

2100 - 2110 DEL PASO BLVD

SACRAMENTO, CA

6,195 SF FOR SALE

FOR LEASE

2,245 SF RETAIL SUITE

ETHAN CONRAD

PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- Excellent visibility on the corner of Del Paso Blvd and Dixieanne Ave
- Building is in great condition now that the remodel has been completed
- Four tenant retail building with onsite parking
- Zoning: C-2 SPA
- Inline space with high visibility from Del Paso Blvd



PROPERTY DETAILS:

This retail building is located in the Uptown Arts & Entertainment District. Close proximity to Light Rail. Recently completed \$4.7 million in streetscape improvements.

LEASE RATES:

Suite A:		
Ground Floor	996 SF	\$1,783.00 (\$1.79 PSF, MG)
Lower Level	1,249 SF	\$ 862.00 (\$0.69 PSF, MG)
Total	2,245 SF	\$2,650.00

NNN costs are approximately \$0.48 PSF.

PURCHASE PRICE:

\$923,055.00 (\$149.00 PSF)

DEMOGRAPHICS:

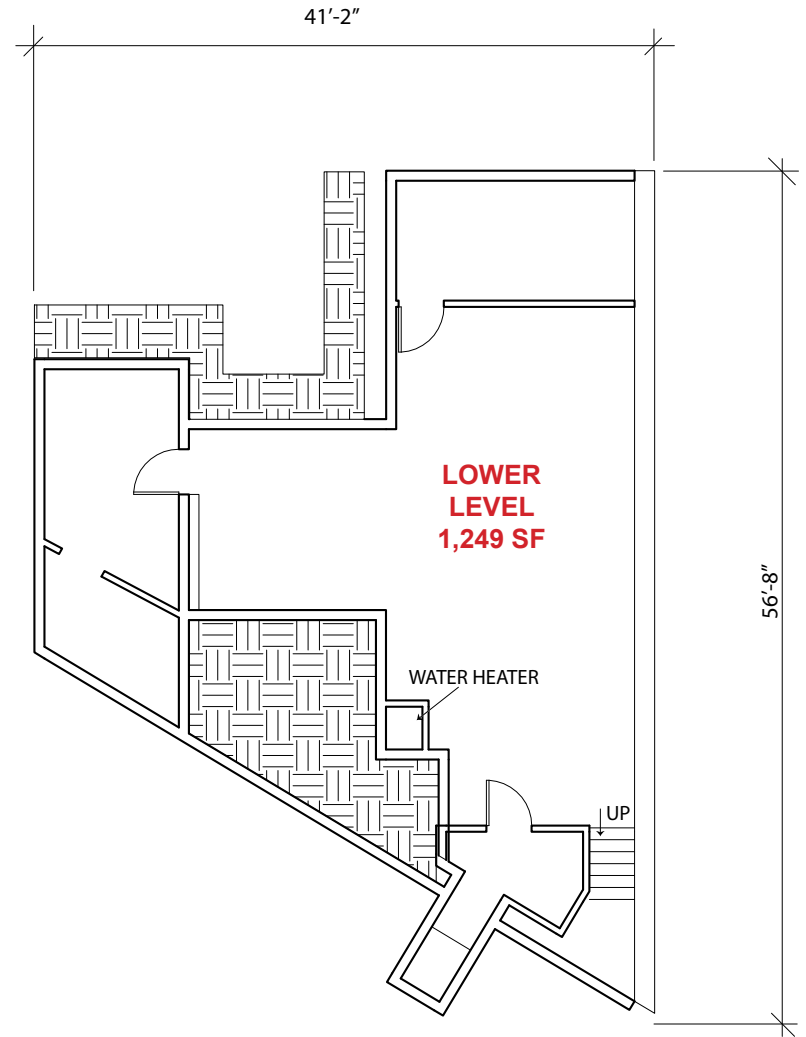
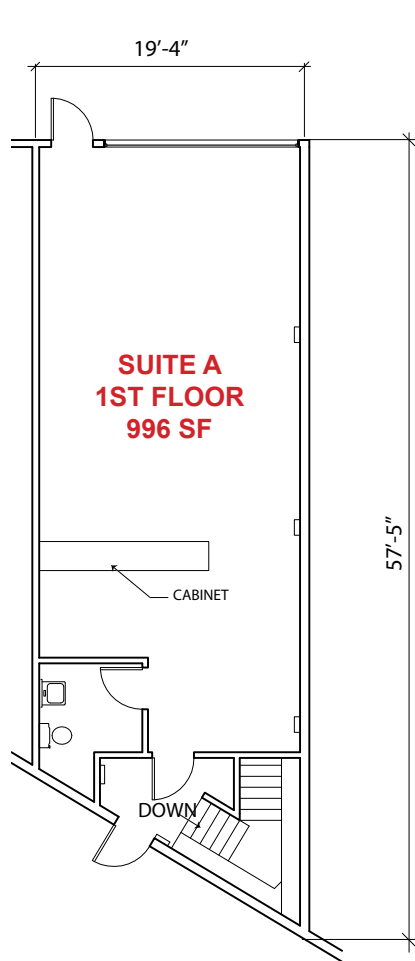
	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	17,067	155,423	372,254
2022 Average HH Income:	\$51,302	\$75,382	\$86,859
2022 Traffic Count:	Del Paso Blvd 11,425	Arden Way 44,994	

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FLOOR PLAN



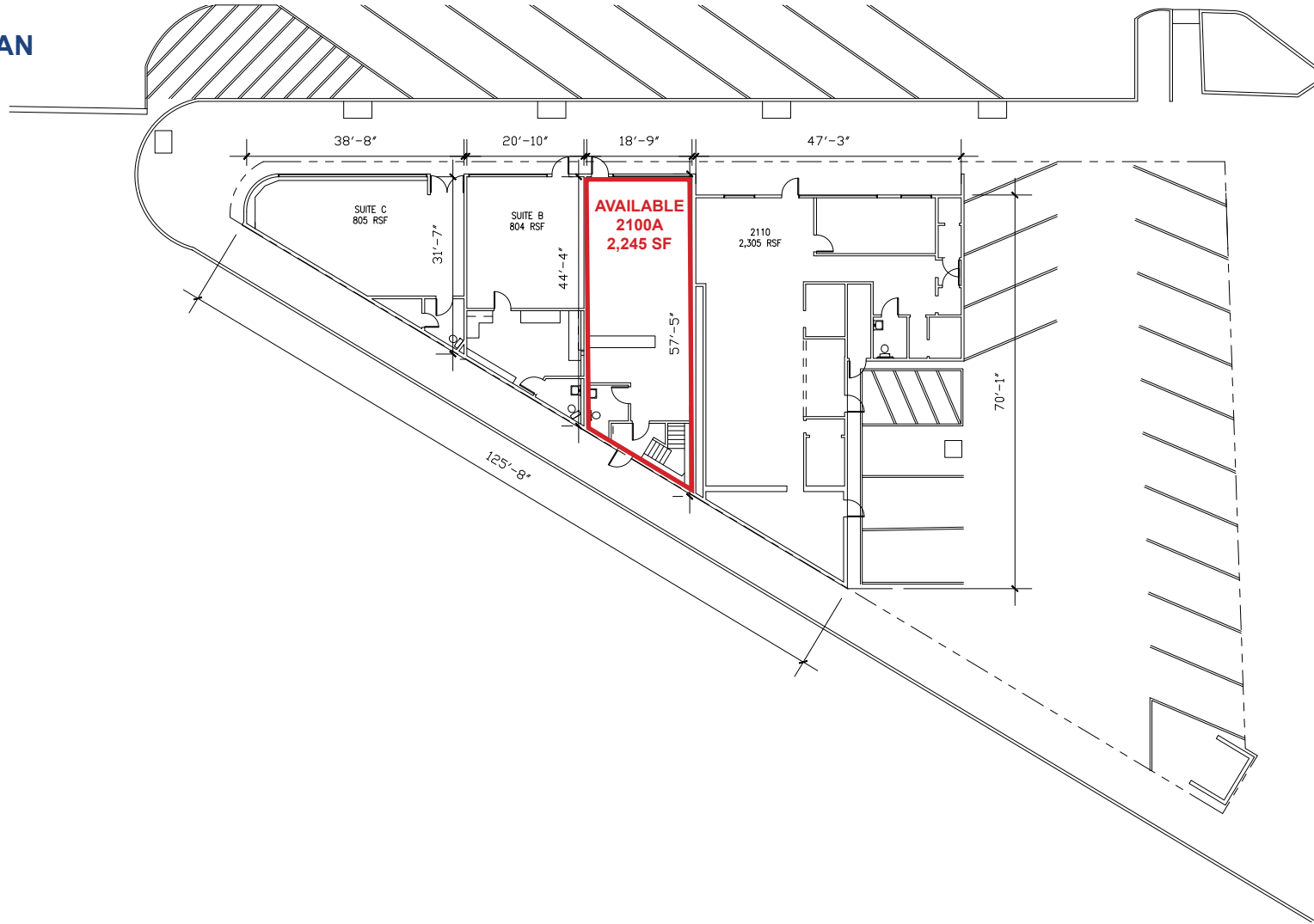
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SITE PLAN



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