

AVAILABLE FOR SUBLEASE

Land Park Anchor

4850 FREEPORT BLVD, SACRAMENTO, CA 95822

RETAIL

APPROXIMATELY 61,000 SF



CONTACT US

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CBRE

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PROPERTY INFORMATION

AVAILABLE NOW

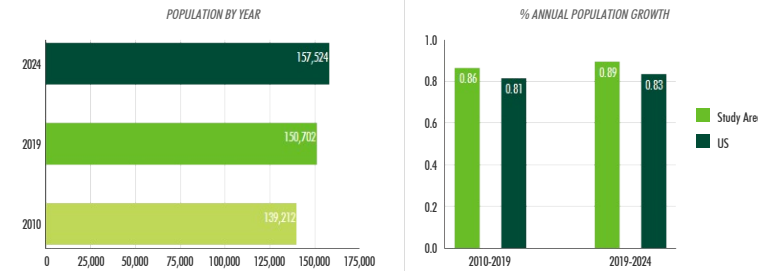
- + ±61,000 SF retail space available (divisible to ±20,000 SF / ±40,000 SF)
- + Across the street from The Park, a new Raley's anchored neighborhood center.
- + Close proximity to Sacramento Zoo, Fairytale Town, William Land Park, Sacramento City College
- + Opportunity to establish in a neighborhood needing up-to-date retail
- + Demographics of the surrounding neighborhoods are comprised mostly of GenXurban, Next Wave, and Middle Ground household group types of the Tapestry Segmentation market geodemographic segmentation system

SURROUNDING TENANTS

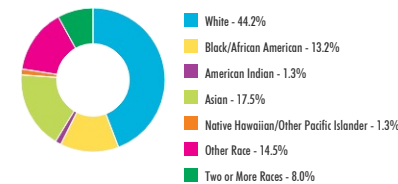


DEMOGRAPHICS - 3 MILES

POPULATION



RACE & ETHNICITY



31.4% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$53,261
MEDIAN HOUSEHOLD INCOME

\$30,753
PER CAPITA INCOME

HOME OWNERSHIP

47.4%
OWNER-OCCUPIED UNITS

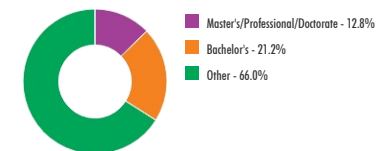
EMPLOYMENT

63,432 EMPLOYEES

5,567 BUSINESSES

7.2% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



Estimated 2018 Traffic Count

Freeport Blvd	28,765 ADT
Sutterville Road	15,797 ADT
Fruitridge Road	22,322 ADT

Source: CoStar

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SITE PLANS

NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



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