

BRADVILLE SQUARE
3601-3659 BRADSHAW RD
SACRAMENTO, CA
FOR LEASE
1,031 SF - 2,795 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



**planet
fitness**

**NOW
OPEN!**

**GROCERY
OUTLET**
bargain market

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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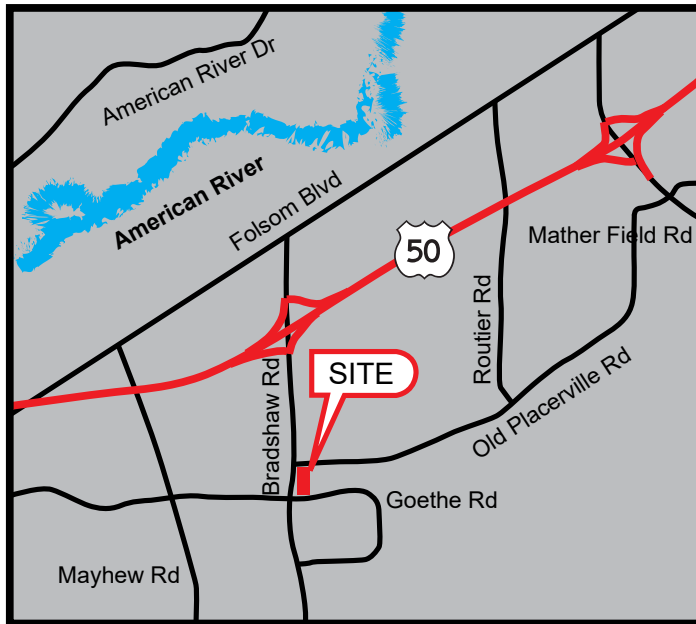
VIEW VIRTUAL TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Prominent exposure on busy Bradshaw Rd
- Easy access to Hwy 50
- Dense residential population
- Abundant parking
- Monument signage available
- Close proximity to Mather Airport

**PROPERTY DETAILS:**

Bradville Square is a well positioned daily needs shopping center in a dense and under-served part of Sacramento. The area borders the Rancho Cordova community and captures Hwy 50 office daytime population.

Center is anchored by Grocery Outlet and Dollar Tree with many national tenants in and around the property. Planet Fitness is now open!

LEASE RATES:

\$1.69 - \$2.39 PSF, NNN

NNN costs are approximately \$0.45 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	12,505	86,804	219,477
2023 Average HH Income:	\$89,568	\$99,568	\$92,753
2023 Traffic Count @ Bradshaw Rd & Old Placerville Rd:	40,978		

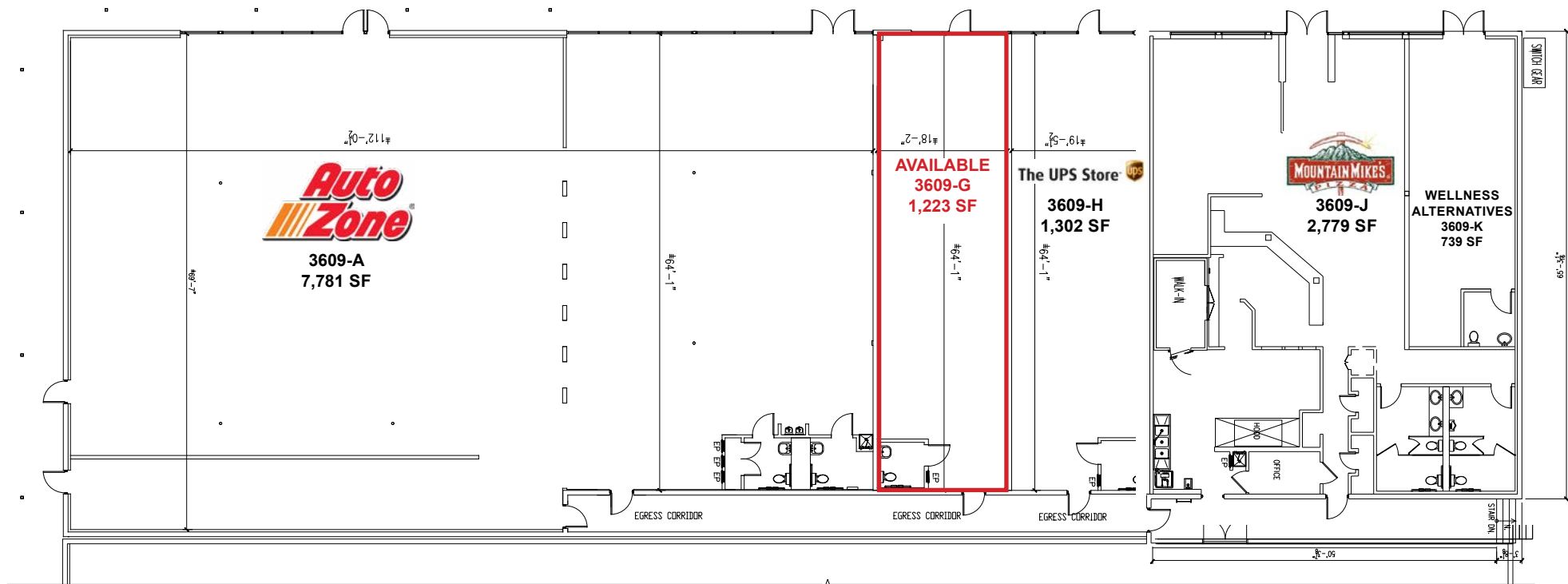
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
3609-G	1,223	\$1.59 PSF	\$1,945.00
NNN costs are approximately \$0.45 PSF.			

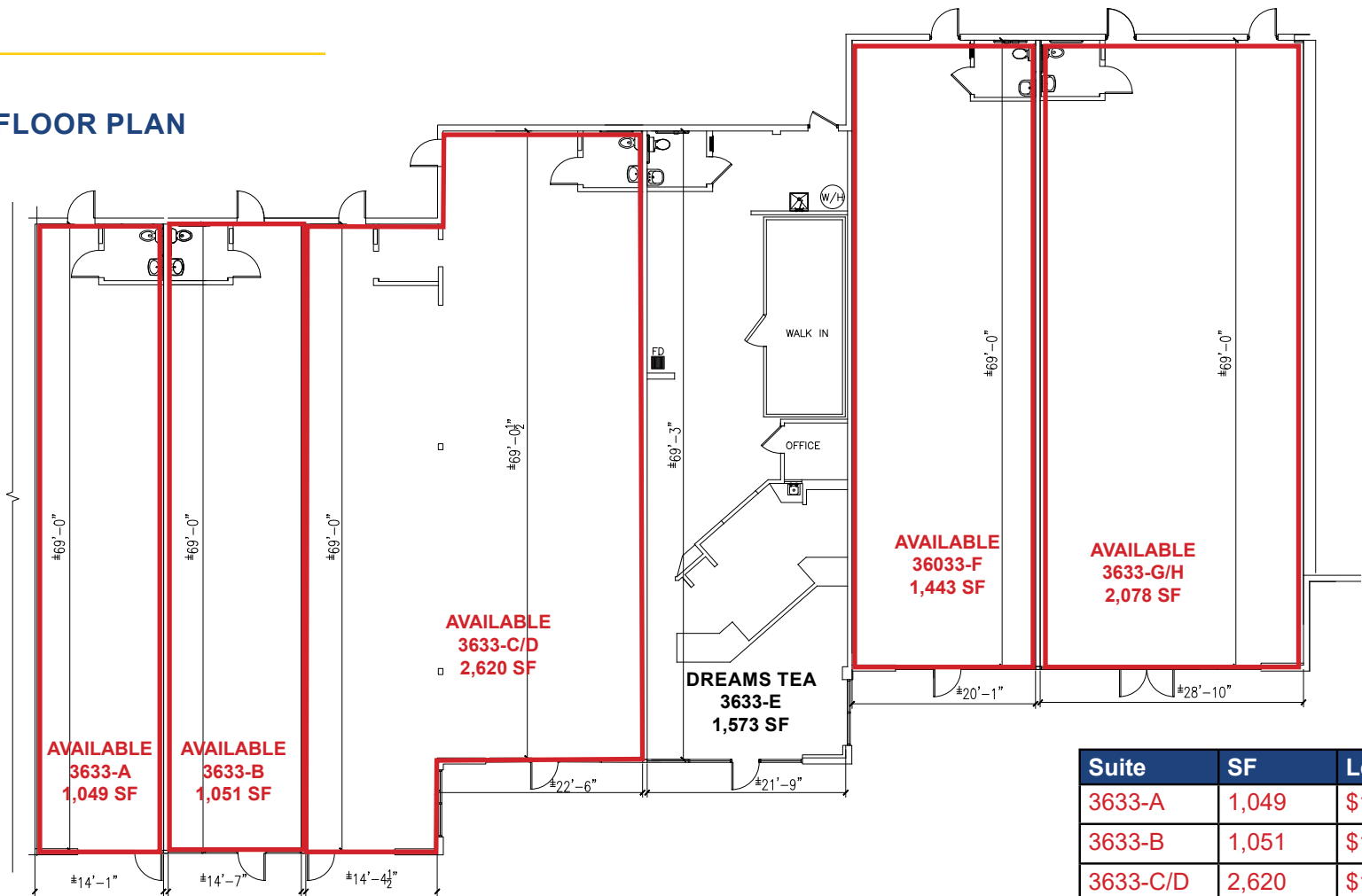
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FLOOR PLAN



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Suite	SF	Lease Rate	Monthly Rent
3633-A	1,049	\$1.79 PSF	\$1,878.00
3633-B	1,051	\$1.79 PSF	\$1,881.00
3633-C/D	2,620	\$1.69 PSF	\$4,428.00
3633-F	1,443	\$1.79 PSF	\$2,583.00
3633-G/H	2,078	\$1.69 PSF	\$3,512.00
NNN costs are approximately \$0.45 PSF.			

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Floor plan of a Subway restaurant layout. The plan shows a large central area (47'-11" wide) and a smaller area (19'-10 1/2" wide) to the left. The overall dimensions are 57'-0 5/8" by 48'-3". The layout includes a service counter, seating area, and kitchen. The Subway logo is visible in the bottom left corner. The text "AVAILABLE 3635-B 2,795 SF" is displayed in red in the bottom right corner.

57'-0 ⁵/₈"

48'-3"

5'-4"

5'-4"

6'-8"

5'-4 ⁵/₈"

5'-4 ⁵/₈"

5'-4 ⁵/₈"

21'-4"

55'-3"

19'-10 ¹/₂"

3'-0"

11'-2 ¹/₄"

7'-8"

6'-8"

5'-4"

6'-0 ¹/₃₂"

3'-0"

3'-11 ¹/₈"

5'-4"

47'-11"

55'-3"

EP

SUBWAY

**AVAILABLE
3635-B
2,795 SF**

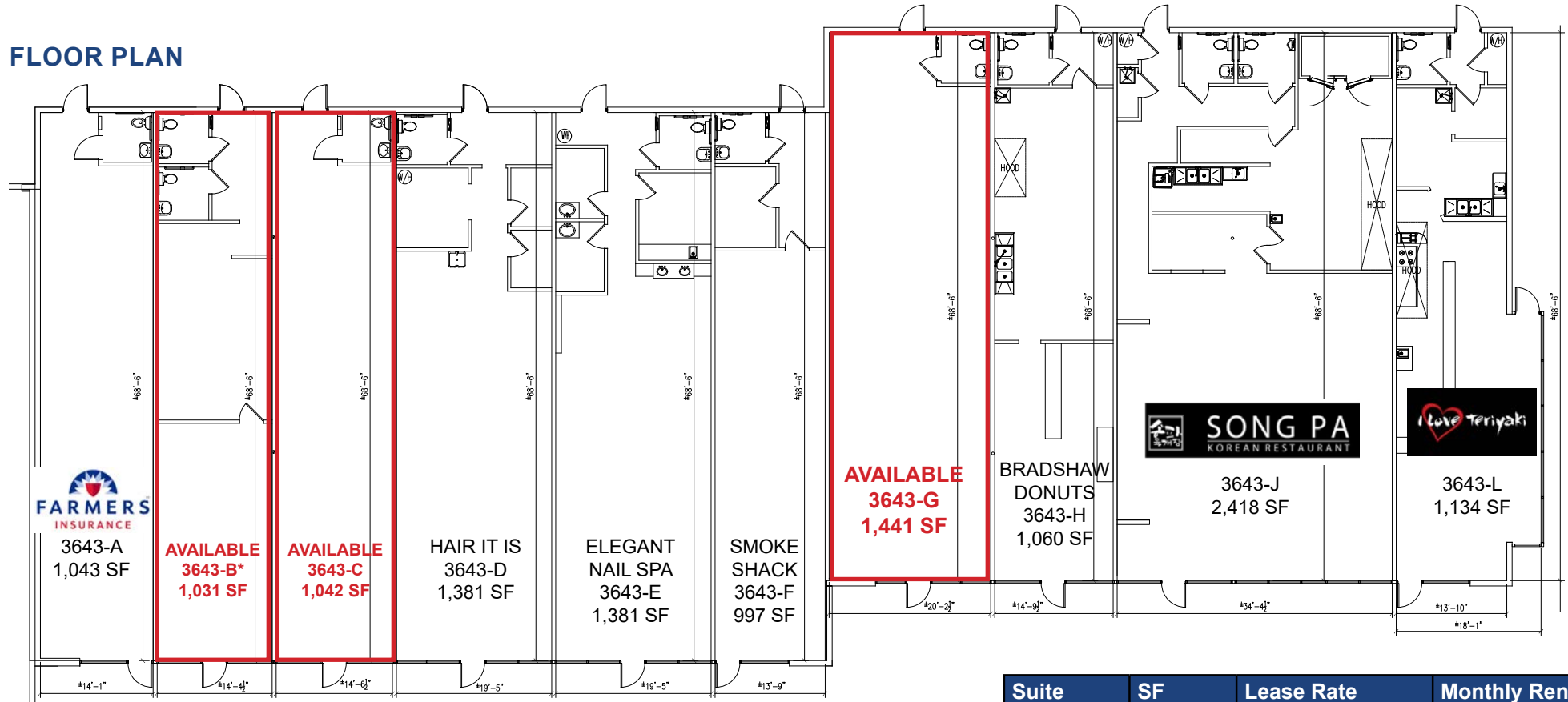
Suite	SF	Lease Rate	Monthly Rent
3635-B	2,795	\$2.39 PSF	\$6,680.00
NNN costs are approximately \$0.45 PSF.			

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
3643-B*	1,031	\$1.79 PSF	\$1,845.00
3643-C	1,042	\$1.79 PSF	\$1,865.00
3643-G	1,441	\$1.79 PSF	\$2,579.00

NNN costs are approximately \$0.45 PSF.
*Available with 30 days notice.

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SITE PLAN



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