

**5400 DATE AVENUE  
SACRAMENTO, CA**

**FOR LEASE  
6,324 SF RETAIL SUITE**

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

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

**FEATURES:**

- 817 feet of freeway frontage with an average of 217,000 cars per day
- Easy access to I-80 via Madison Avenue
- Location in close proximity to American River College
- Abundant parking
- Large pylon sign with excellent visibility on I-80 near Madison Avenue available

**PROPERTY DETAILS:**

Landmark property with great I-80 freeway visibility. Co-tenants include CycleGear, Sacramento Exercise Equipment, Goodwill, 5.11 Tactical, Sky Zone Trampoline Park and White Lotus Banquet Hall.



**LEASE RATES:**

Suite D\* 6,324 SF \$11,952.00, NNN (\$1.89 PSF)

NNN costs are approximately \$0.19 PSF.

\*Available with 30 days' notice.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	26,969	159,356	372,323
2023 Average HH Income:	\$60,158	\$77,003	\$83,539
Traffic Count Madison Ave @ Date Ave:		51,745	

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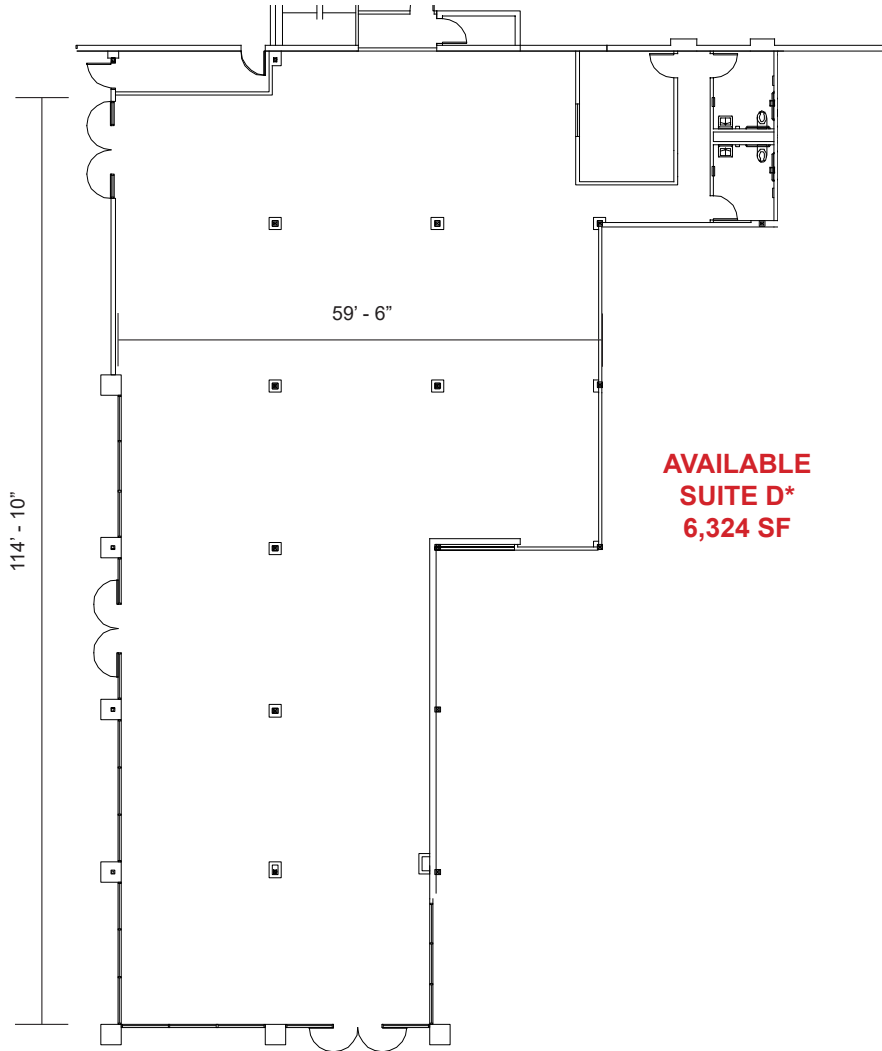
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FLOOR PLAN



AVAILABLE  
SUITE D\*  
6,324 SF



Visibility from I-80

\*Available with 30 days' notice.

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SITE PLAN



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