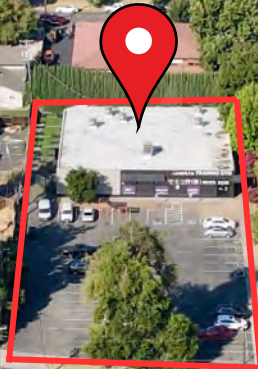


**FOR
OR SALE
LEASE**

**109 15TH ST,
WEST SACRAMENTO, CA**

+/-1,996-8,900 SF RETAIL SUITES AVAILABLE

LESS THAN 1 MILE TO SUTTER PARK



Jefferson Blvd - 29,737 ADT

15th St - 6,979 ADT

**BUILDING IS FULLY OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS**

**3-D Tour
Click Here**

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY:
CURRENTLY OCCUPIED BY RESULTS TRANSFORMATION CENTER,
WITH THE FLEXIBILITY TO LEASE BACK OR VACATE

SALES PRICE
\$2,500,000.00

FOR LEASE: +/- 1,996 - 8,900 SF
\$1.50 PSF, NNN,
NNN's estimated at \$0.99 PSF



- **Strategic Location:** positioned at a high-traffic intersection for optimal engagement.
- **Visibility:** prominent signage visible from 15th St, enhancing visibility.
- **Access:** centrally located with excellent freeway connectivity.
- **Proximity:** steps from Sutter Health Park and near downtown Sacramento.
- **Opportunity Zone:** located in a designated zone offering tax incentives for investors.
- **Current Layout:** open-plan gym with private offices.
- **Zoning:** C-1 (Retail Use)
- **Parking Ratio:** 4.27/1,000 SF
- **Thriving Population:** serves a thriving population of 51,000 within 3 miles and 150,000 within 5 miles, with recent boosts in residential development.
- **Traffic Counts:**
 - Jefferson Blvd Alameda Blvd: 25,610 ADT
 - 15th St S River Rd: 6,979 ADT
- **Current Occupancy:** Results Transformation Center



COMMERCIAL RETAIL BUILDING
058-054-014-000

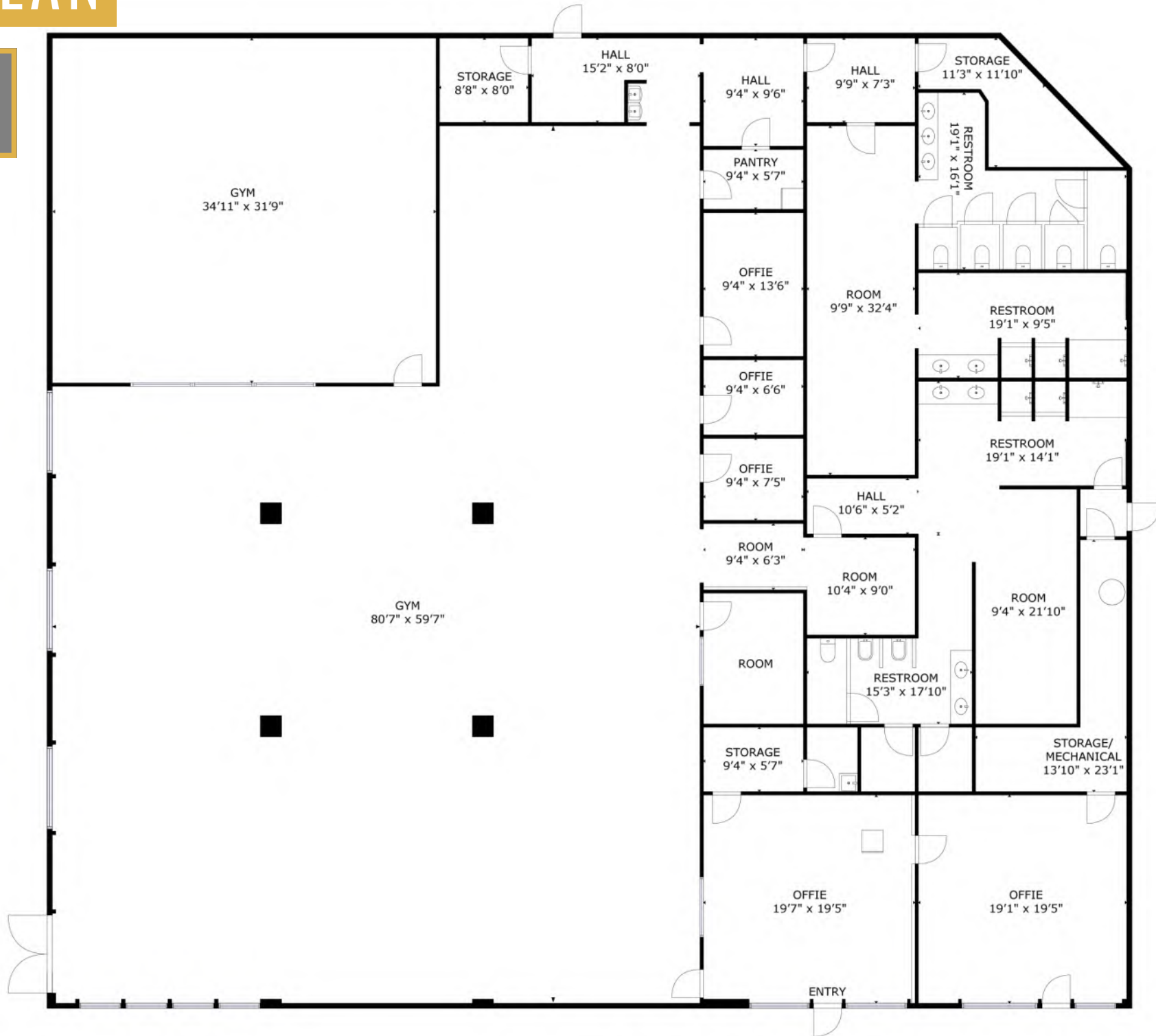


+/- 8,900 SQ.FT
BUILDING SIZE

+/- 30,950 SQ.FT
LOT SIZE

FLOOR PLAN

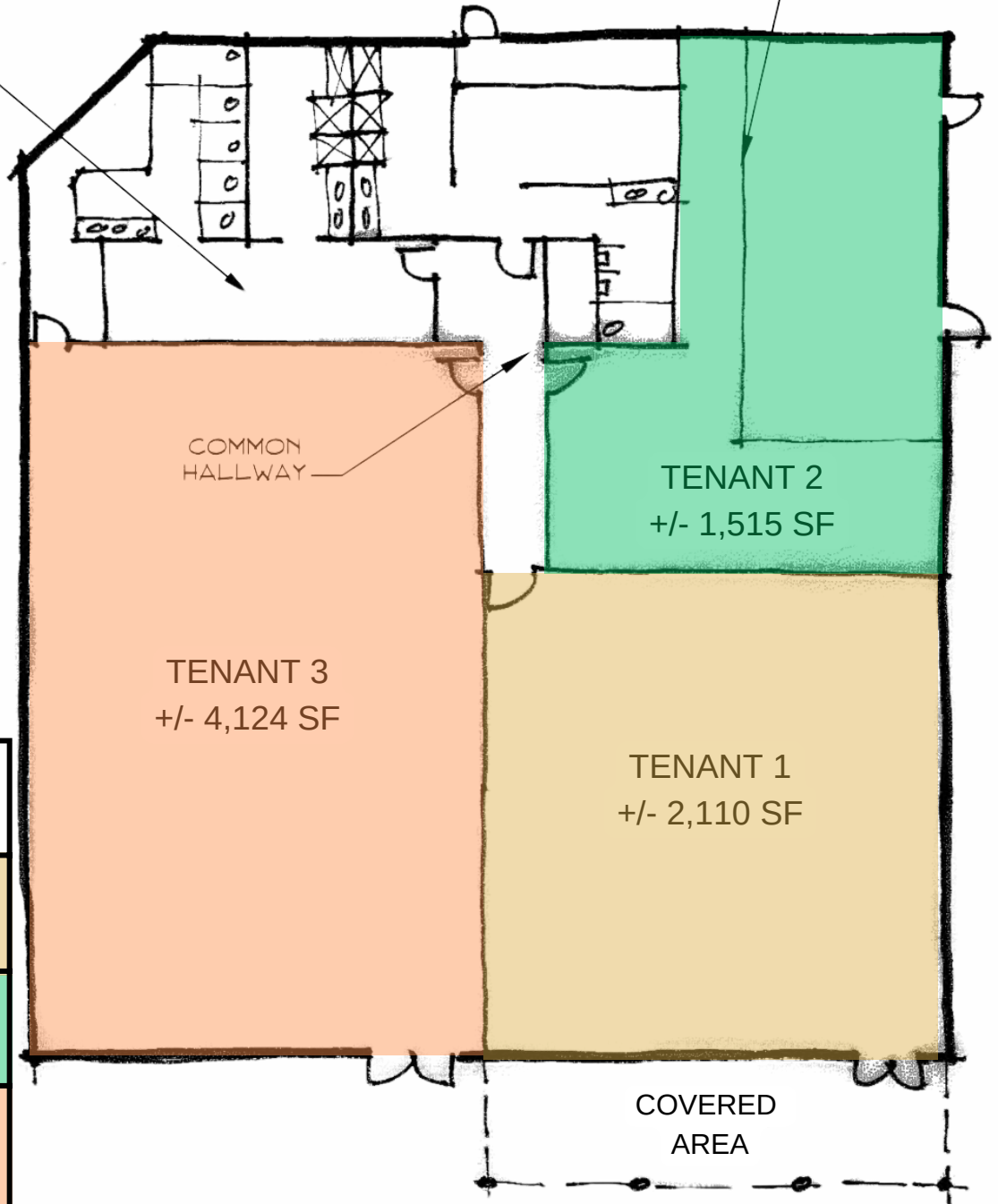
3-D Tour
Click Here



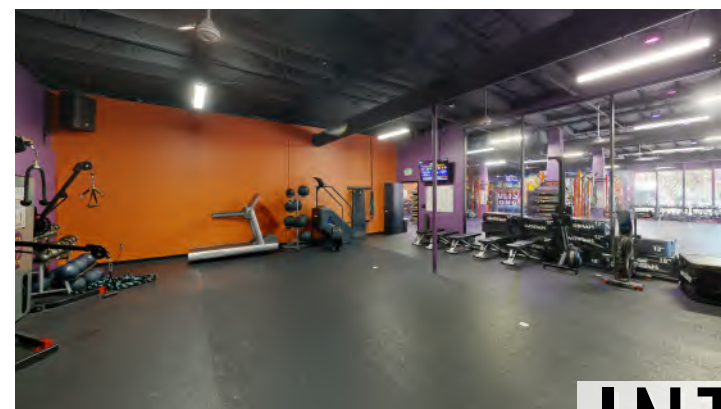
CONCEPTUAL DEMISED FLOOR PLAN

EX. RESTROOM
TO REMAIN
(+/- 1850 SF)

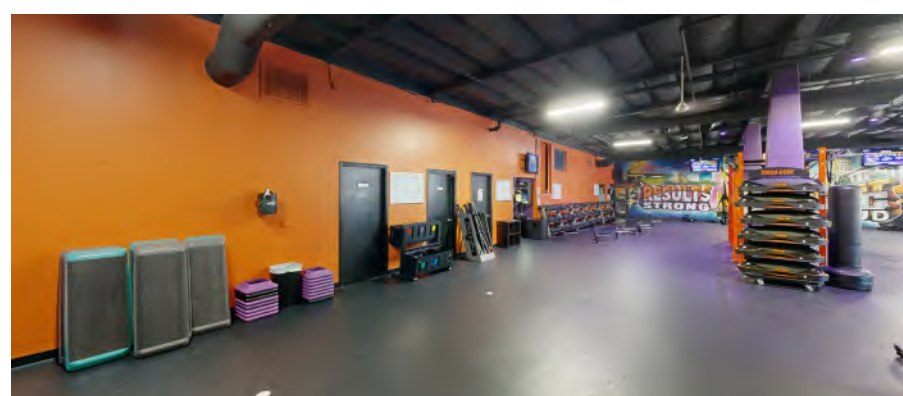
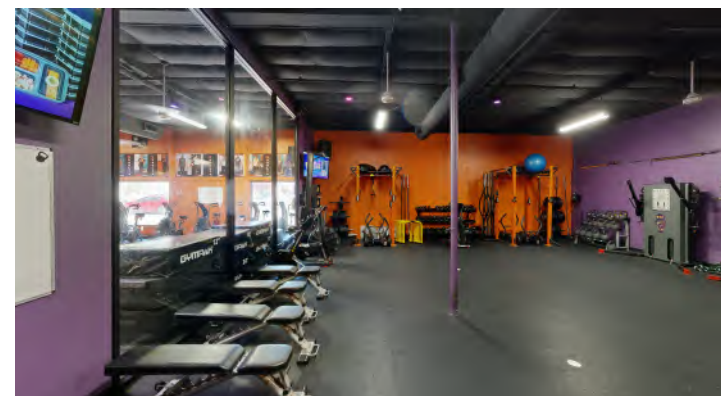
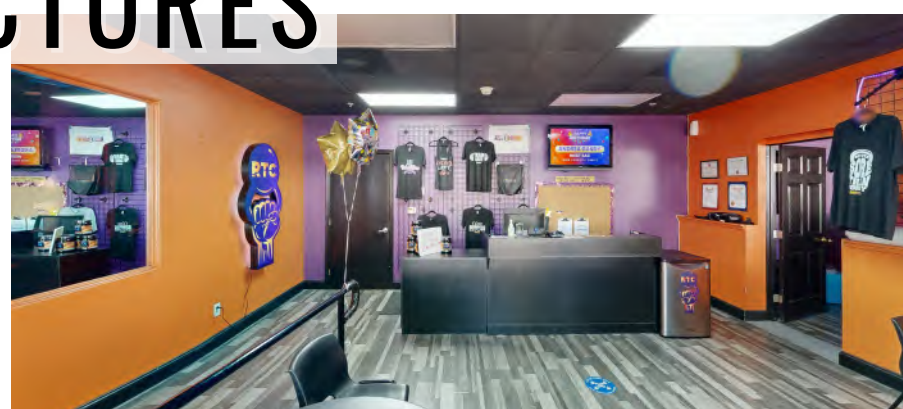
LINE OF FLOOR
LEVEL CHANGE

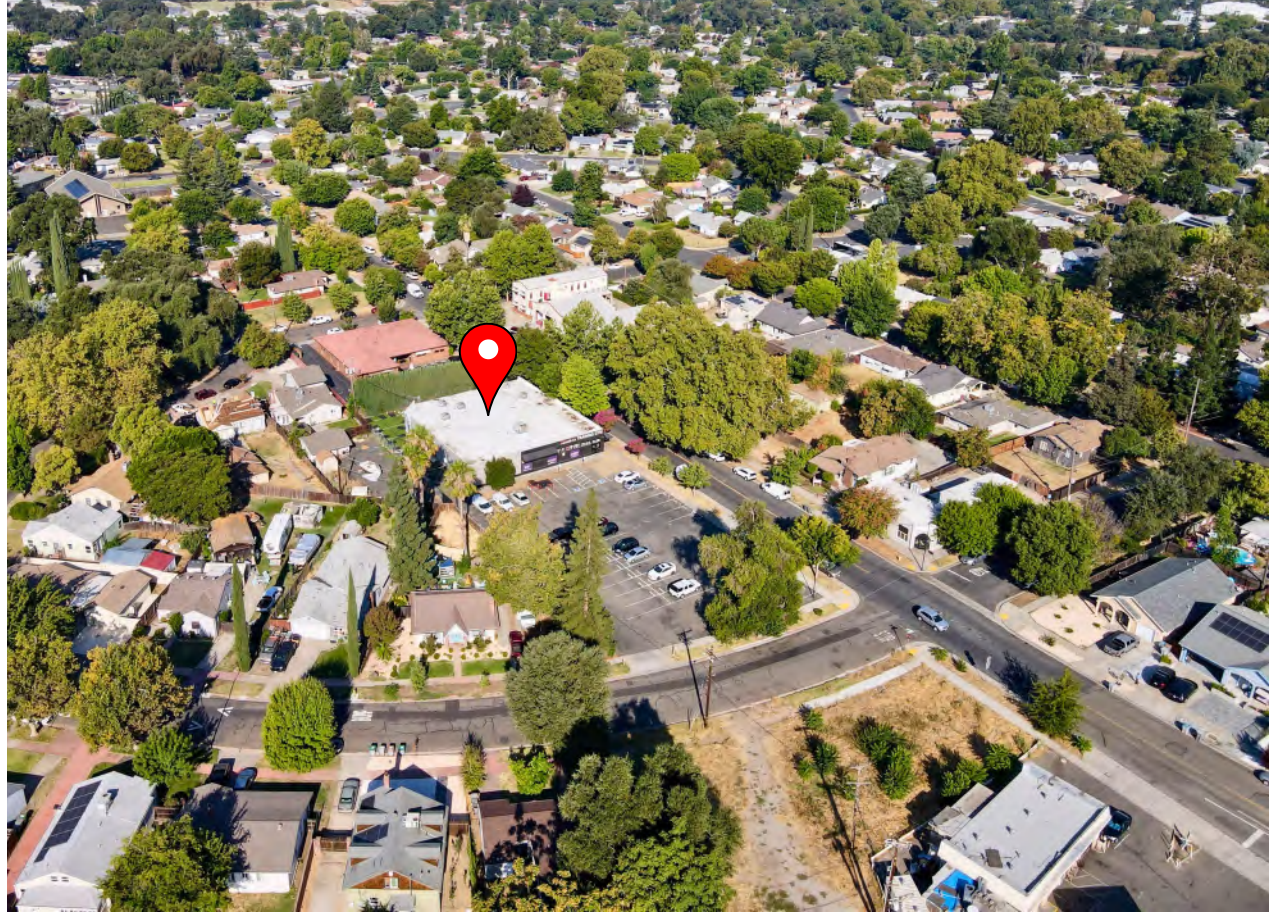


SPACE	SIZE	LEASE RATE
TENANT 1	+/- 1,996 SF	\$1.50, NNN PSF
TENANT 2	+/- 2,780 SF	\$1.50, NNN PSF
TENANT 3	+/- 4,124 SF	\$1.50, NNN PSF

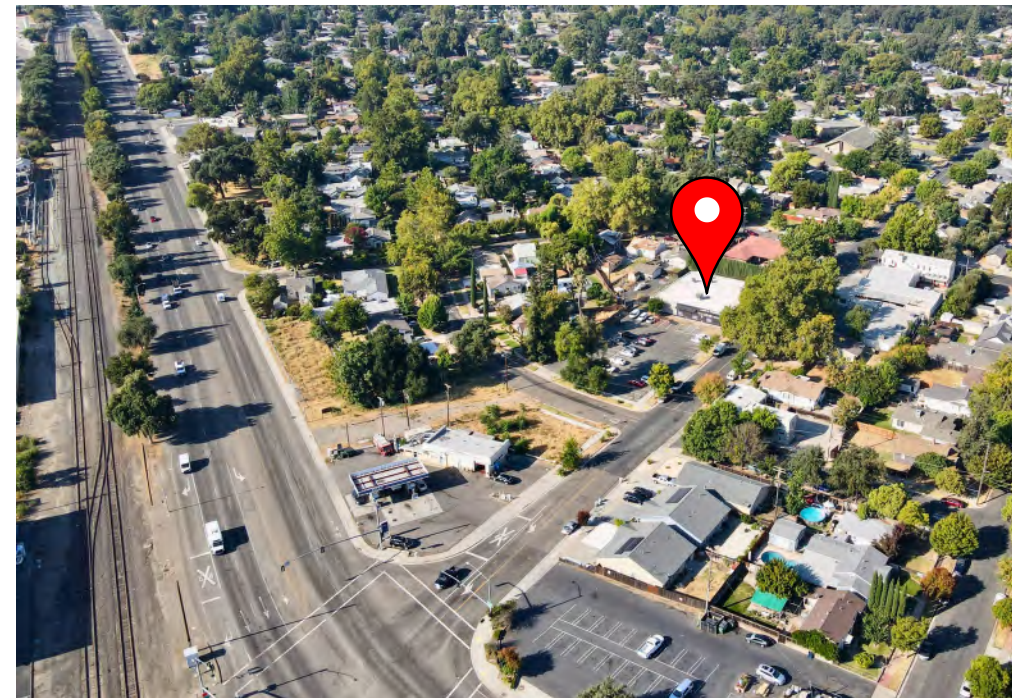
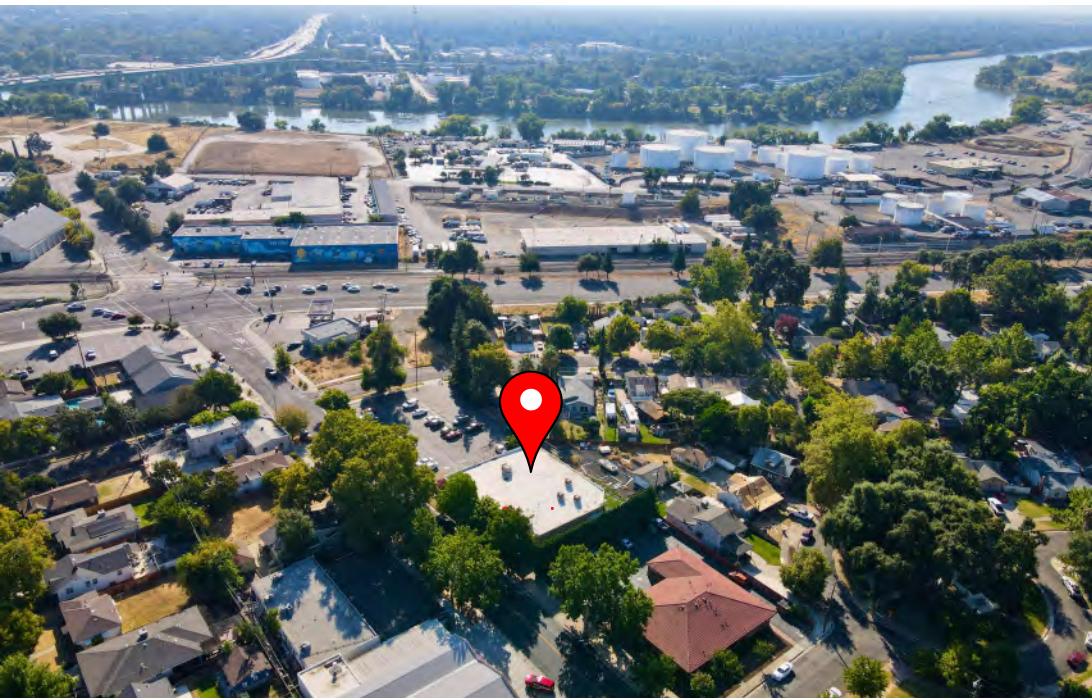


INTERIOR PICTURES





EXTERIOR PICTURES



COMMUNITY ENGAGEMENT:

- West Major League Baseball Team Oakland's A's is coming to West Sacramento

PROXIMITY TO SACRAMENTO:

- Benefit from being adjacent to the state capital, gaining access to a diverse customer base and state government offices.

BUSINESS-FRIENDLY ENVIRONMENT:

- Enjoy a low tax burden and efficient regulations, along with various incentives to help your business thrive.

STRATEGIC CONNECTIVITY:

- Situated at the intersection of I-5 and I-80, West Sacramento offers easy market access across California and the western U.S., complemented by Amtrak and Greyhound services.

COMMUNITY ENGAGEMENT:

- Tap into a large local and extended audience, with 51,000 residents within 3 miles and 150,000 within 5 miles, in a city rich in attractions like the Port of West Sacramento and the RiverWalk.



PROJECTS IN THE WORKS IN WEST SACRAMENTO



MORE INFORMATION
CLICK HERE



851 Sacramento Ave.
455 Units

Four40 West
106 SFH

Five20 Fifth
125 Townhomes

River II
165 Units

River One Hotel & Condominiums

West Apartments
286 Units

Grand Street Apartments
195 Units

Phase VI
225 Units

Jefferson Blvd.

Zoned for Future Residential Development

BROADWAY BRIDGE

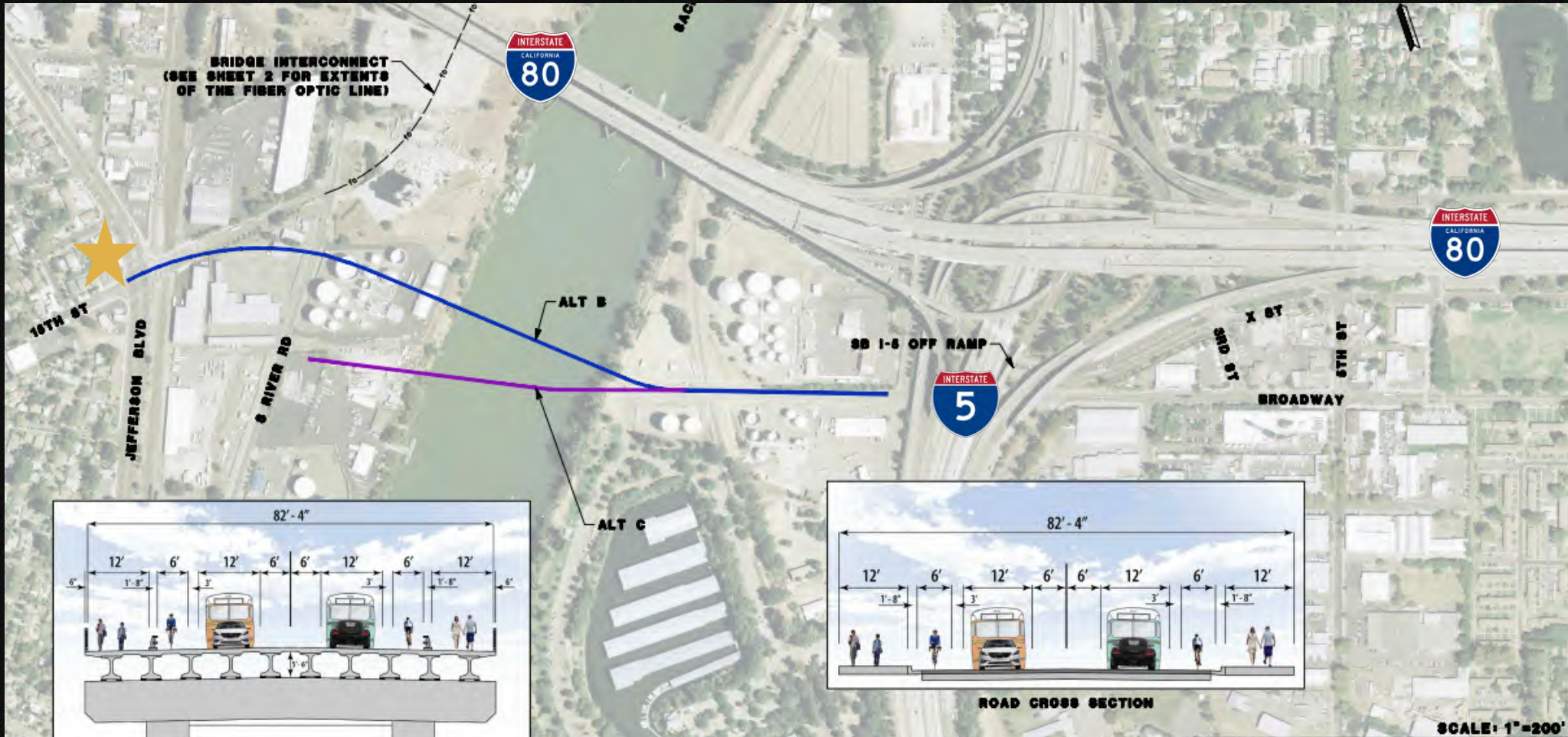


PROPERTY LOCATION

BROADWAY BRIDGE PROJECT COMING SOON

The Subject Property is adjacent to the planned Broadway Bridge Project. The City of West Sacramento expects the final design and Right-of-Way acquisition to begin in 2025 and continue until 2030 and anticipate construction to be completed between 2030 and 2035. These phases and schedule are dependent on future funding.

[Click Here for Additional Information from City of West Sacramento](#)



RETAIL AERIAL



Little Caesars
Heritage Peak BANK OF AMERICA
Walgreens
RCDA River City Dance Academy
Raley's
usbank
UNITED STATES POSTAL SERVICE

planet fitness
RITE AID
CHASE



Golden1 CENTER
Credit Union
DOCO
Sacramento State Capitol building

PROPERTY LOCATION

Jefferson Blvd.

7 ELEVEN
JEFFERSON BAR & GRILL

ARCO



USKO Shipping, Inc
INTERNATIONAL PAPER
CleanHarbors ENVIRONMENTAL SERVICES
NOR-CAL BEVERAGE CO.

Bud's SINCE 1968 COUNTY TREE SERVICE
AGR ARTIFICIAL GRASS RECYCLERS

SACRAMENTO MARINA

StorQuest SELF STORAGE
target
Sacramento Historic City Cemetery

DEMOGRAPHIC SUMMARY REPORT

109 15TH ST, WEST SACRAMENTO, CA 95691



POPULATION 2023 ESTIMATE

1-MILE RADIUS	10,785
3-MILE RADIUS	109,962
5-MILE RADIUS	281,549

POPULATION 2028 PROJECTION

1-MILE RADIUS	10,955
3-MILE RADIUS	112,053
5-MILE RADIUS	287,805



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$74,254.00
3-MILE RADIUS	\$93,992.00
5-MILE RADIUS	\$95,588.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$60,115.00
3-MILE RADIUS	\$69,590.00
5-MILE RADIUS	\$70,893.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,974	74,434	176,033
BLACK	679	9,478	32,254
HISPANIC ORIGIN	3,624	29,619	87,530
AM.INDIAN & ALASKAN	321	2,532	6,391
ASIAN	900	14,414	43,056
HAWAIIAN/PACIFIC ISLAND	120	975	3,143
OTHER	791	8,129	20,672

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.813.8409

andy@romecre.com

DRE: 02076108

