.00 /SF/MONTH; NNN

NNN Estimated \$0.89/SF

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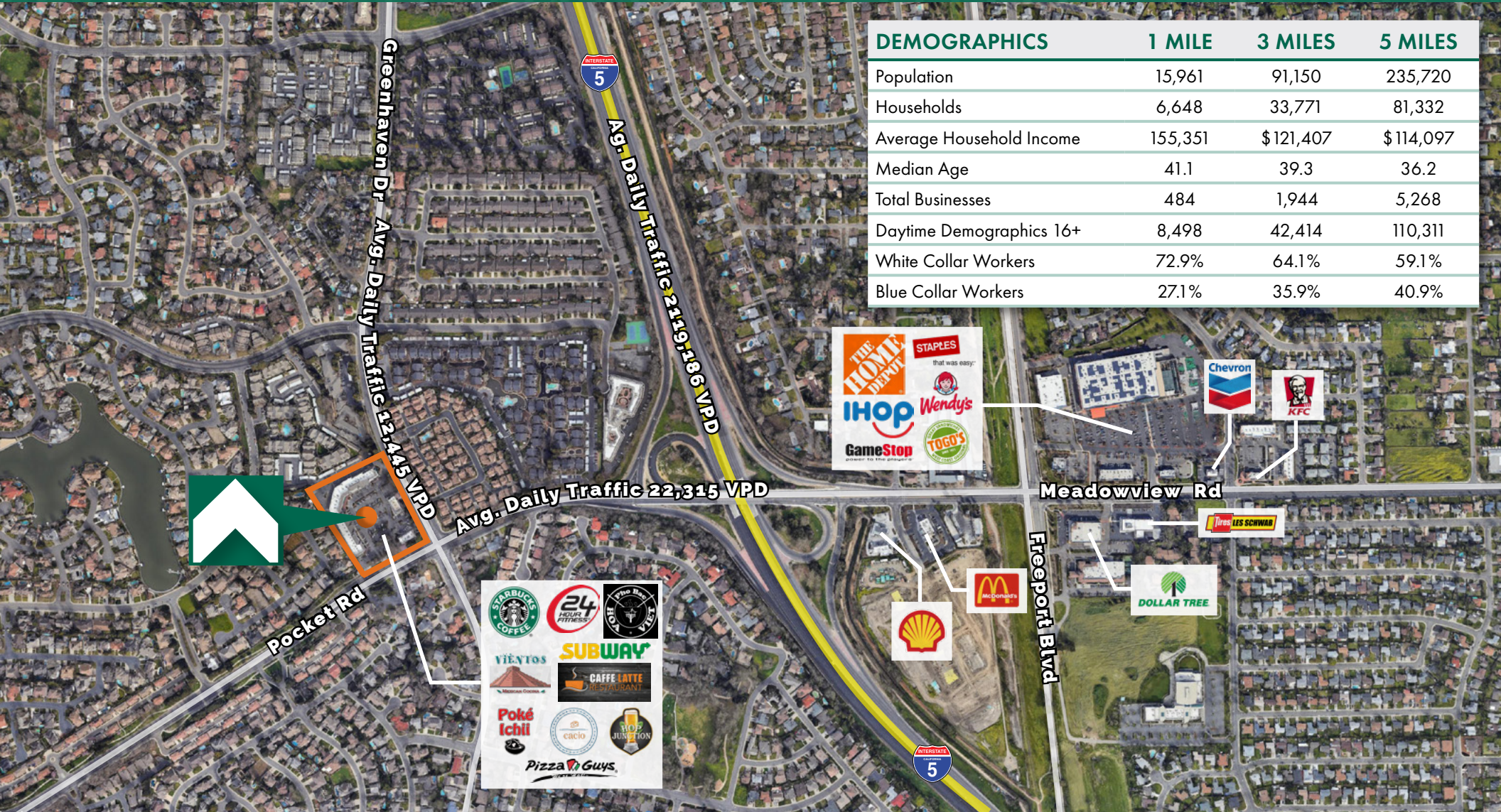
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RIVERLAKE VILLAGE SHOPPING CENTER

SACRAMENTO, CA NEIGHBORHOOD CENTER



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,961	91,150	235,720
Households	6,648	33,771	81,332
Average Household Income	155,351	\$121,407	\$114,097
Median Age	41.1	39.3	36.2
Total Businesses	484	1,944	5,268
Daytime Demographics 16+	8,498	42,414	110,311
White Collar Workers	72.9%	64.1%	59.1%
Blue Collar Workers	27.1%	35.9%	40.9%

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