



For Sublease ±5,000 Square Feet

Warm shell industrial suite
with roll-up door and fenced
yard in Sacramento, CA

- Grade-level roll-up door and private entrance for operational efficiency.
- Quick access to Highway 160, I-80, and downtown Sacramento.
- Close proximity to restaurants, supply stores, and local service providers.

JACK LAWRENCE

Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688



CAPITAL RIVERS
COMMERCIAL



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

281 Lathrop Way, Unit 200 in Sacramento, CA features $\pm 5,000$ square feet of functional industrial space within a professionally maintained building. This unit includes an open floor plan, high ceilings, and a grade-level roll-up door, making it suitable for light industrial, warehouse, or showroom operations. The M-1 (Light Industrial) zoning allows for a variety of business uses, and the space is equipped with a private entrance for dedicated access.

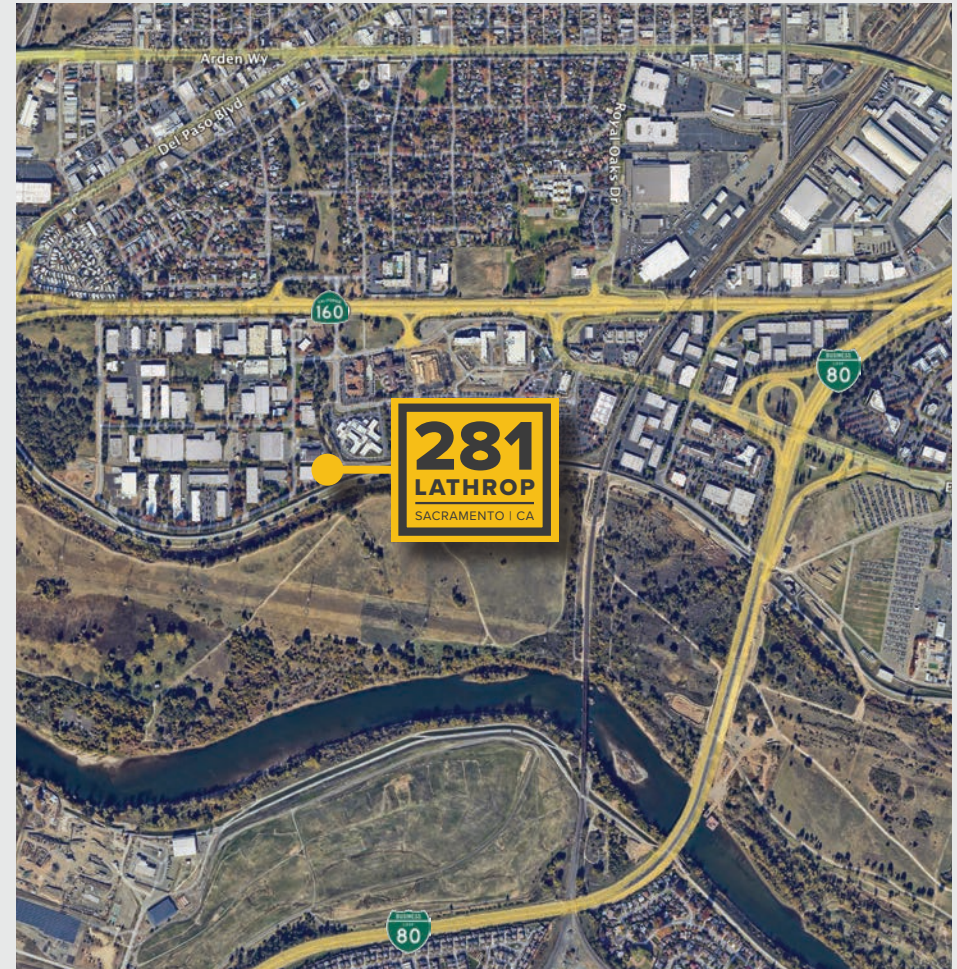
Positioned within the North Sacramento industrial corridor, the property provides convenient access to Highway 160, Interstate 80, and downtown Sacramento. The location is supported by a range of nearby amenities, including restaurants, supply stores, and key service providers. Ample parking is available on site, and the area benefits from steady local and commuter traffic, making it accessible for both staff and customers.

OFFERING

Property Size: $\pm 5,000$ SF warm shell industrial suite.

Zoning: M-1 (Light Industrial).

Asking Price: Contact broker.



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

JACK LAWRENCE

Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688



CAPITAL RIVERS
COMMERCIAL

PROPERTY PHOTOS



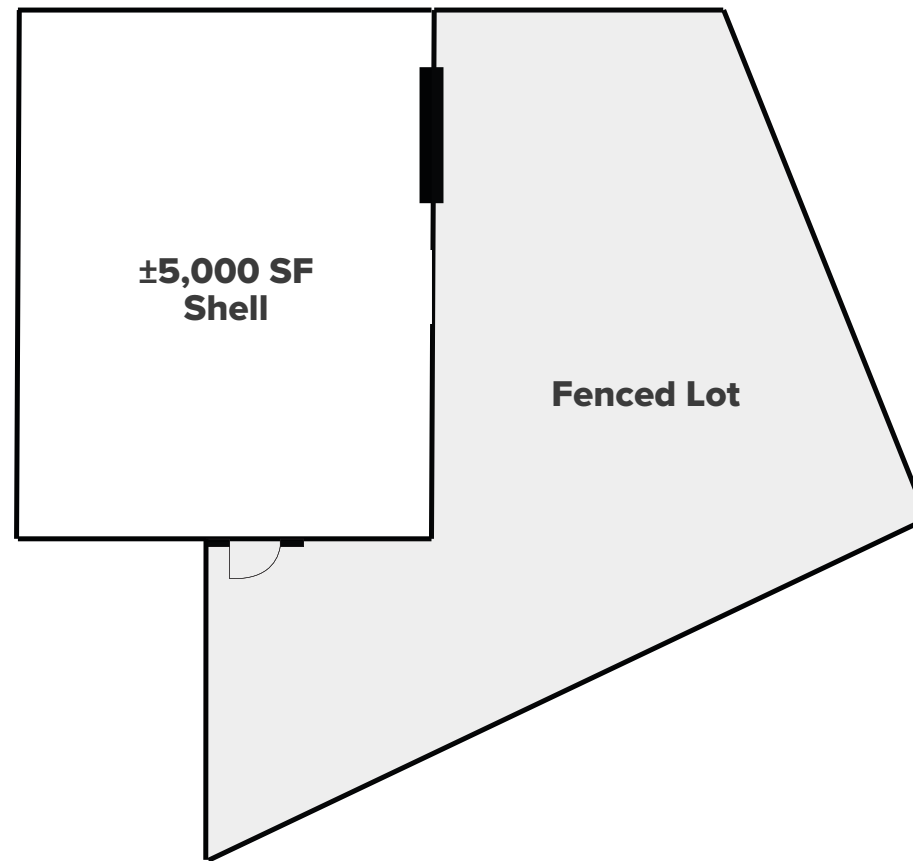
© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

JACK LAWRENCE
Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688



CAPITAL RIVERS
COMMERCIAL

SITE PLAN



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

JACK LAWRENCE

Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688

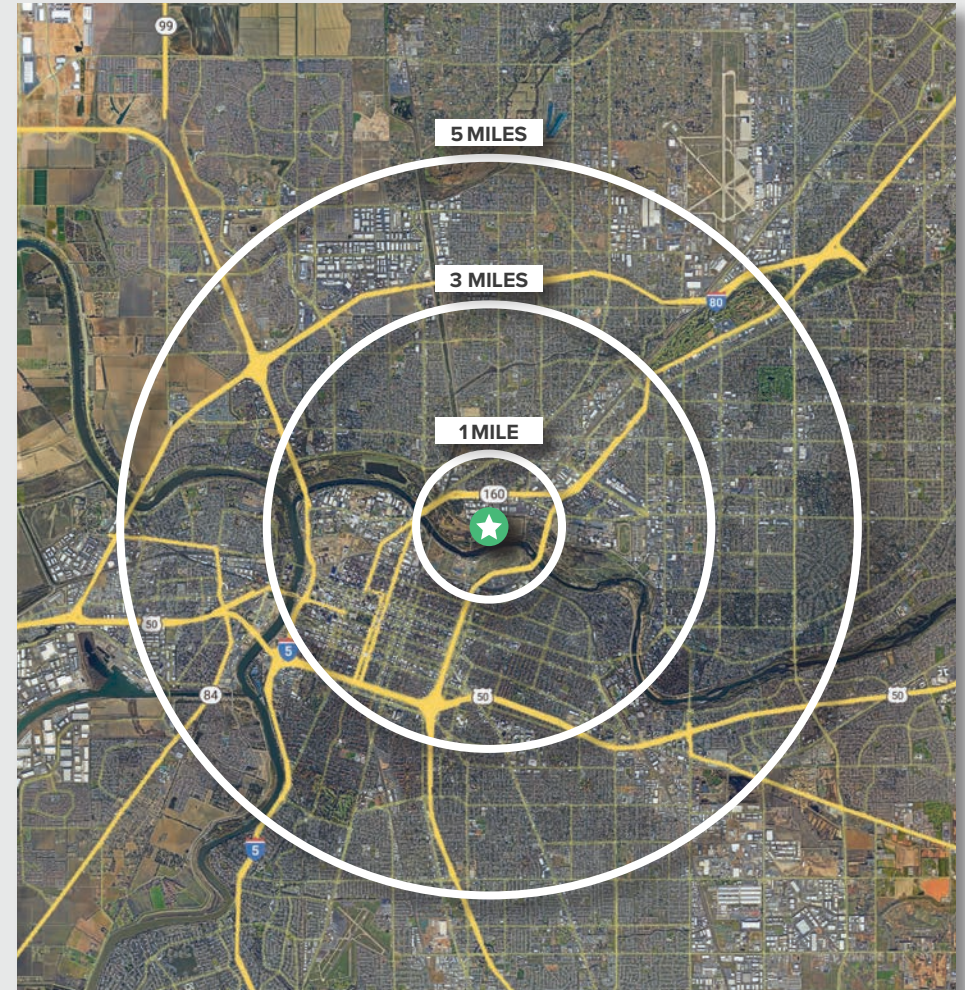


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

281
LATHROP
SACRAMENTO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	4,812	173,350	419,978
2030 Projected Population	5,228	177,484	427,050
2020 Census Population	4,813	164,312	402,037
2010 Census Population	3,639	140,058	351,089
2025 Median Age	40.1	34.9	35.5
HOUSEHOLDS			
2025 Estimated Households	2,156	72,636	170,179
2030 Projected Households	2,385	76,100	176,621
2020 Census Households	2,063	65,987	157,723
2010 Census Households	1,647	59,420	142,918
INCOME			
2025 Estimated Average Household Income	\$188,244	\$110,749	\$115,536
2025 Estimated Median Household Income	\$92,906	\$82,045	\$87,498
2025 Estimated Per Capita Income	\$85,189	\$47,333	\$47,330
BUSINESS			
2025 Estimated Total Businesses	384	12,161	22,370
2025 Estimated Total Employees	4,966	137,121	229,388



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

JACK LAWRENCE

Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

JACK LAWRENCE

Director of Sales & Leasing
916.514.5225 x130
jack@capitalrivers.com
DRE #02174688



CAPITAL RIVERS
COMMERCIAL