

**BRADVILLE SQUARE**  
**3635-B BRADSHAW RD**  
**SACRAMENTO, CA**

**FOR LEASE**  
**2,795 SF MEDICAL SUITE**

**ETHAN CONRAD**  
PROPERTIES INC.

**TESLA** **LEASE**  
**SUPERCHARGER** **SIGNED!**



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**Austin Barron**  
DRE: #02082721  
abarron@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**916.779.1000**

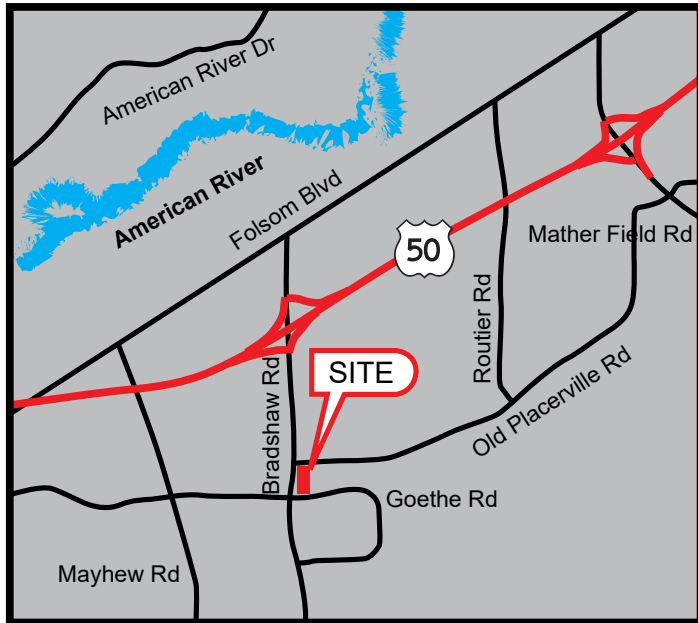
**FEATURES:**

- Former urgent care facility
- 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 RATE:**

Suite 3635-B      2,795 SF      \$6,680.00, NNN (\$2.45 PSF)

NNN costs are approximately \$0.45 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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		

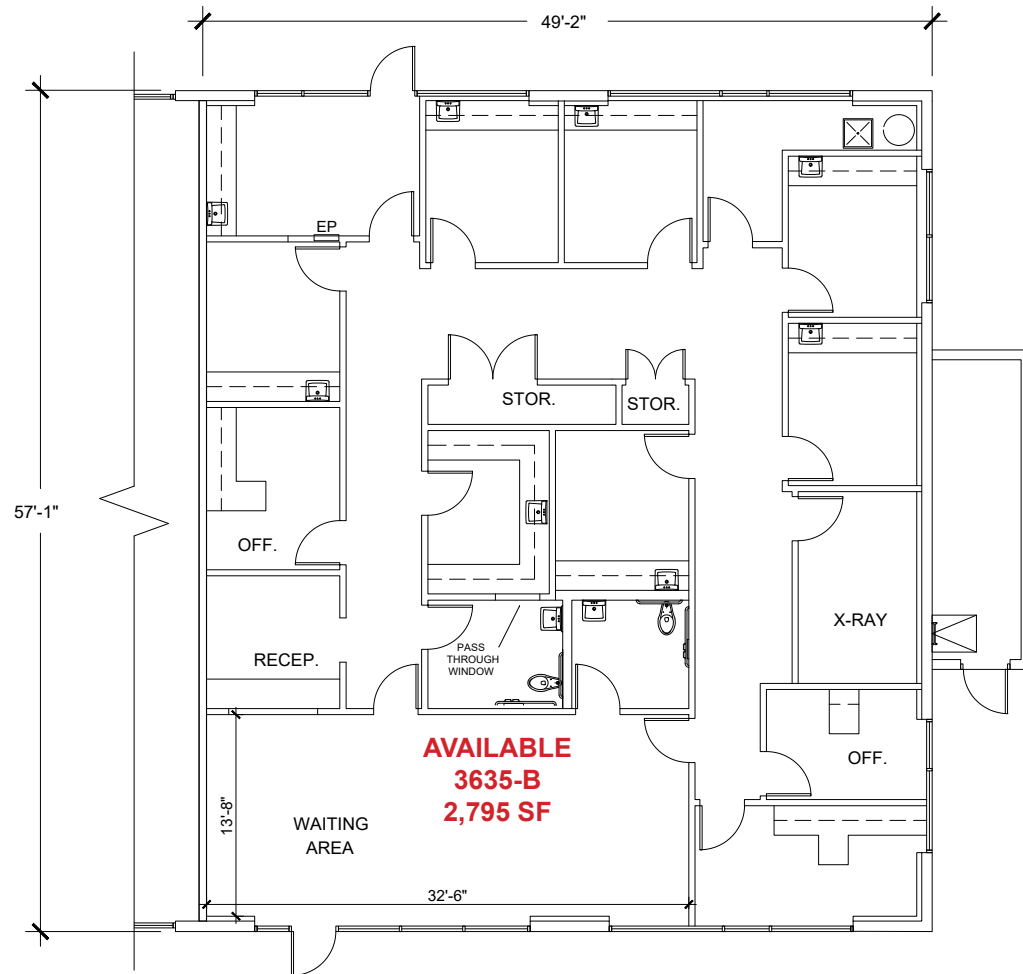
**ETHAN CONRAD PROPERTIES, INC.**

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

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
3635-B	2,795	\$2.45 PSF	\$6,848.00
NNN costs are approximately \$0.45 PSF.			

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SITE PLAN



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