

PACIFIC MARKETPLACE
7837 STOCKTON BLVD
SACRAMENTO, CA
FOR LEASE
1,200 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- High exposure location on Stockton Blvd and Elsie Ave with excellent visibility from on-going daytime traffic
- The intersection captures this dense neighborhood as well as the commuting traffic of Hwy 99
- Stockton Blvd is a major retail thoroughfare with abundant retail and service tenants
- Dense residential demographics

PROPERTY DETAILS:

Pacific Marketplace is a busy center that has multiple restaurants. The restaurants include Thai Mango Restaurant and Crab City.

It is located just to the north of Costco and Grocery Outlet adjacent to Chevron.



LEASE RATE:

Suite 600 1,200 SF \$2,268.00 (\$1.89 PSF, NNN)

NNN costs are approximately \$0.56 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	23,745	182,333	376,198
2023 Average HH Income:	\$65,534	\$75,740	\$82,115
Traffic Count @ Stockton Blvd:	117,147		

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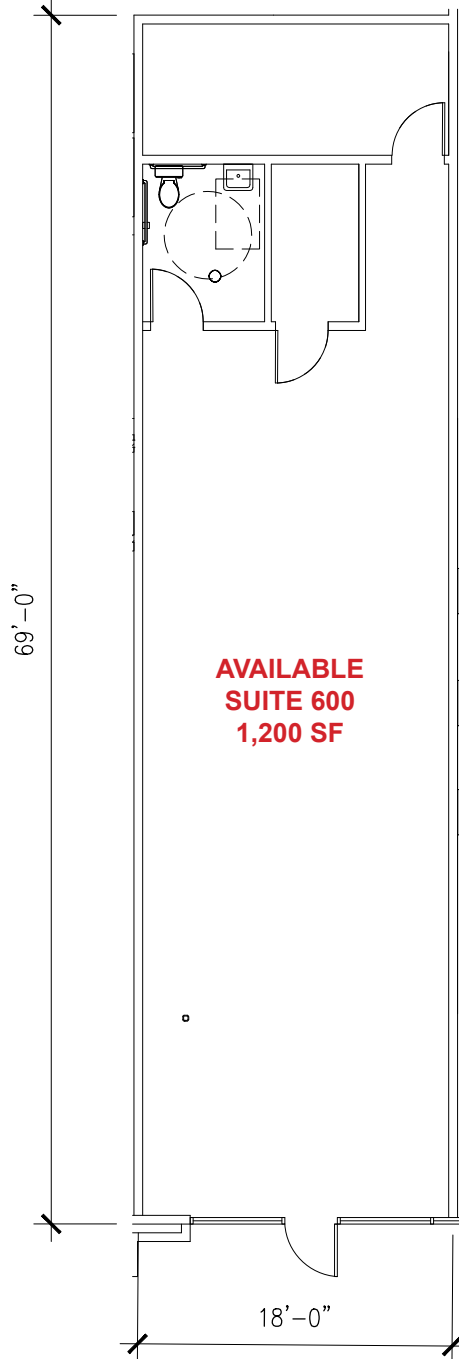
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FLOOR PLAN

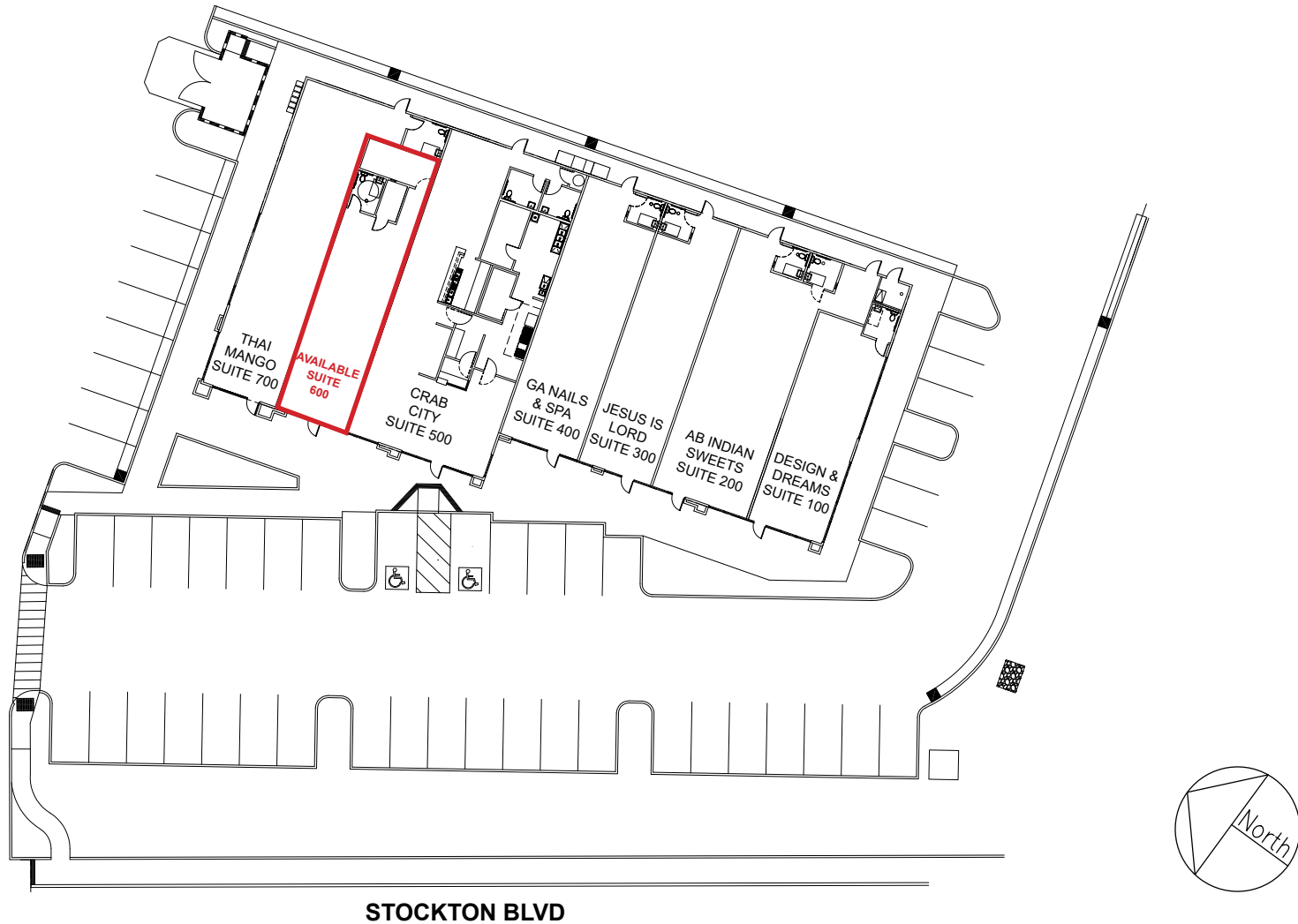


Suite	SF	Lease Rate	Monthly Rent
600	1,200	\$1.89 PSF, NNN	\$2,268.00
NNN costs are approximately \$0.56 PSF.			

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SITE PLAN

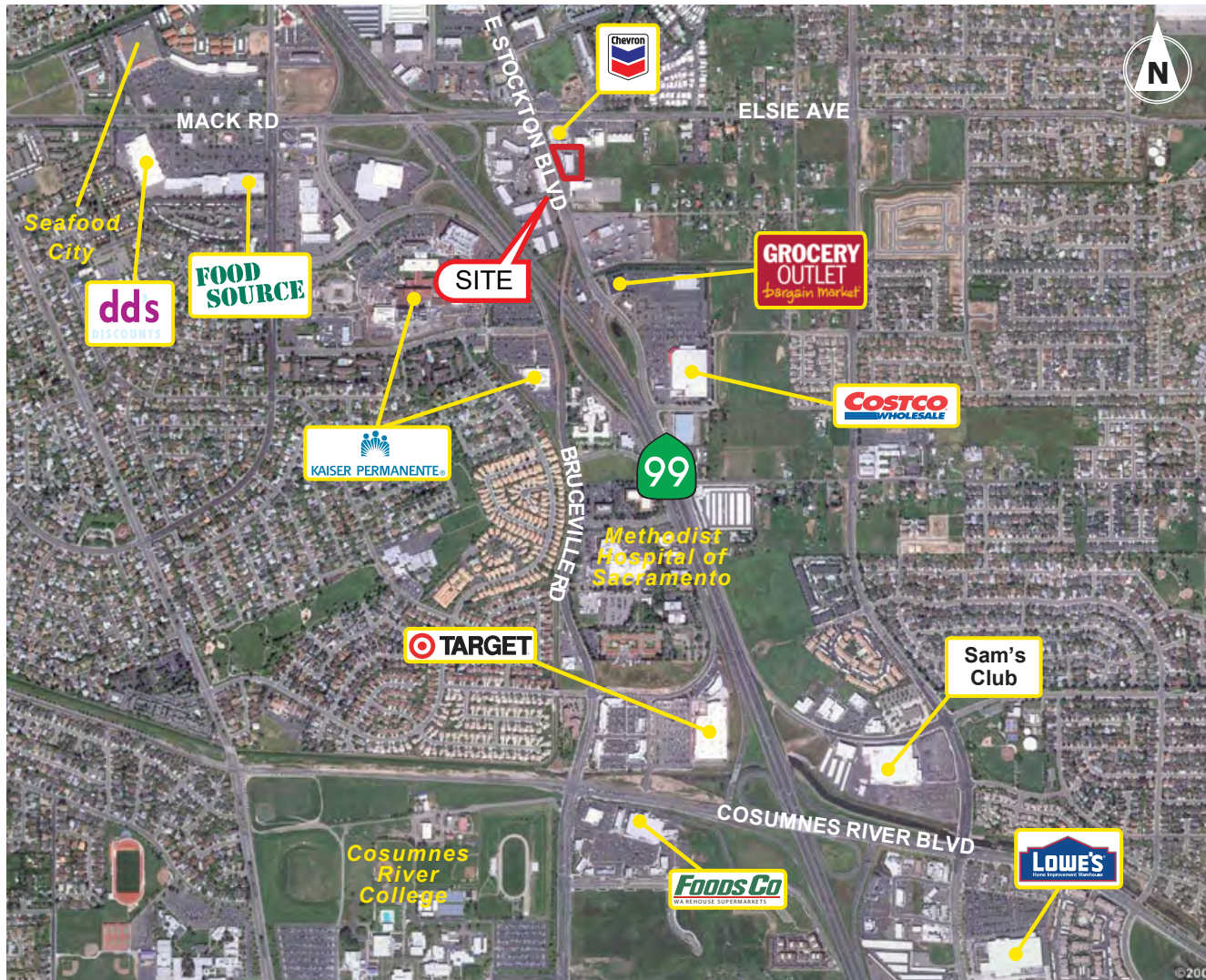


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