

# NOW LEASING ROSEMONT PLAZA

870 sf - 14,300 sf AVAILABLE

9173 Kiefer Boulevard @ Tallyho Drive  
Sacramento, CA



dk Commercial  
Property Group

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# LOCATION ATTRIBUTES

Grocery Anchored Shopping Center

Centrally located within the Rosemont Community

Easy access to Highway 50 and Highway 16 (Jackson Highway)

5 miles from Sacramento State University / 10 miles to The State Capitol

Located on Kiefer Blvd, a main east/west thoroughfare with over 30,000 ADT

Surrounded by established residential

Near Rosemont High School Capital Christian High School SMUD East Campus Operation Center and Sacramento County Offices



# PROPERTY CHARACTERISTICS

Rite Aid/Save Mart anchored center

Shop Space Available

2nd Gen Auto Repair & Restaurant Spaces

Competitive Rent

Endcap Restaurant Space

Monument Signage Available

# CO TENANCY



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SPACE	ADDRESS	TENANT	SQ FT
1	9113 KIEFER BLVD	VACANT (FORMER AUTO)	4,000
2	9115 KIEFER BLVD	VACANT (FORMER AUTO)	3,000
3	9117 KIEFER BLVD	ROSEMONT THRIFTY WASH	1,440
4	9119 KIEFER BLVD	VACANT	960
5	9121A KIEFER BLVD	ULTIMATE SPCE GAMING	1,095
6	9121B KIEFER BLVD	VACANT	3,330
7	9123A KIEFER BLVD	EL CANTARO VEGAN MEXICAN REST	1,410
8	9123B KIEFER BLVD	HOLLYWOOD NAILS	1,080
9	9125 KIEFER BLVD	HAIR WORLD	1,440
10	9127 KIEFER BLVD	SMOKE SHACK PLUS	1,290
11	9129 KIEFER BLVD	VACANT (FORMER PIZZA)	2,400
12	9131 KIEFER BLVD	VACANT	2,100
13	9161 KIEFER BLVD	VACANT	2,010
14	9161B KIEFER BLVD	VACANT	6,950
15	9163 KIEFER BLVD	VACANT	3,000
16	9171 KIEFER BLVD	VACANT	2,340
17	9175B KIEFER BLVD	SYLVIA'S NAILS	1,000
18	9175 KIEFER BLVD	VACANT (FORMER SHIPPING STORE)	1,420
19	9179A KIEFER BLVD	VACANT	870
20	9179B KIEFER BLVD	VACANT	1,150
21	9181 KIEFER BLVD	VACANT	7,500
22	9181C KIEFER BLVD	VACANT (FORMER DANCE STUDIO)	7,500
23	9183 KIEFER BLVD	VACANT	1,950
24	9185 KIEFER BLVD	MANDARIN GARDEN	1,500
25	9187 KIEFER BLVD	B-Z CLEANERS	960
26	9189 KIEFER BLVD	H&R BLOCK	1,380
27	9191 KIEFER BLVD	LA CASA DEL TAMAL	960
28	9193A KIEFER BLVD	VACANT	960
29	9193B KIEFER BLVD	TOTAL CULTURE	960
30	9195 KIEFER BLVD	VACANT	1,985
31	9199 KIEFER BLVD	VACANT (former Restaurant)	3,180
32	9197B KIEFER BLVD	VACANT	1,140
33	9197A	BASKIN ROBBINS	1,020
34	9167C KIEFER BLVD	VACANT (FORMER SANDWICH)	1,264
35	9167B KIEFER BLVD	VACANT	1,093

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# Ingress/Egress Traffic Counts



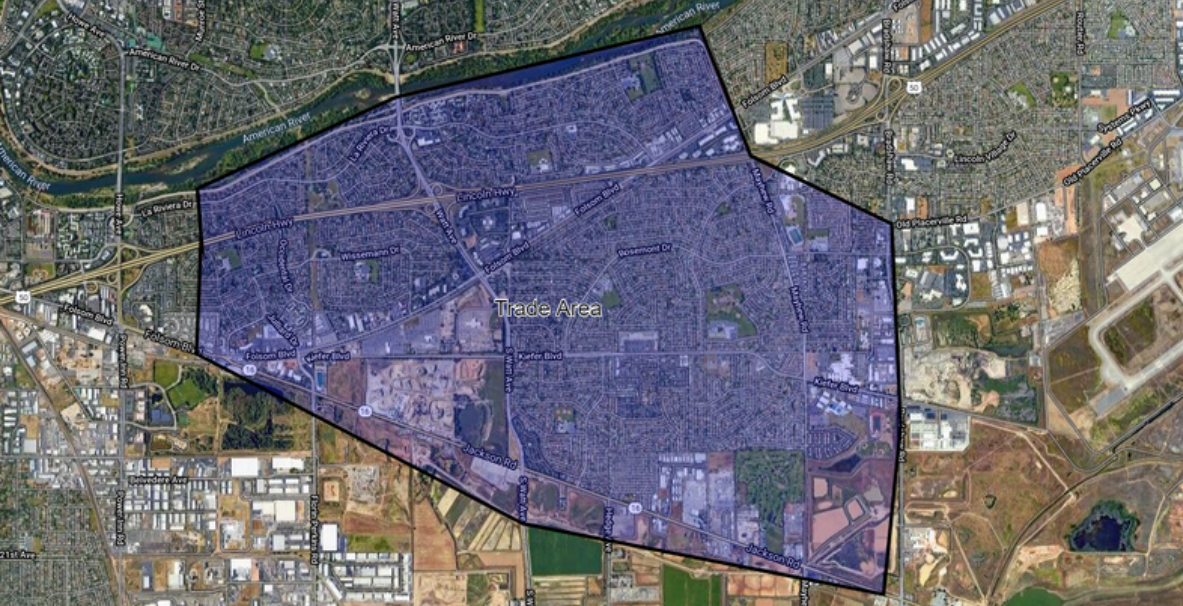
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# Demographic Profile



RFULL3



**9175 Kiefer Blvd**  
**Sacramento, CA 95826**

**1 mi radius**

**2 mi radius**

**Trade Area**

## Population

Estimated Population (2020)	22,097	43,173	37,287
Projected Population (2025)	22,992	44,728	38,662

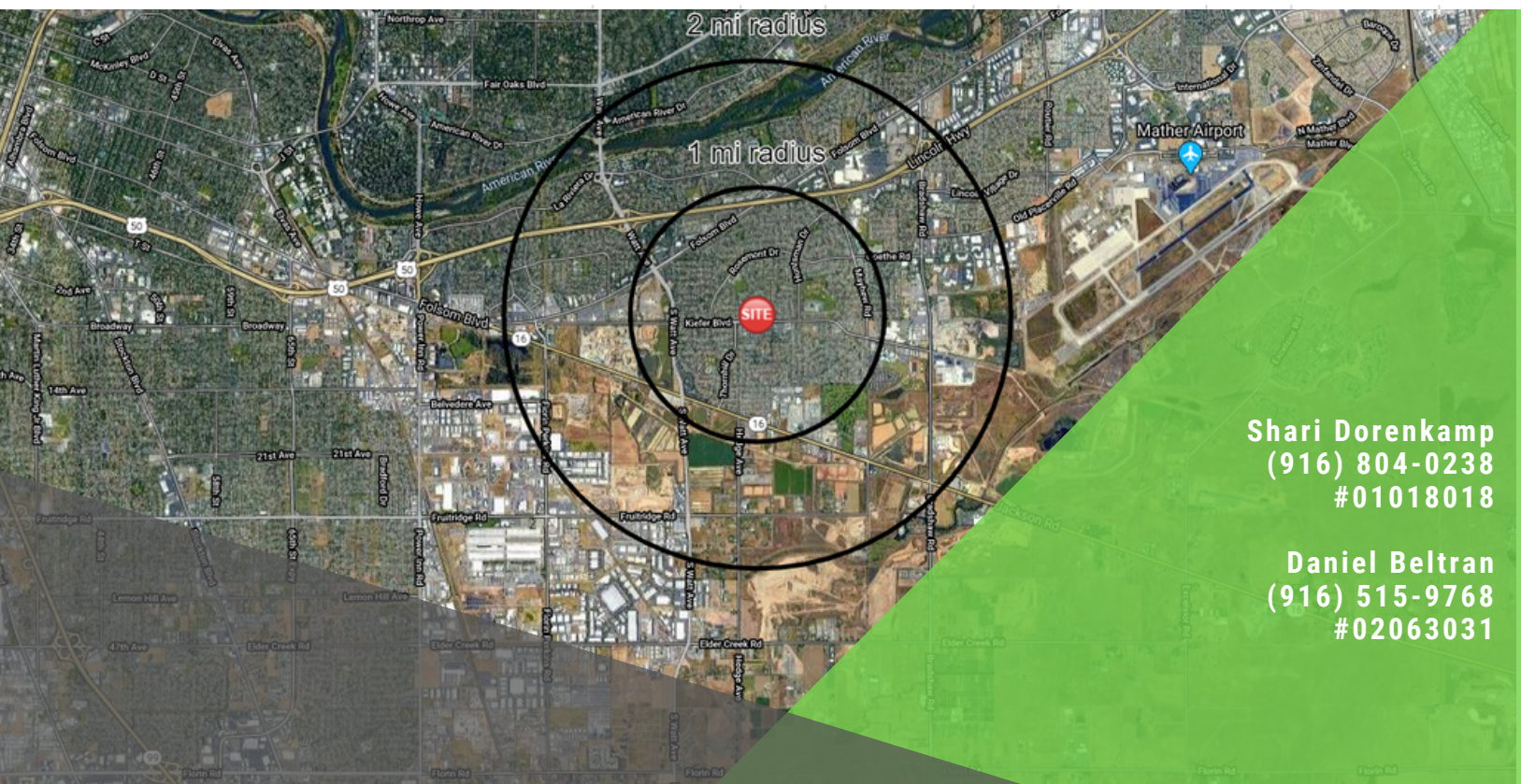
## Average Household Income

Estimated Average Household Income (2020)	\$87,476	\$91,134	\$88,008
Projected Average Household Income (2025)	\$100,352	\$106,004	\$101,403

## Per Capita Income

Estimated Per Capita Income (2020)	\$32,598	\$35,783	\$34,773
Projected Per Capita Income (2025)	\$36,946	\$41,076	\$39,550

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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