

FOR LEASE

RETAIL

4245 Marconi Ave, Sacramento, CA 95821

2nd Generation RESTAURANT, 2k SF



EXCLUSIVELY LISTED BY



CHRIS SANTANA
President, Leasing
925.203.1106
csteam@ngcip.com
Lic #01868378



HIGHLIGHTS

- 2nd generation restaurant/QSR, former Jim Boys
- Modern building improvements
- Strong signalized intersection
- Building and monument signage
- Co-tenants include Panda Express, Falafel Corner
- Surrounding tenants include KFC, A&W, Carl's Jr., McDonald's, Taco Bell, Rocky's Chicken (formerly Kiki's Chicken Place), O'Reilly, Arco, and more
- Average household income is \$110.5k within a 1-mile radius

PROPERTY OVERVIEW

| | | |
|------------------------|--|--------------|
| ADDRESS | 4245 Marconi Ave, Sacramento, CA 95821 | |
| PROPERTY TYPE | Retail | |
| LEASE PRICE | Contact Broker | |
| LEASE TYPE | NNN | |
| AVAILABLE SPACE | Suite 101: 2,000 sq ft | |
| PARCEL SIZE | 0.62 acres | |
| ZONING | Shopping Center Commercial (SC) | |
| TRAFFIC | Marconi Ave | ± 24,774 ADT |
| | Eastern Ave | ± 13,682 ADT |

MARKET OVERVIEW



Community-focused area with education, housing, civic services, and places of worship.



SITE

Mix of local healthcare, retail, services, and nightlife.

Eastern Ave: ± 13.7k ADT

Marconi Ave: ± 24.8k ADT



AERIAL VIEW

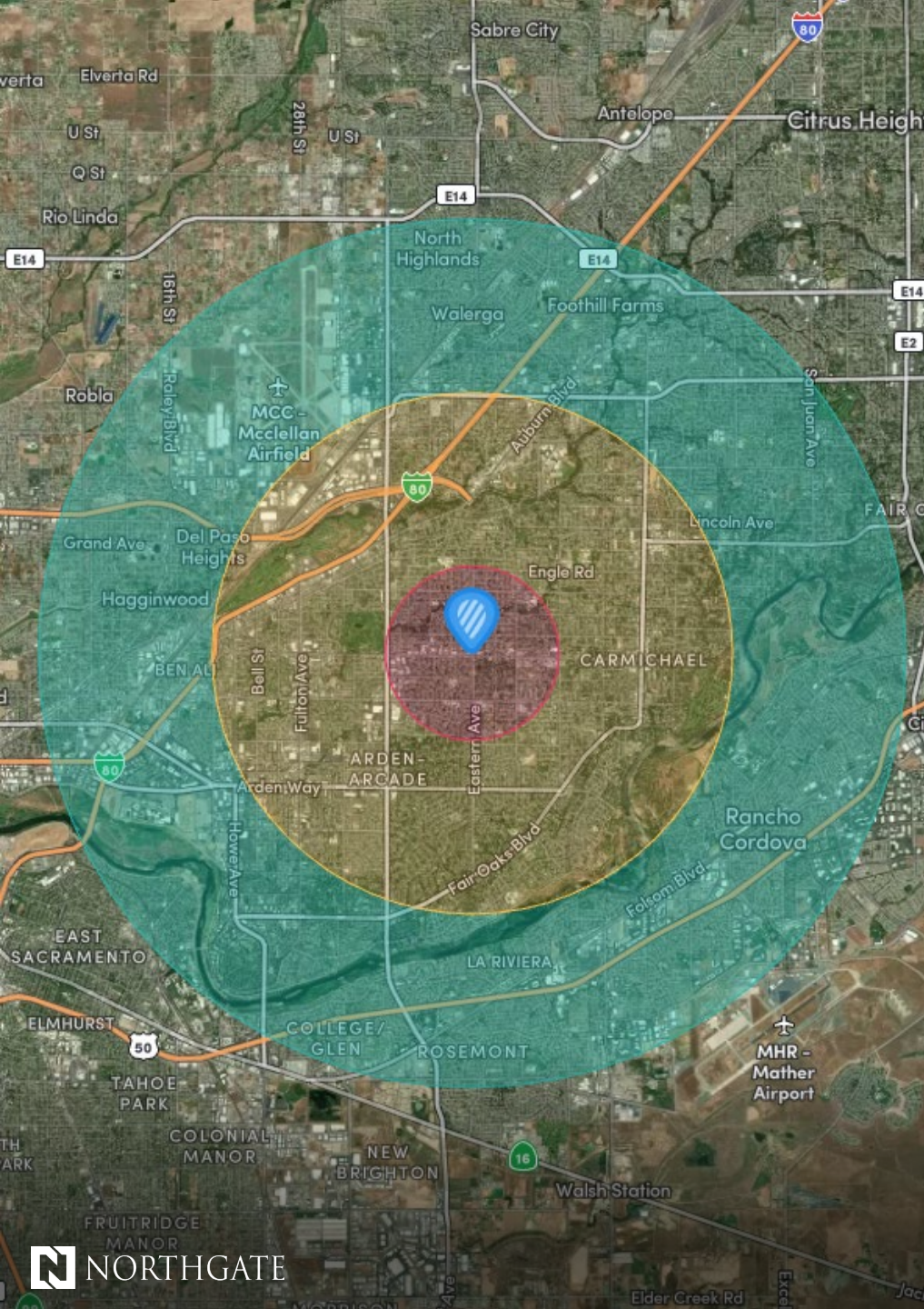


Eastern Ave: ± 13,682 ADT

Marconi Ave: ± 24,774 ADT



PHOTOS

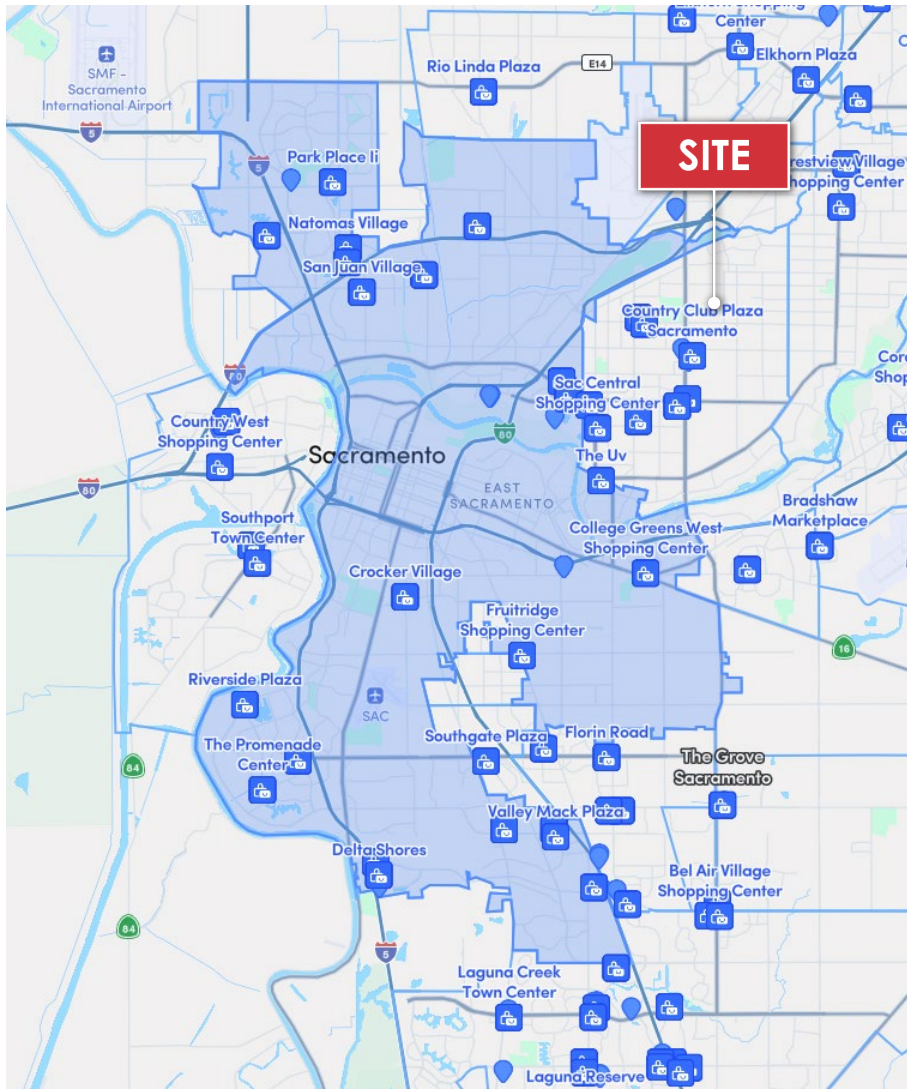




DEMOGRAPHICS - 2026

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|----------|----------|---------|
| Population | 18,697 | 140,392 | 421,956 |
| Projected Population (5 Yr) | 18,894 | 142,567 | 428,496 |
| Average Age | 40 | 41 | 39 |
| Households | 7,539 | 54,880 | 159,333 |
| White Population | 10,884 | 76,254 | 212,262 |
| Black Population | 1,370 | 11,931 | 41,326 |
| Am Indian Population | 181 | 1,437 | 5,352 |
| Asian Population | 2,175 | 17,188 | 44,941 |
| Other Population | 1,017 | 11,142 | 52,287 |
| Hispanic Population | 15.88% | 18.99% | 24.92% |
| Average HH Income | \$110.5k | \$108.8k | \$98.4k |
| High School Graduates | 3,006 | 21,418 | 70,575 |
| College Graduates | 5,669 | 43,324 | 112,302 |
| Total Employees | 8,909 | 68,388 | 211,049 |

-  Retail
-  Shopping Center



Capital City Influence

As the capital of California, Sacramento serves as a major hub for government, policy, and public sector employment, creating a stable economic foundation and consistent daytime population.

Diverse Economic Drivers

Sacramento's economy is supported by a mix of government, healthcare, education, and a growing technology sector, attracting a skilled workforce and fostering long-term investment opportunities.

Expanding Education Hub

The city is home to institutions like California State University, Sacramento and is within proximity to major research universities, providing access to higher education and workforce development.

Urban Amenities & Outdoor Access

Sacramento blends urban living with outdoor recreation, featuring an extensive park system, riverfront access along the American River, and a nationally recognized network of bike trails.

Strategic Central Location

Positioned at the intersection of major highways including I-5 and I-80, Sacramento offers convenient access to the San Francisco Bay Area, Lake Tahoe, and the broader Central Valley.

Vibrant Culture & Farm-to-Fork Identity

Known as "America's Farm-to-Fork Capital," Sacramento features a thriving food scene, year-round farmers markets, and cultural attractions such as Old Sacramento Waterfront and the Golden 1 Center, home to the Sacramento Kings.



Investment Sales | Leasing | Asset Management | Property Management



CHRIS SANTANA

President, Leasing

P: 925.203.1106

csteam@ngcip.com

Lic #01868378

DRE: #01910787

@ 2026 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.