

**3405 EL CAMINO AVE**  
**SACRAMENTO, CA**  
FOR LEASE  
5,763 SF RETAIL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



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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](http://www.ethanconradprop.com)

**FEATURES:**

- Well-located, attractive retail property
- Located in the most robust retail trade area in Sacramento
- Excellent signage on the corner of El Camino Ave and Yorktown Ave
- One block from Watt Ave between I-80 and Hwy 50
- Densely populated area with strong daytime traffic

**PROPERTY DETAILS:**

Located directly across the street from the remodeled Country Club Plaza near the intersection of El Camino Ave and Watt Ave.

Retailers at the intersection include Costco, WinCo, Planet Fitness, McDonald’s, That’s Cheap, WingStop, Chipotle, Panera Bread, and Michael’s.

**LEASE RATE:**

Suite 3\*      5,763 SF      \$5,071.00 (\$0.88 PSF, NNN)

NNN costs are approximately \$0.37 PSF. \*Available with 30 days’ notice.



**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Total Population (est):	17,197	42,852	381,340
2024 Average HH Income:	\$94,744	\$106,319	\$103,081
Traffic Count	El Camino: 23,000	Watt Ave: 45,000	

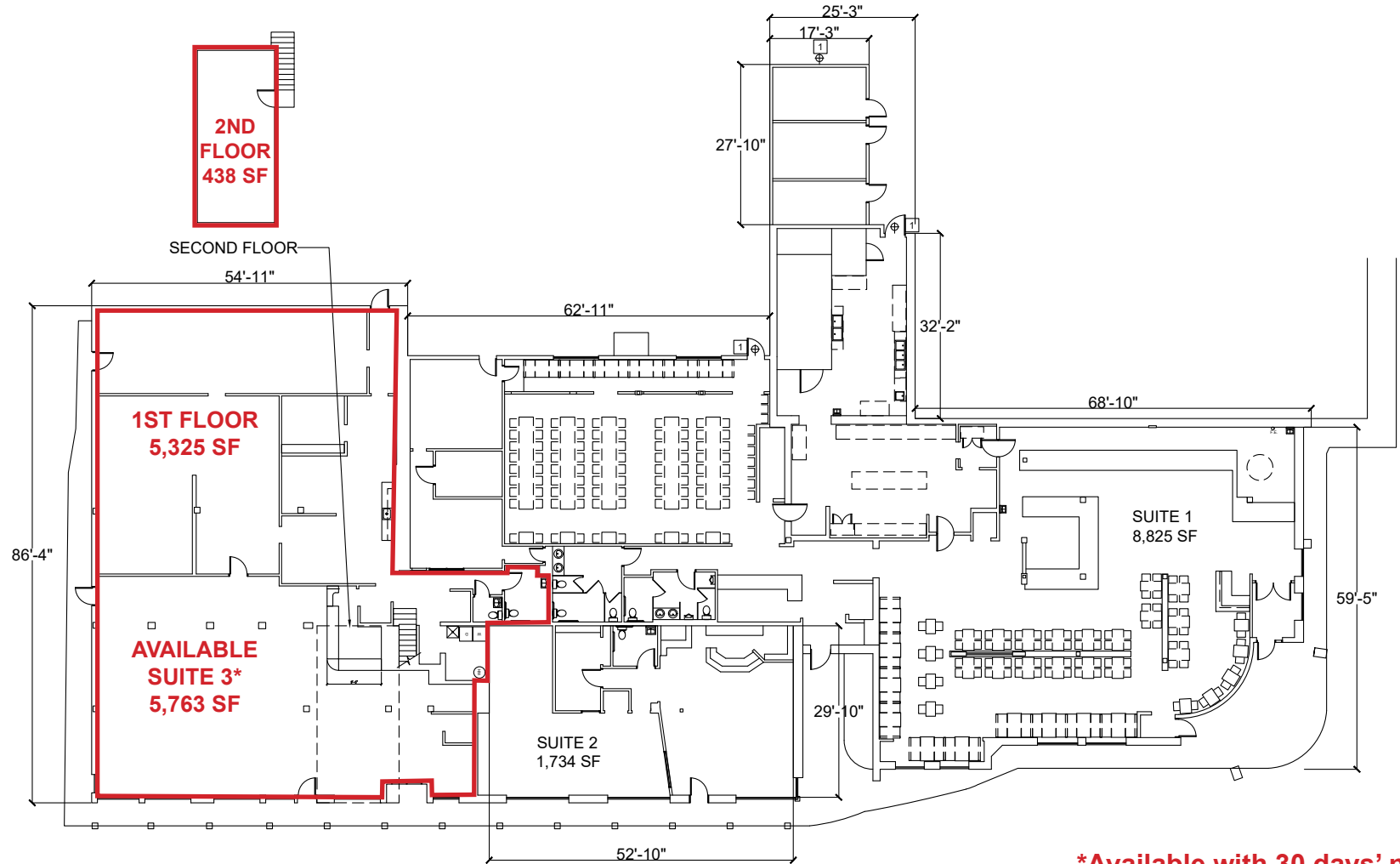
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FLOOR PLAN



**\*Available with 30 days' notice.**

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