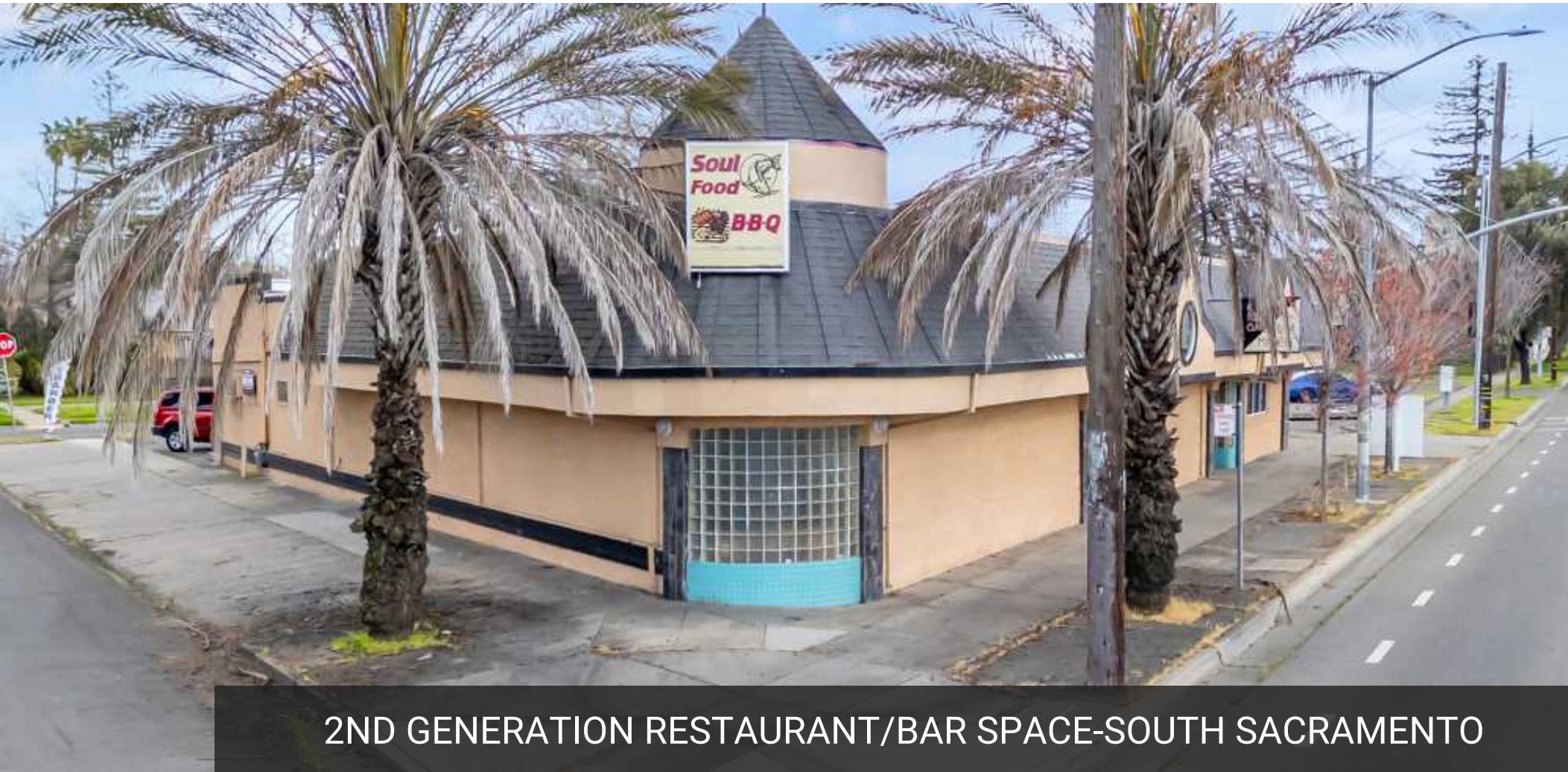


# FOR LEASE

PRIME 2ND GENERATION RESTAURANT/BAR SPACE – READY FOR YOUR CONCEPT!

4217 STOCKTON BOULEVARD, SACRAMENTO, CA 95820



2ND GENERATION RESTAURANT/BAR SPACE-SOUTH SACRAMENTO

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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4217 STOCKTON BOULEVARD



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## PROPERTY OVERVIEW:

Take advantage of this opportunity to establish or expand your brand with this 2nd generation restaurant/bar space, offering a cost effective for restaurateurs. Positioned at a signalized intersection on the southwest corner of Stockton Boulevard and San Francisco Boulevard, this property benefits from high street visibility, ample parking, and strong traffic counts.

This former restaurant and bar space is perfectly situated in a vibrant area, surrounded by well-established neighborhoods and key landmarks such as UC Davis Medical Center, Shriners Children's Hospital Northern California, the Sacramento Zoo, Land Park and its golf course, Sacramento City College, and Aggie Square. Additionally, its minutes from one of the region's most dynamic and diverse dining districts, this space presents a prime opportunity for both new and seasoned restaurant operators. Whether introducing a new concept or expanding an existing brand, this former restaurant/bar is ready for success.

## PROPERTY HIGHLIGHTS:

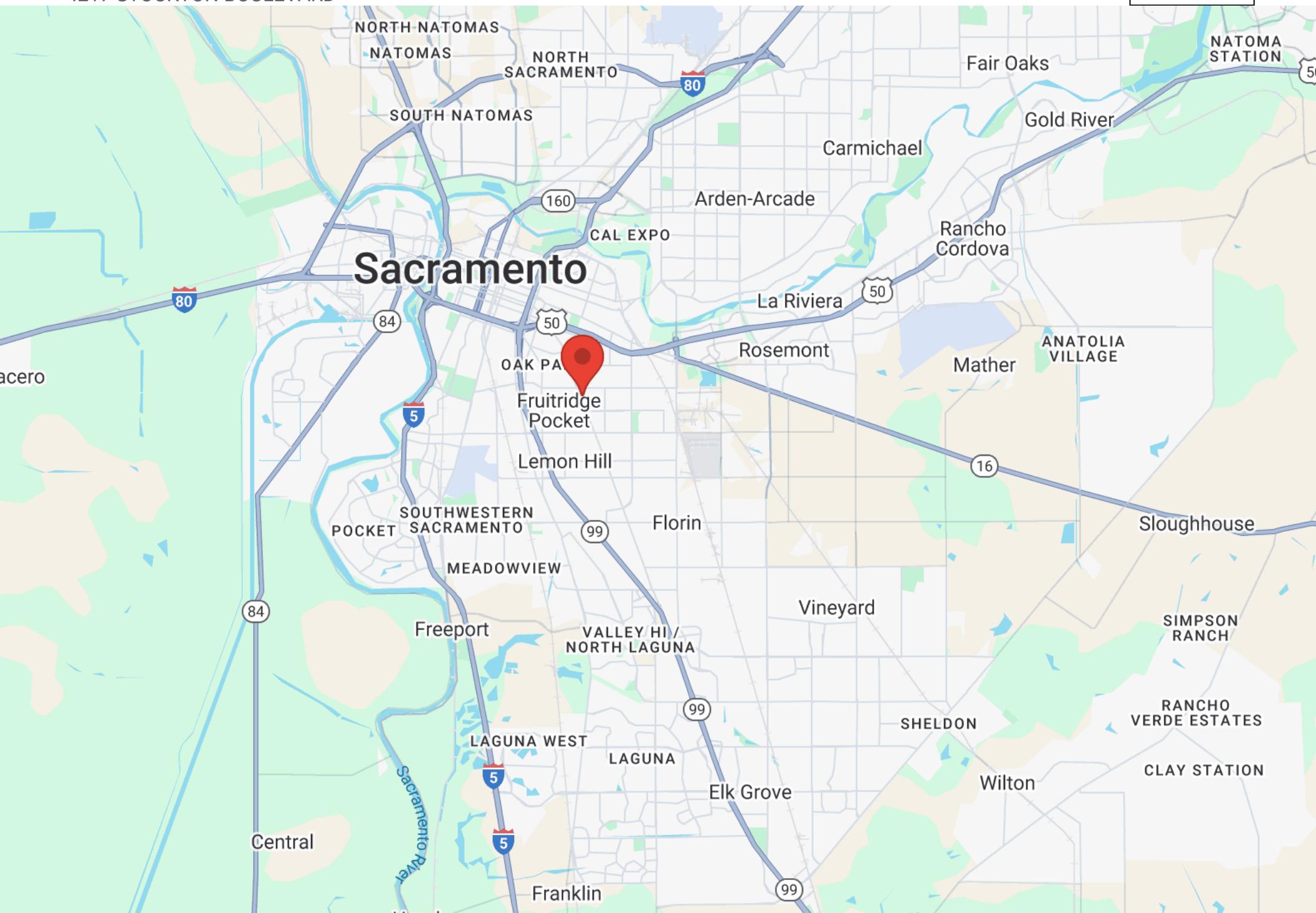
- Asking rent: Negotiable (Modified Gross Lease)
- Available SF: ±4,954 sq. ft.
- Zoning Code: C-2-SP
- Parking Space: 22 Parking Spaces
- Cross Street: San Francisco Boulevard
- Minutes near "Little Saigon" area, a 2 mile stretch of Stockton Blvd between Florin Rd and Fruitridge Road.
- Minutes away from UC Davis Med Center and the new Aggie Square development.
- Great ingress and egress with excellent proximity to Highway 99 and Highway 50.
- Densely Populated Sacramento Demographics, one of the most diverse Cities in America.

4217 STOCKTON BOULEVARD



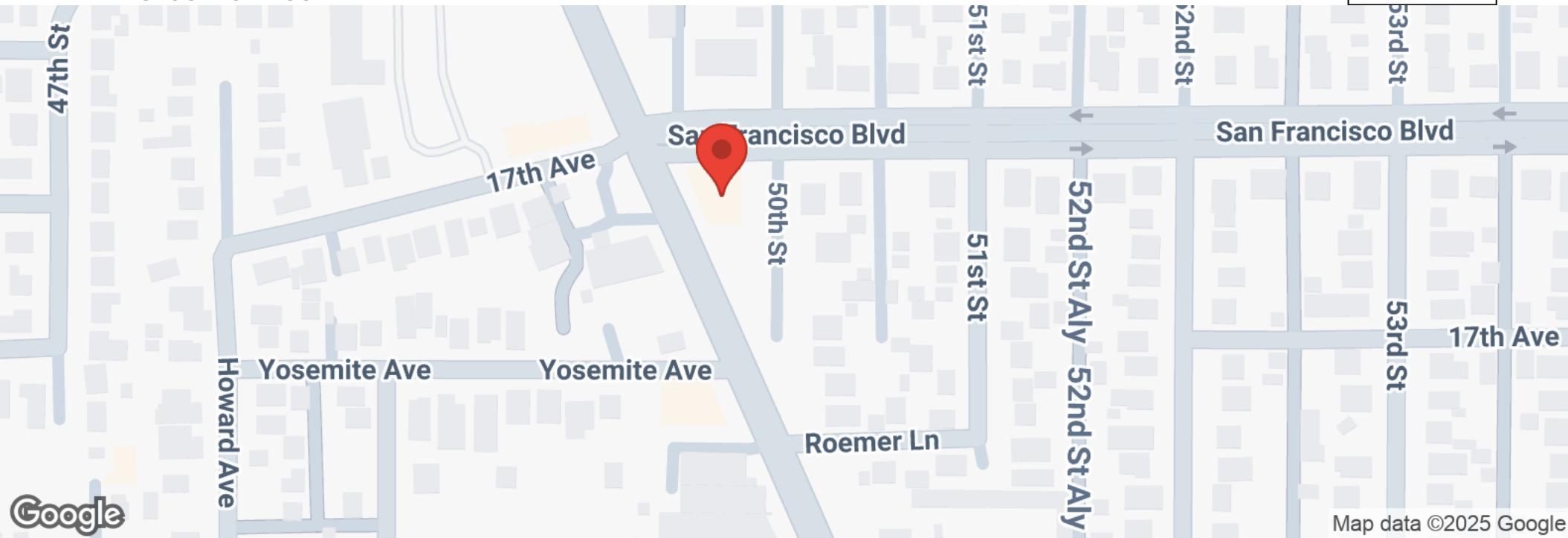
## REGIONAL MAP

4217 STOCKTON BOULEVARD

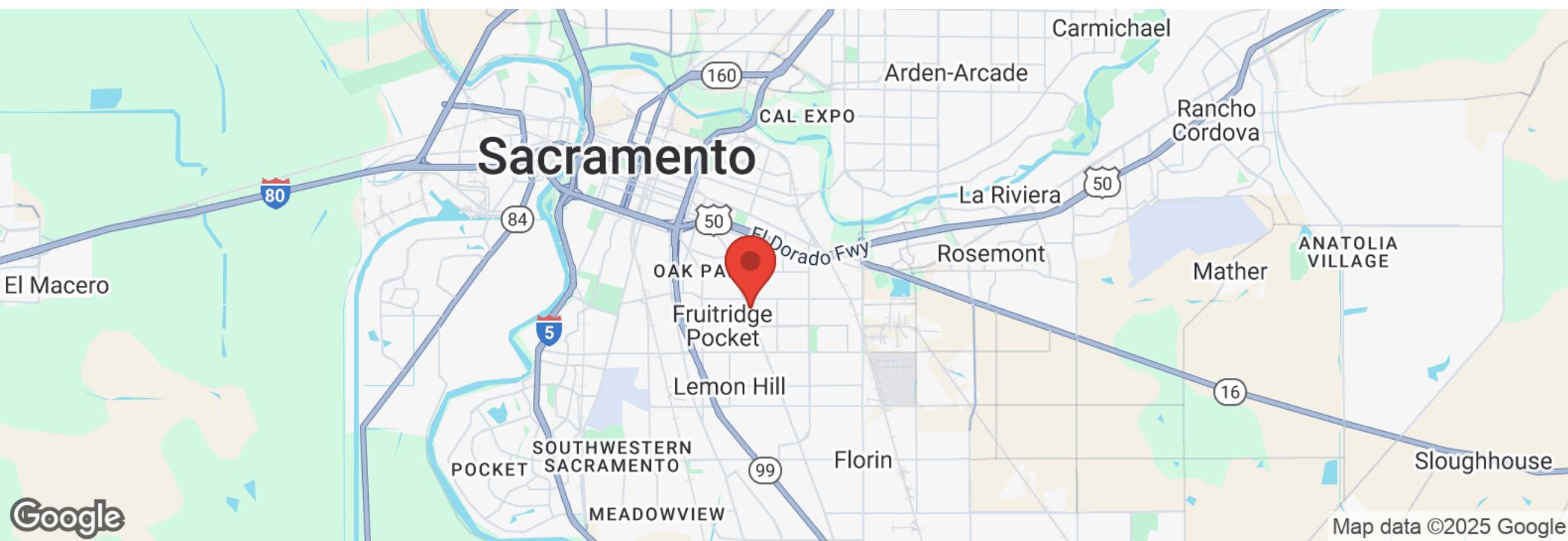


## LOCATION MAPS

4217 STOCKTON BOULEVARD

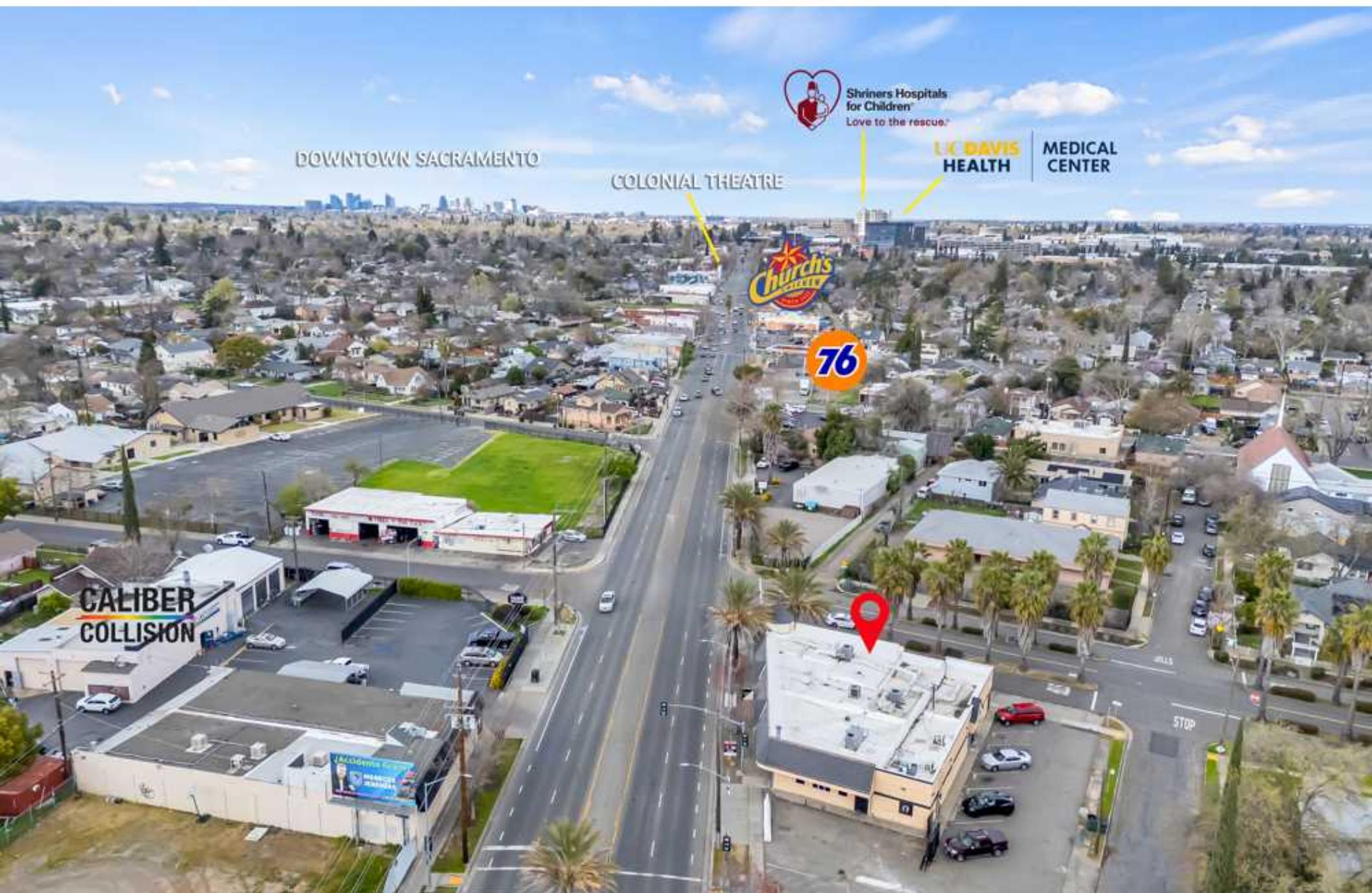


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4217 STOCKTON BOULEVARD



# DEMOGRAPHIC

4217 STOCKTON BOULEVARD



## Demographic Summary Report

4217 Stockton Blvd, Sacramento, CA 95820

| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile         |
|---|--------------|---------------|----------------|
| <b>Population</b>                         |              |               |                |
| 2029 Projection                           | 24,470       | 179,444       | 430,563        |
| 2024 Estimate                             | 24,260       | 177,671       | 426,607        |
| 2020 Census                               | 23,981       | 174,339       | 420,478        |
| Growth 2024 - 2029                        | 0.87%        | 1.00%         | 0.93%          |
| Growth 2020 - 2024                        | 1.16%        | 1.91%         | 1.46%          |
| <b>2024 Population by Hispanic Origin</b> | 9,368        | 58,791        | 129,326        |
| <b>2024 Population</b>                    | 24,260       | 177,671       | 426,607        |
| White                                     | 8,673 35.75% | 70,658 39.77% | 157,157 36.84% |
| Black                                     | 2,881 11.88% | 15,226 8.57%  | 49,681 11.65%  |
| Am. Indian & Alaskan                      | 542 2.23%    | 2,932 1.65%   | 6,325 1.48%    |
| Asian                                     | 2,568 10.59% | 27,390 15.42% | 73,029 17.12%  |
| Hawaiian & Pacific Island                 | 410 1.69%    | 2,486 1.40%   | 6,684 1.57%    |
| Other                                     | 9,185 37.86% | 58,980 33.20% | 133,731 31.35% |
| U.S. Armed Forces                         | 57           | 285           | 559            |
| <b>Households</b>                         |              |               |                |
| 2029 Projection                           | 9,104        | 68,520        | 164,373        |
| 2024 Estimate                             | 9,039        | 67,789        | 162,635        |
| 2020 Census                               | 8,987        | 66,181        | 159,087        |
| Growth 2024 - 2029                        | 0.72%        | 1.08%         | 1.07%          |
| Growth 2020 - 2024                        | 0.58%        | 2.43%         | 2.23%          |
| Owner Occupied                            | 4,577 50.64% | 31,666 46.71% | 71,959 44.25%  |
| Renter Occupied                           | 4,462 49.36% | 36,123 53.29% | 90,676 55.75%  |
| <b>2024 Households by HH Income</b>       | 9,039        | 67,788        | 162,635        |
| Income: <\$25,000                         | 2,238 24.76% | 13,296 19.61% | 32,445 19.95%  |
| Income: \$25,000 - \$50,000               | 1,355 14.99% | 11,732 17.31% | 28,406 17.47%  |
| Income: \$50,000 - \$75,000               | 1,974 21.84% | 11,966 17.65% | 28,700 17.65%  |
| Income: \$75,000 - \$100,000              | 1,011 11.18% | 8,237 12.15%  | 20,599 12.67%  |
| Income: \$100,000 - \$125,000             | 1,105 12.22% | 6,740 9.94%   | 16,148 9.93%   |
| Income: \$125,000 - \$150,000             | 455 5.03%    | 4,623 6.82%   | 11,113 6.83%   |
| Income: \$150,000 - \$200,000             | 547 6.05%    | 5,074 7.49%   | 10,946 6.73%   |
| Income: \$200,000+                        | 354 3.92%    | 6,120 9.03%   | 14,278 8.78%   |
| <b>2024 Avg Household Income</b>          | \$75,741     | \$92,378      | \$90,784       |
| <b>2024 Med Household Income</b>          | \$61,033     | \$67,872      | \$66,915       |



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3/4/2025

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