

**31 15TH STREET**  
**WEST SACRAMENTO, CA**  
FOR SALE OR LEASE  
30,587 SF RETAIL BUILDING

**ETHAN CONRAD**  
PROPERTIES INC.

**GREAT VISIBILITY  
AND SIGNAGE**



FOR MORE INFORMATION CONTACT:

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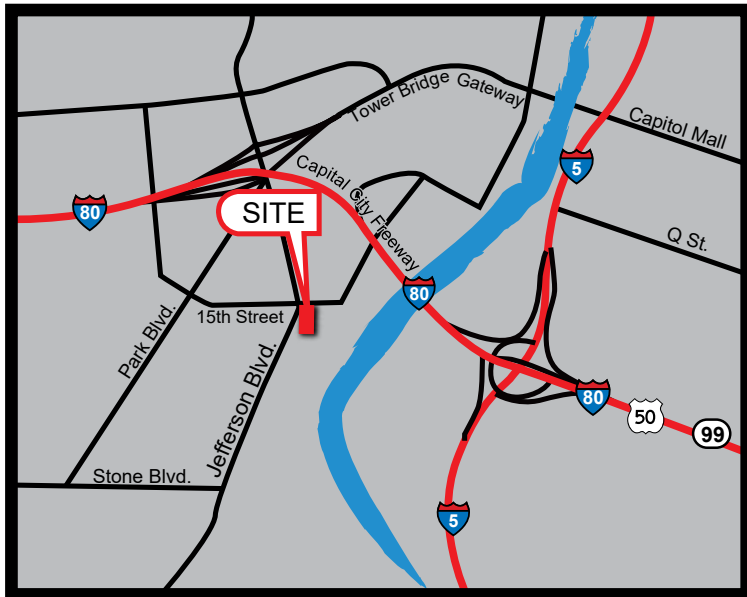
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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

## FEATURES:

- Great freeway access to I-80, I-5, Hwy 50 and Hwy 99
- In close proximity to Sutter Health Park
- Most retail uses allowed under current zoning
- 20' - 24' clear height
- Sprinklered
- Building power: 400 amps
- One (1) dock-high roll-up door
- Potential for multiple grade-level roll-up doors



## PROPERTY DETAILS:

Building offers outstanding visibility on Jefferson Blvd at signalized intersection of Jefferson & 15th Street and is located just minutes from Downtown Sacramento, Golden 1 Center, Sutter Health Park, Drake's at the Barn, and a significant amount of new, dense residential developments in Sacramento's Urban Core.

This building is located in West Sacramento's Waterfront Zone that is intended to provide areas for high-density mixed uses which capitalize on the City's river frontage. Accessory warehouse uses allowed along with primary retail use.

## LEASE RATE:

30,587 SF    \$29,058.00 (\$0.95 PSF, NNN)

NNN costs are approximately \$0.19 PSF.

**PURCHASE PRICE:**        \$5,047,000.00 (\$165.00 PSF)

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	12,063	125,519	303,187
2025 Average HH Income:	\$110,820	\$28,409	\$128,986
Traffic Count @ 15th Street & Jefferson Blvd:	48,105		

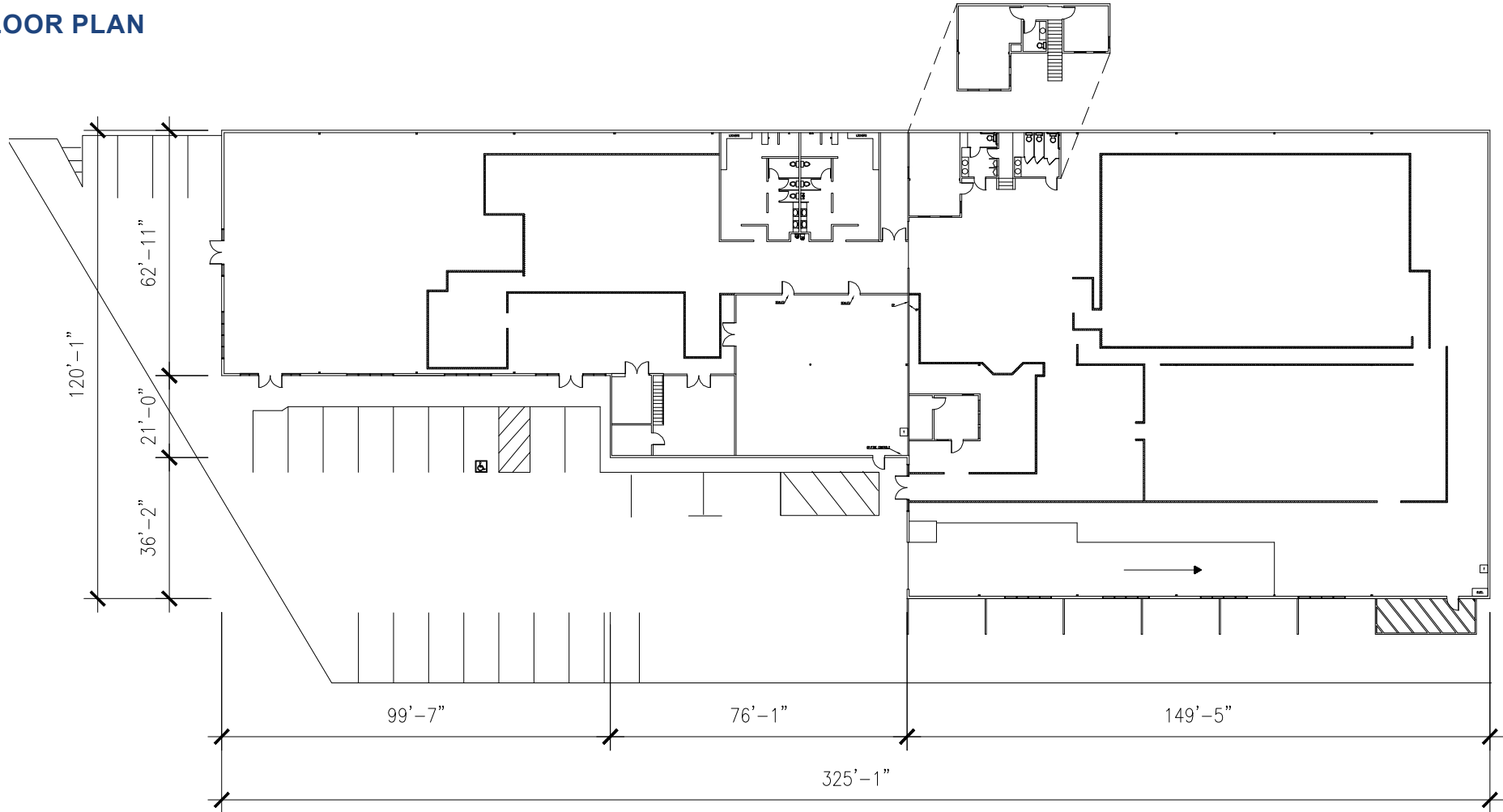
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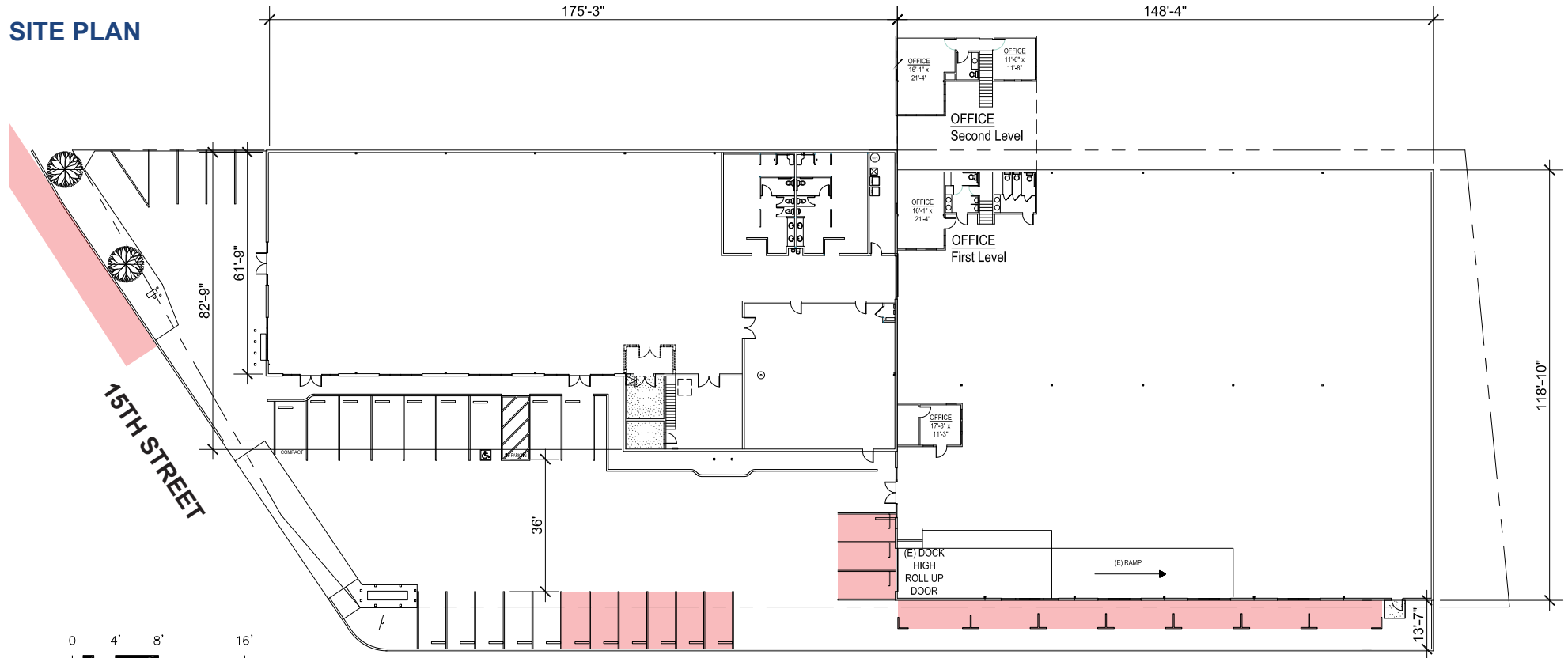
FLOOR PLAN



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**SITE PLAN**



**PARKING AVAILABLE TO NEW TENANT**  
 15 On-site stalls available  
 2 Stalls can be added in front of dock door  
 11 Street parking spots along 15th Street  
 28 Total potential parking spaces





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