

BRADVILLE SQUARE
3635-B BRADSHAW RD
SACRAMENTO, CA

FOR LEASE
2,795 SF MEDICAL SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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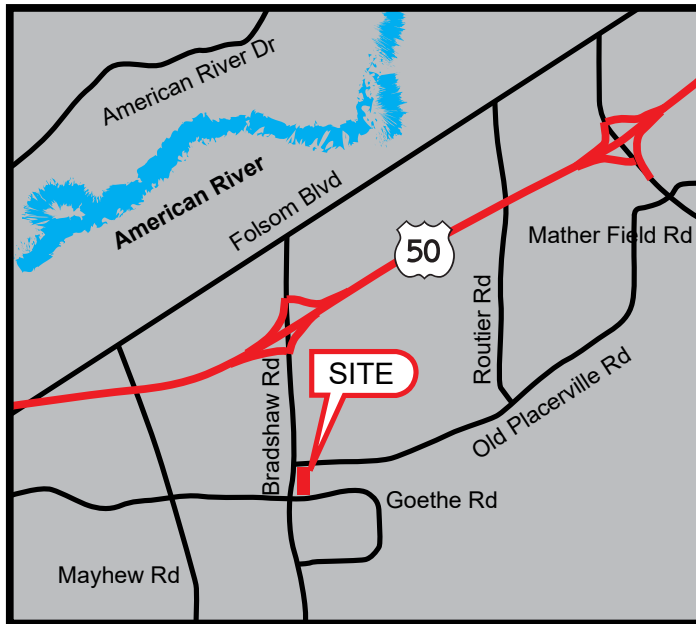
Joey Chiurazzi
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joey@ethanconradprop.com

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 (\$2.39 PSF)

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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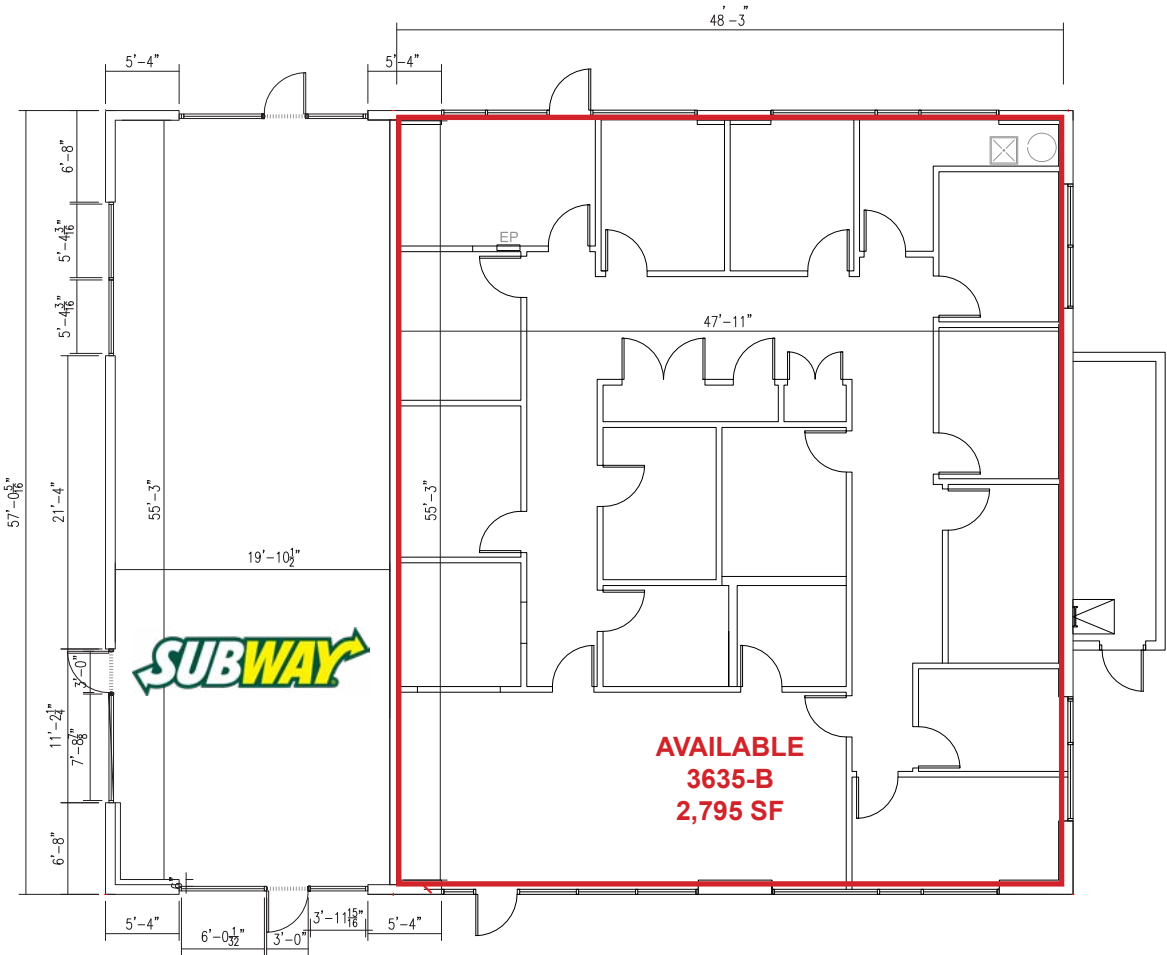
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FLOOR PLAN

VIEW VIRTUAL TOUR

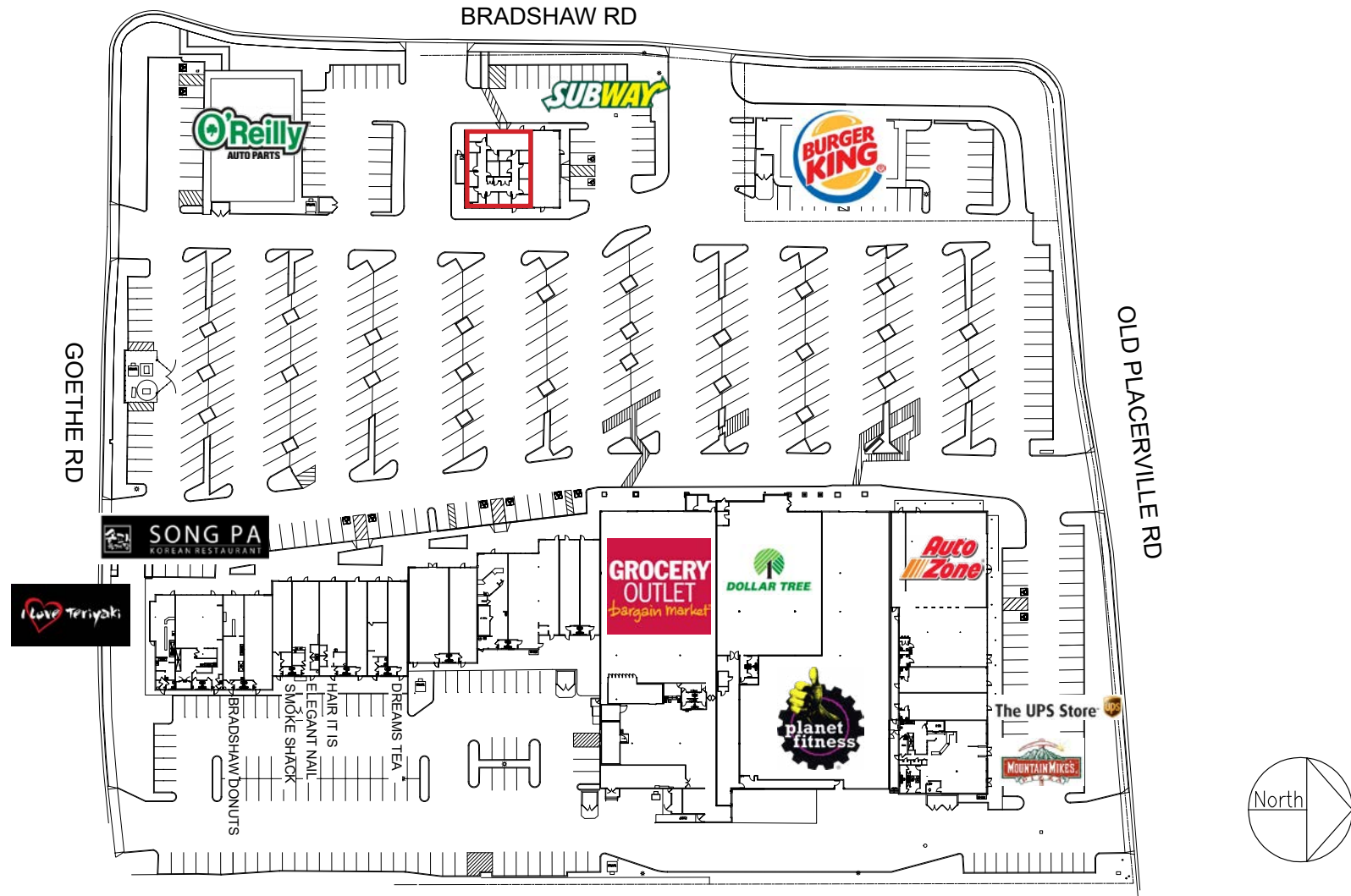
Suite	SF	Lease Rate	Monthly Rent
3635-B	2,795	\$2.39 PSF	\$6,680.00
NNN costs are approximately \$0.45 PSF.			



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SITE PLAN



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