

# BRADSHAW SQUARE I & II

9500 - 9580 MICRON AVE., SACRAMENTO

# OFFICE & RETAIL SPACES FOR LEASE



**NEWMARK**

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TOM CONWELL - RETAIL LEASING  
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tom.conwell@nmrk.com  
CA RE Lic# 01394155

LOCATION AERIAL





# Highlights

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Unobstructed views from Highway 50 to over 374,000 commuters per day

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Well established retail center

Retail spaces offered at \$1.25 + NNN (\$0.54)

Excellent Highway 50 exposure

Pylon signage available

Suites from 1,025 SF up to 6,720 SF

Grade level doors with warehouse for many suites

Easy access to and from Highway 50 via Bradshaw Road

Close to Downtown Sacramento & Rancho Cordova



9500 - 9580 MICRON AVENUE, SACRAMENTO

BUILDINGS 9500 - 9580 MICRON

# Retail Availability

## 9500 MICRON II - RETAIL

Suites 110 & 112 - ±4,680 SF Can be demised

Suite 114 - ±2,040 SF

Suite 132 - ±1,025 SF



BUILDINGS 9500 - 9580 MICRON

# Office & Retail Availability

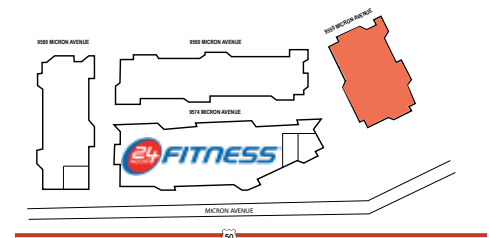
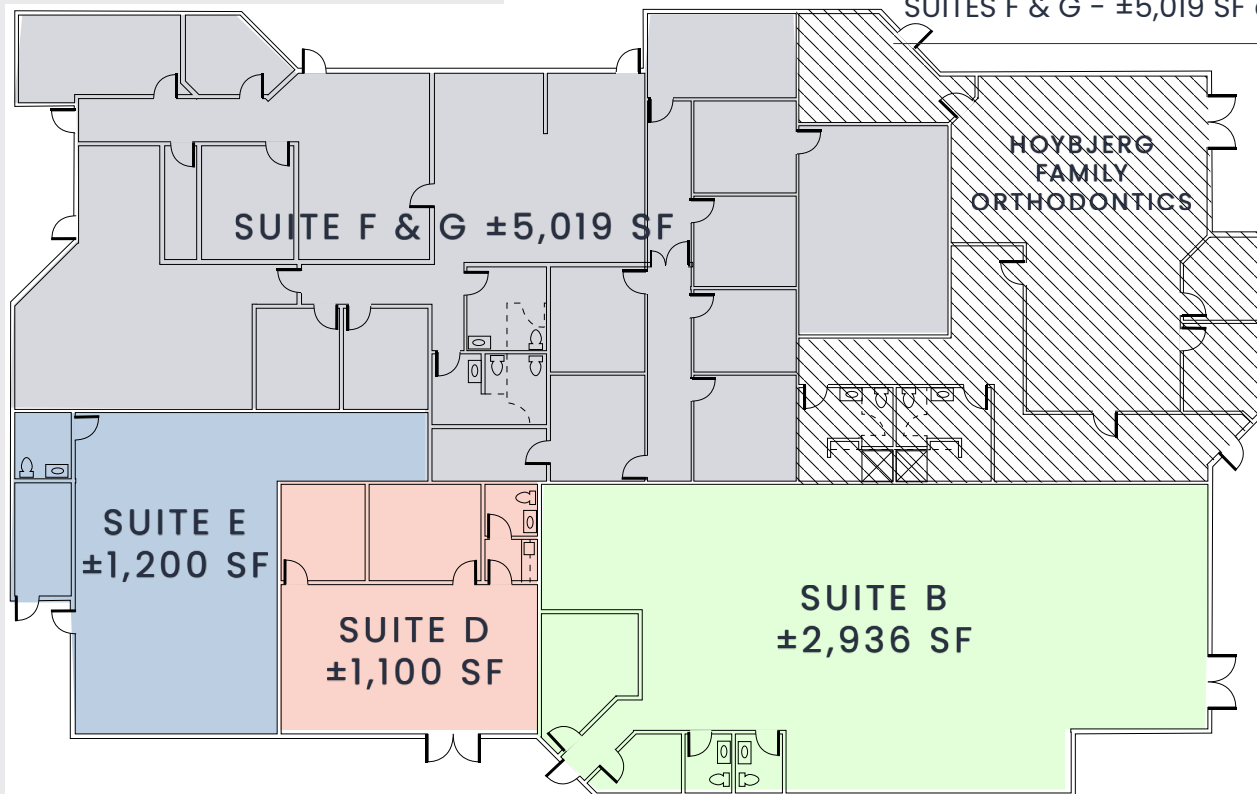
## 9550 MICRON I - OFFICE & RETAIL

Suite B - ±2,936 SF can be demised

Suite D - ±1,100 SF

Suite E - ±1,200 SF

SUITES F & G - ±5,019 SF can be demised

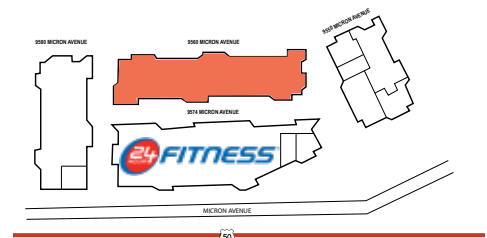
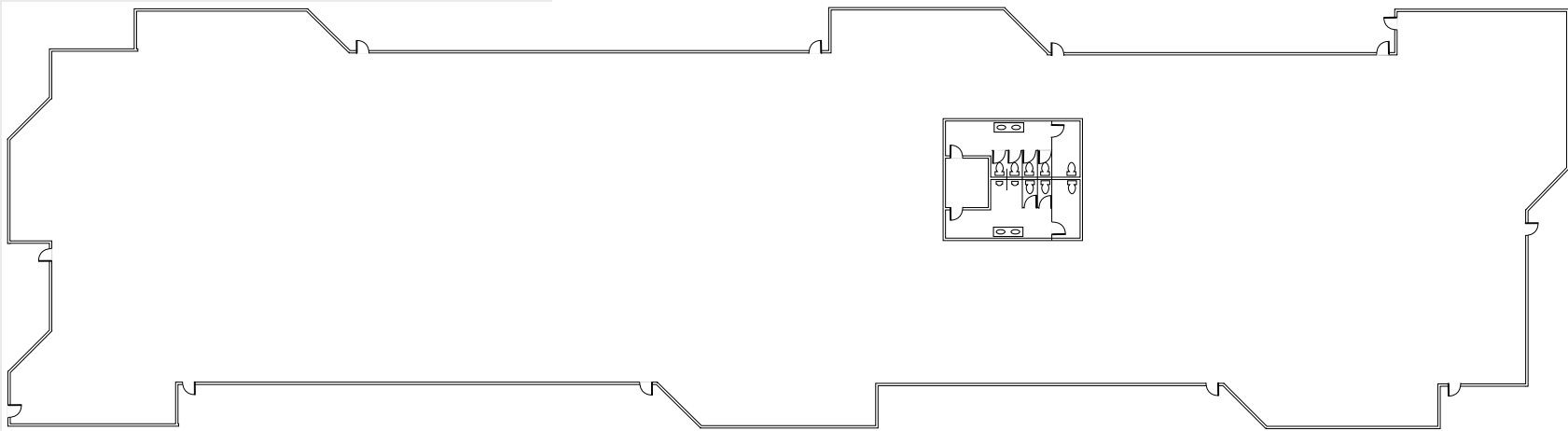


BUILDINGS 9500 - 9580 MICRON

# Office, Retail, Light Industrial Availability

## 9560 MICRON I

Suite A - ±20,352 SF (Divisible)

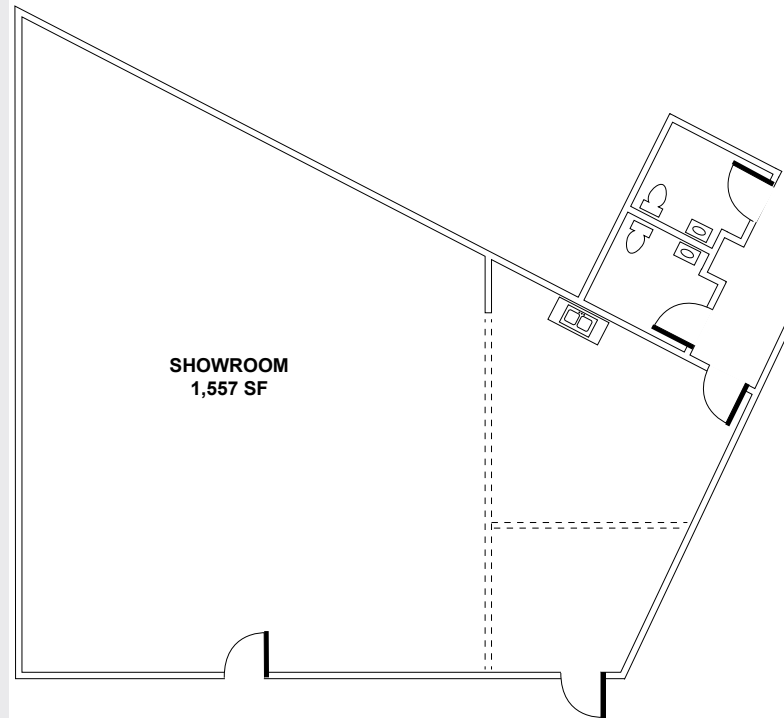


BUILDINGS 9500 - 9580 MICRON

# Retail Availability

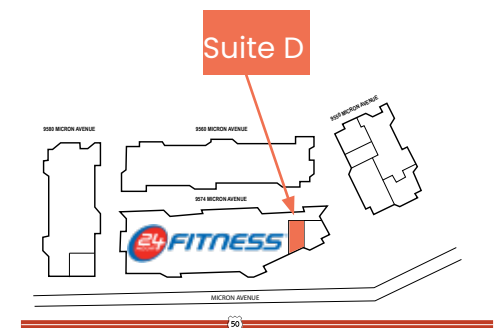
## 9574 MICRON I - RETAIL

Suite D - ±1,610 SF



Suite D

Suite D

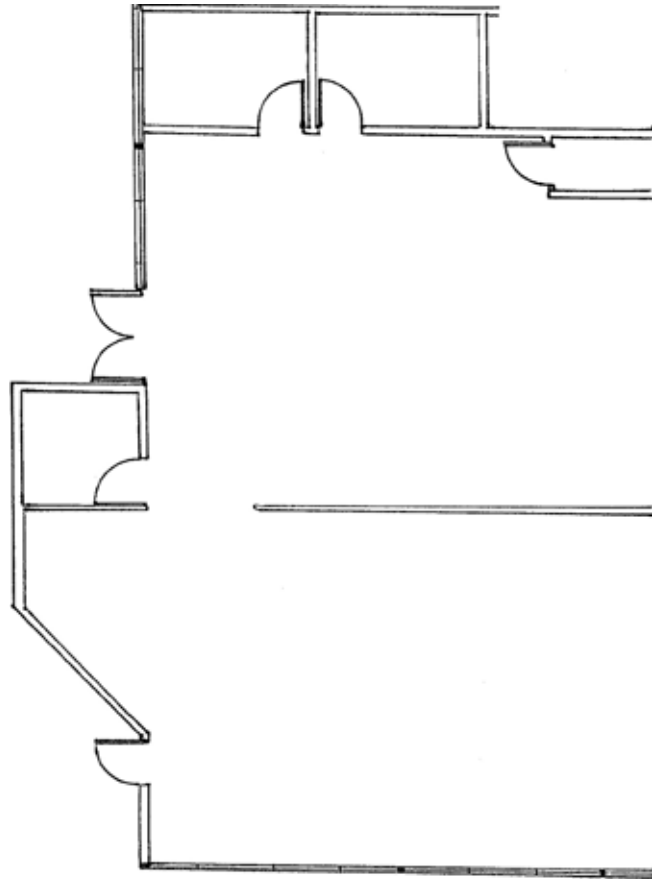


BUILDINGS 9500 - 9580 MICRON

# Office Availability

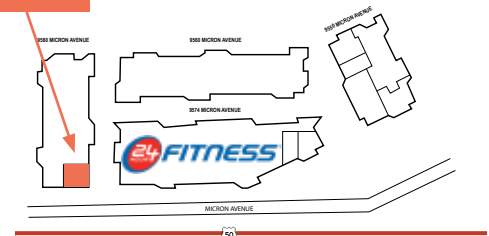
## 9580 MICRON I - OFFICE

Suite A - ±2,038 SF



Suite A

Suite A

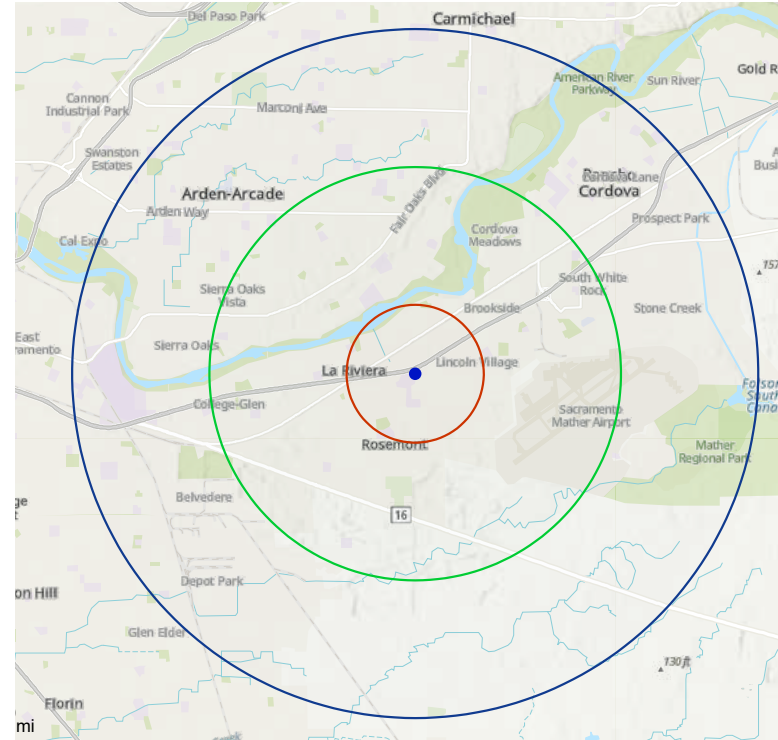




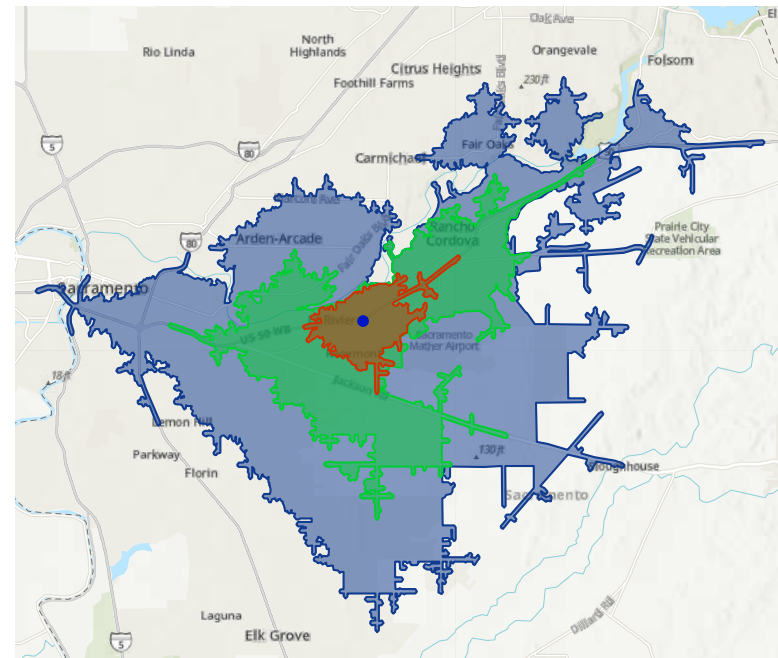
BUILDINGS 9500 - 9580 MICRON

# Demographics

	1-MILE	3-MILE	5-MILE
Population	16,806	92,891	248,377
Avg. HH Income	\$111,509	\$121,780	\$106,233
Avg. Home Value	\$510,602	\$584,899	\$565,160
Median Age	38.0	39.2	37.9



	5-MINUTE DRIVE	10-MINUTE DRIVE	15-MINUTE DRIVE
Population	31,756	119,817	412,407
Avg. HH Income	\$104,072	\$105,796	\$117,141
Avg. Home Value	\$477,864	\$515,940	\$590,685
Median Age	37.2	37.1	38.0



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## NEWMARK

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