

2214 EL CAMINO AVE
SACRAMENTO CA
FOR SALE OR LEASE
22,207 SF ANCHOR RETAIL SPACE

ETHAN CONRAD
PROPERTIES INC.



NOW COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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www.ethanconradprop.com

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FEATURES:

- Prime Anchor / Jr Anchor space
- Able to be divided down to 12,000 SF
- 1,940 SF mezzanine included at no cost
- Signalized corner and good traffic counts
- Dense infill location with strong demographics
- Prominent, large pylon signage
- Co-tenancy with 99 Cent Only
- Approximately 141' (frontage) x 154' (depth)



PROPERTY DETAILS:

Situated at the signalized corner of two main arterials in Sacramento with close proximity to Business Hwy 80 and the Arden Fair Mall. The property draws from a wide demographic and surrounded many national and regional retailers. Close proximity to Arden Fair Mall, Howe Bout Arden, Cal Expo and Country Club Mall.

LEASE RATES:

22,207 SF: \$19,542.00 (\$0.88 PSF, NNN)
Demised: \$1.09 - \$1.19 PSF, NNN

NNN costs are approximately \$0.22 PSF

PURCHASE PRICE:

\$2,332,000.00 (\$105.00 PSF)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Est Population:	22,556	137,621	354,284
2018 Avg. HH Income:	\$47,929	\$69,573	\$81,119
Daily Traffic Count:	El Camino Ave 26,084 Howe Ave 16,000		

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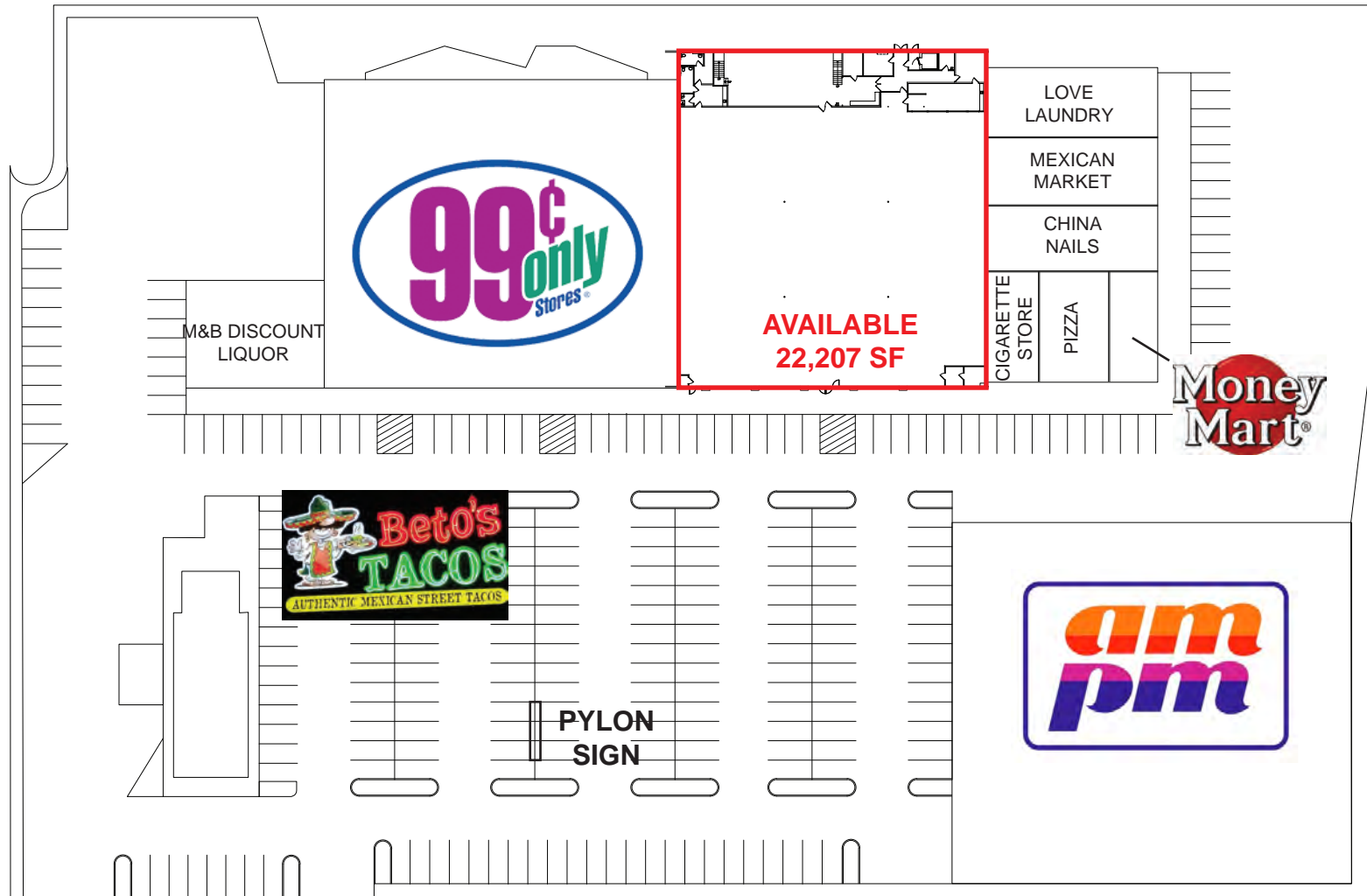
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SITE PLAN



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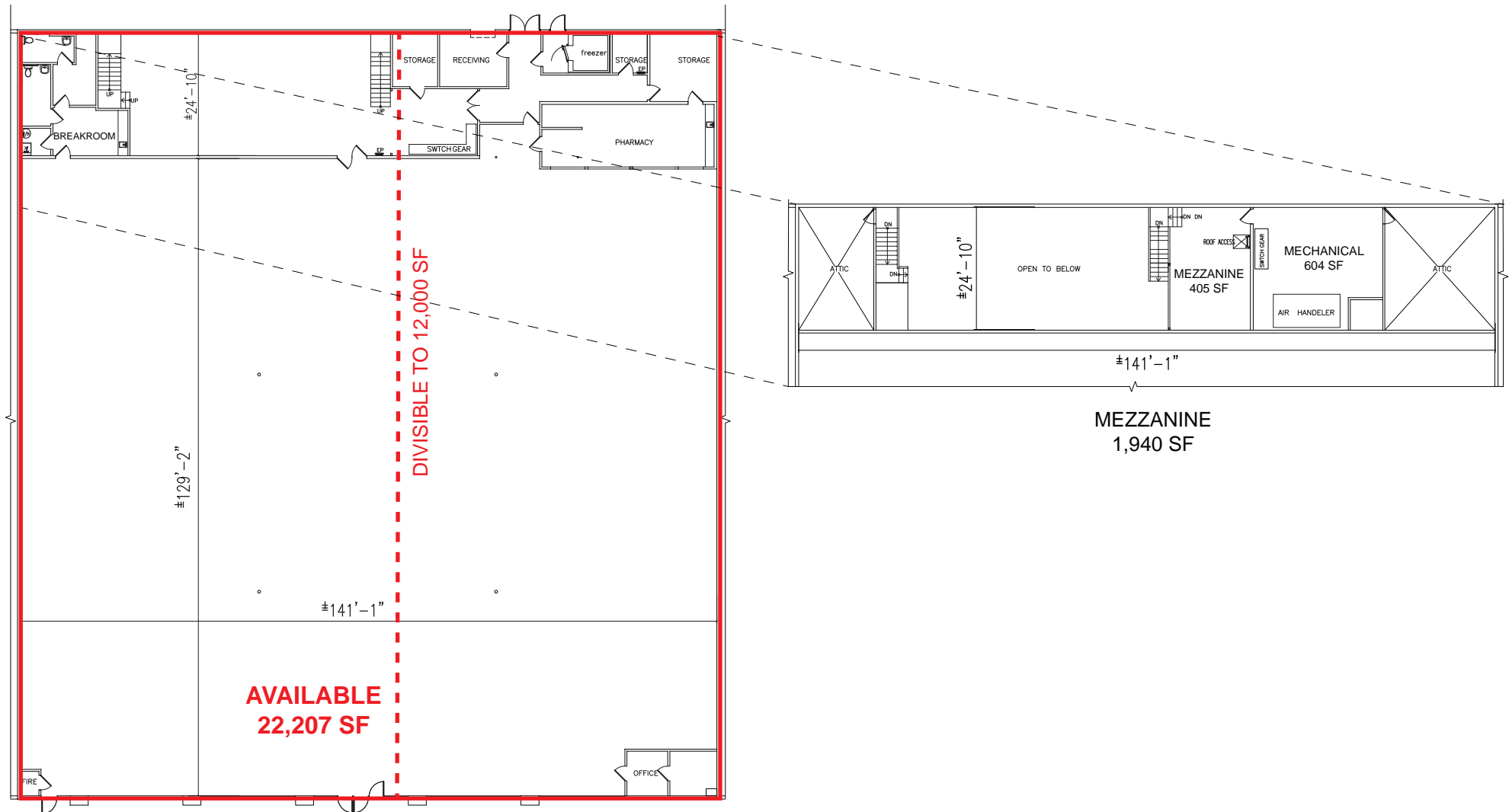
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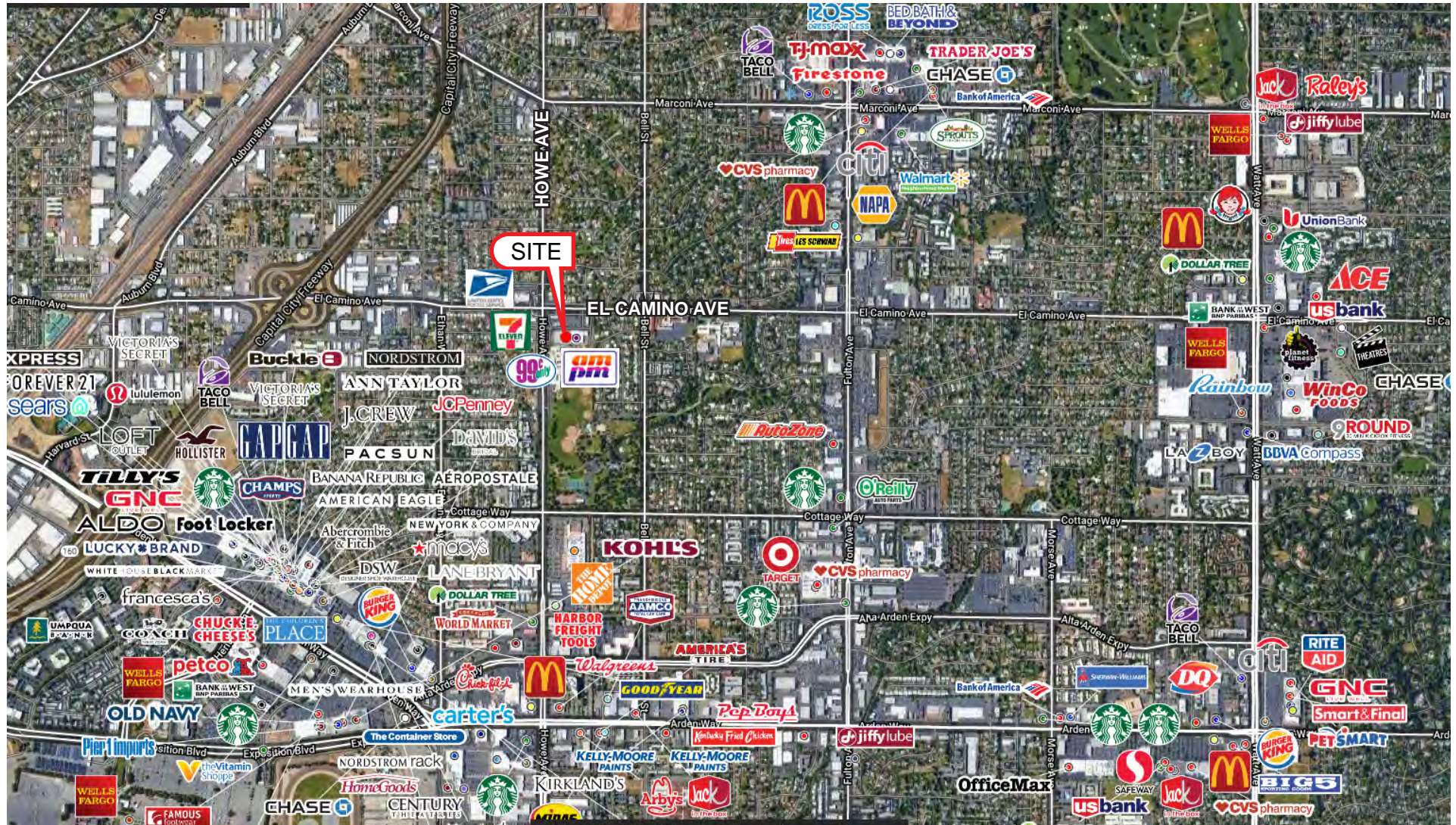
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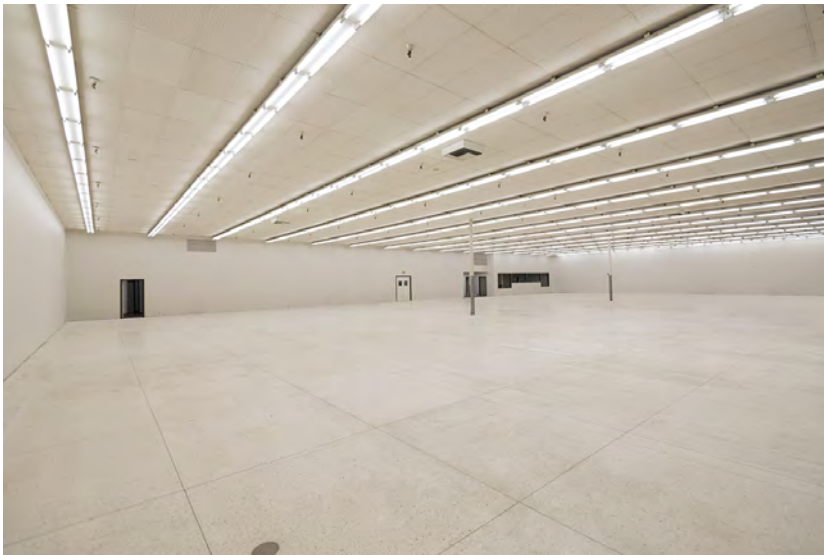
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