

**4571 GATEWAY OAKS
SACRAMENTO, CA**

1,739 SF TURN-KEY DRY CLEANER AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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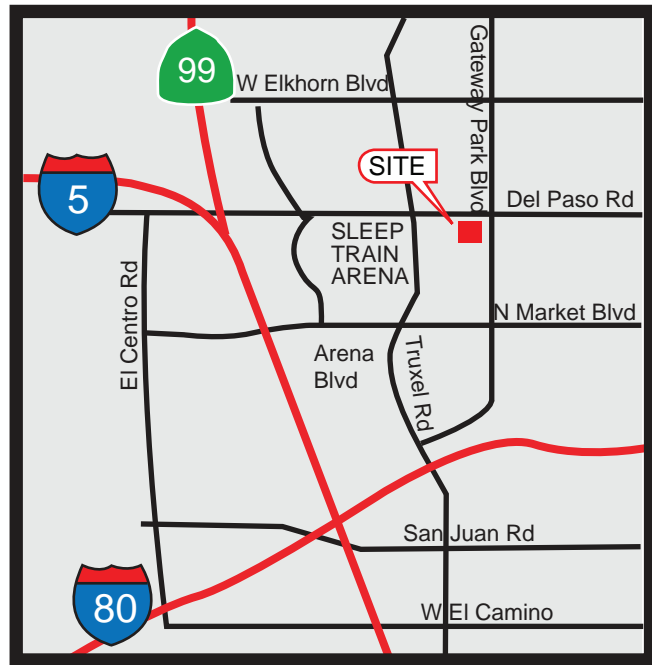
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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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FEATURES:

- Suite 4 is a 1,739 SF turn-key dry cleaning space with FF&E.
- Prominent exposure on Del Paso Rd and Gateway Park Blvd.
- Elements Health Club anchor patrons +/- 1,000/Day.



PROPERTY DETAILS:

This building is located in the bustling retail market of Natomas. Anchored by Elements Health Club and Pete’s Restaurant & Brewhouse.

Co-tenants include Edward Jones, Fil-AM Restaurant, Benaares Fine Indian Cuisine, Natomas Veterinary Hospital and Future Thinkers Preschool.

LEASE RATE:

Suite 4* 1,739 SF \$4,504.00 (\$2.59 PSF, NNN)

NNN costs are \$0.45 PSF.

*Available with 30 days notice. (Do not disturb tenant, still an operating business)

DEMOGRAPHICS:

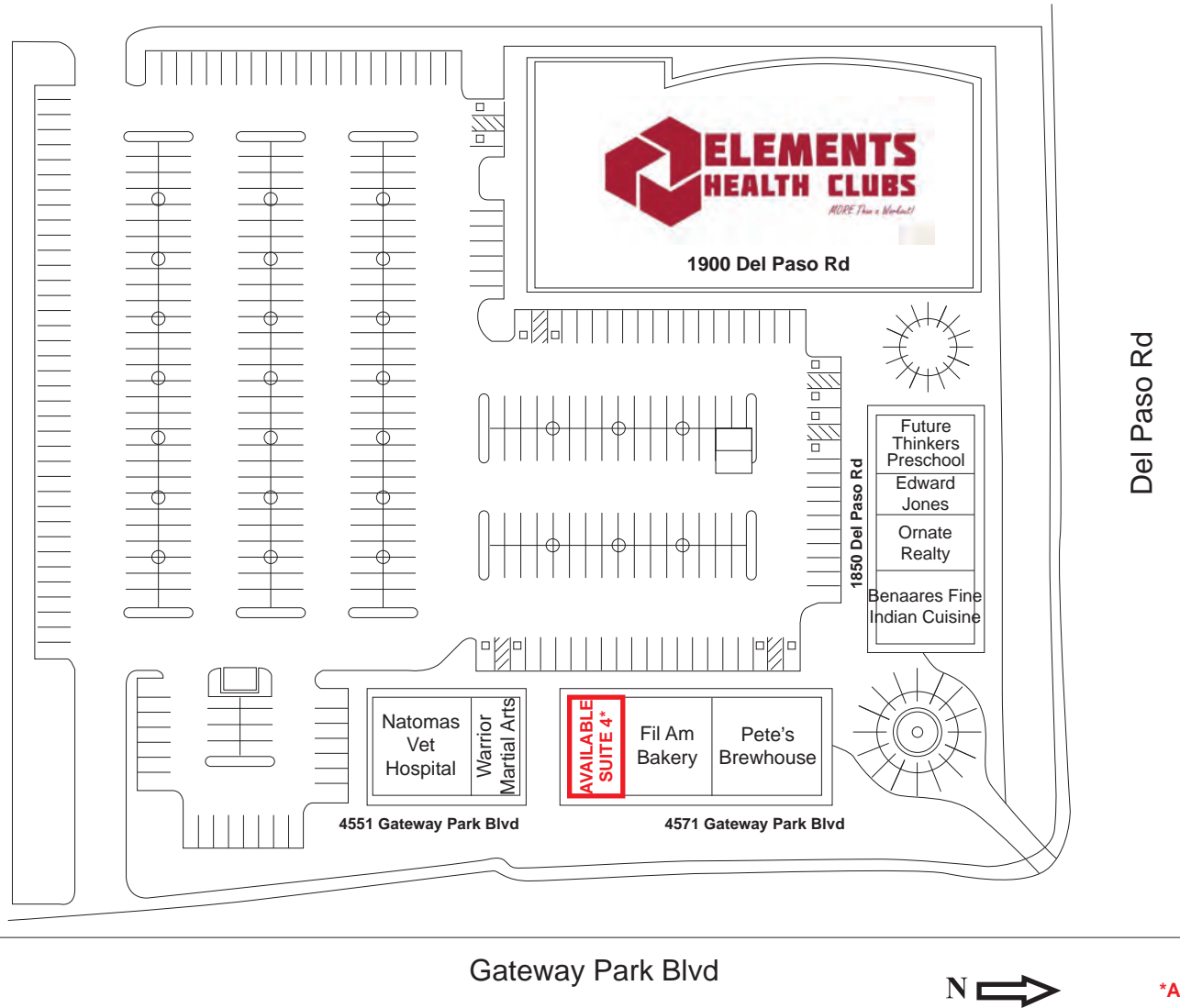
	1 Mile	3 Mile	5 Mile
2022 Population (Est):	11,051	101,256	186,215
2022 Avg. HH Income:	\$103,698	\$99,671	\$87,092
Average Daily Traffic:	Del Paso Rd & Gateway Park 55,699		

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SITE PLAN

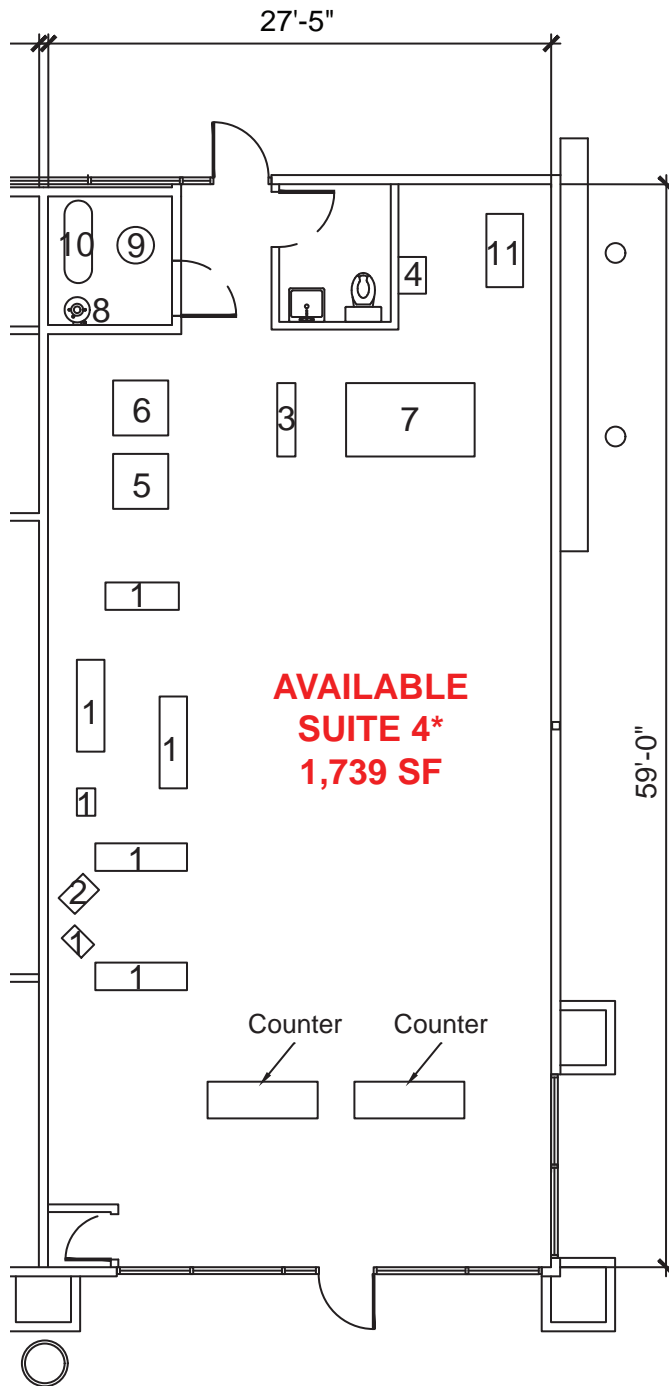


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FLOOR PLAN



FF&E			
Attached		Non-Attached	
Item Name	Item Number	Item Name	Item Number
Washer	5	Press	1
Dryer	6	Blower	2
Dry Cleaner	7	Spot Cleaner	3
Water Heater	8	Refrigerator	4
Boiler	9		
Dry Vac	10		
Air Compressor	11		

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