

ELKHORN PLAZA
4319 ELKHORN BLVD
SACRAMENTO, CA
FOR LEASE
26,161 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.



NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

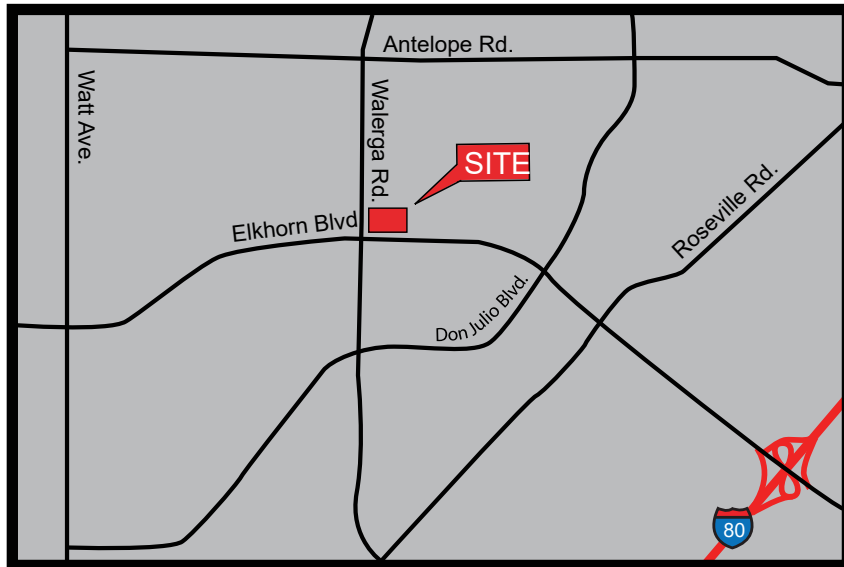
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- 36,205 SF retail building with 26,161 SF available
- Prominent exposure on Elkhorn Blvd
- At the corner of Elkhorn Blvd and Walerga Rd
- Pylon signage available
- Surrounded by dense residential population

**PROPERTY DETAILS:**

Elkhorn Plaza Center is a neighborhood retail center serving a dense residential area. The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

Total occupancy is over 95%. Good mix of tenants, including Arby's, Del Taco, MetroPCS and O'Reilly Auto Parts

LEASE RATE:

26,161 SF \$38,980.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.35 PSF.

DEMOGRAPHICS:

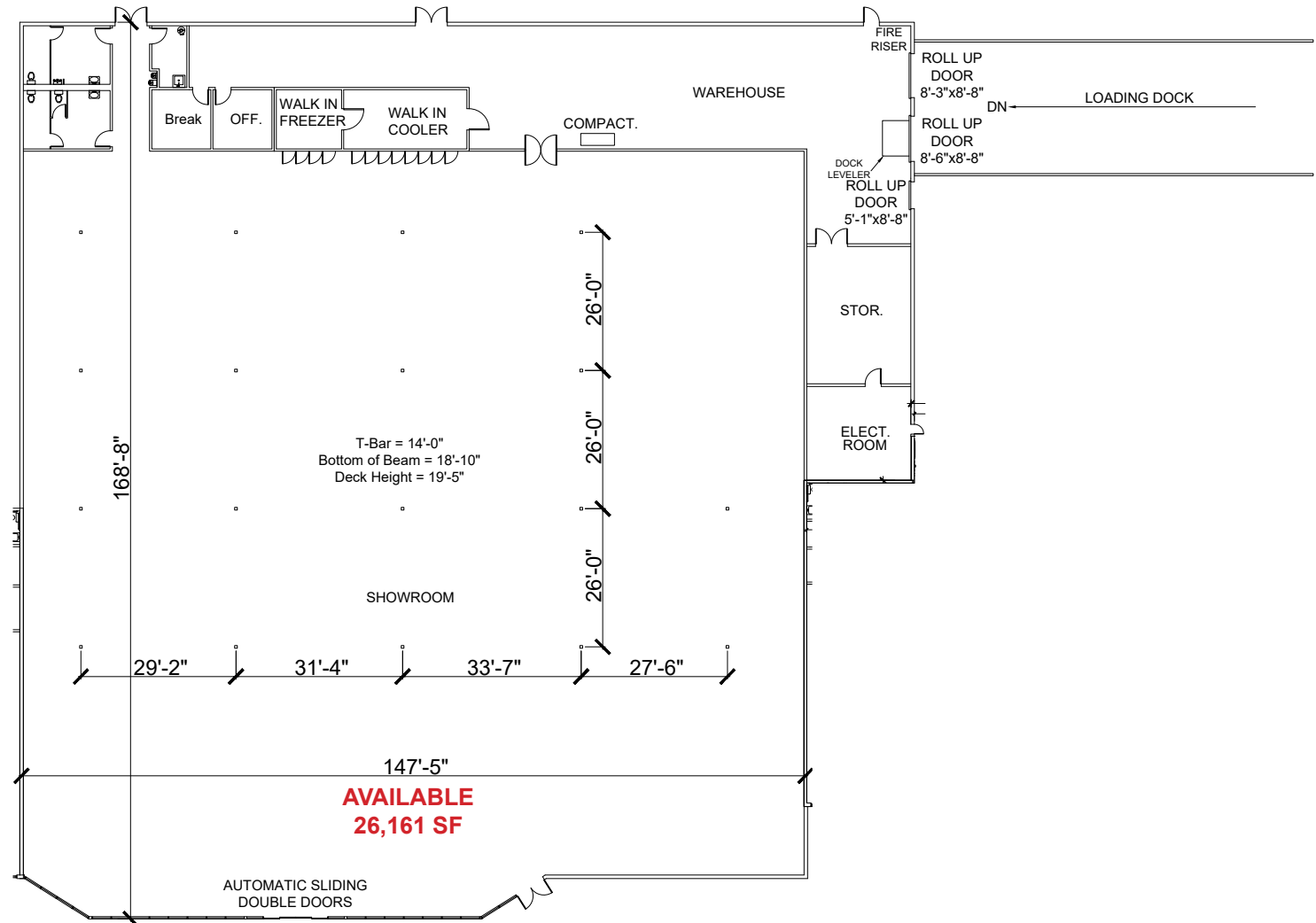
	1 Mile	3 Mile	5 Mile
2021 Total Population (est):	28,809	160,739	306,548
2021 Average HH Income:	\$77,002	\$78,103	\$85,405
Traffic Count @ Elkhorn Blvd and Walerga Rd:			83,806

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FLOOR PLAN**ETHAN CONRAD PROPERTIES, INC.**

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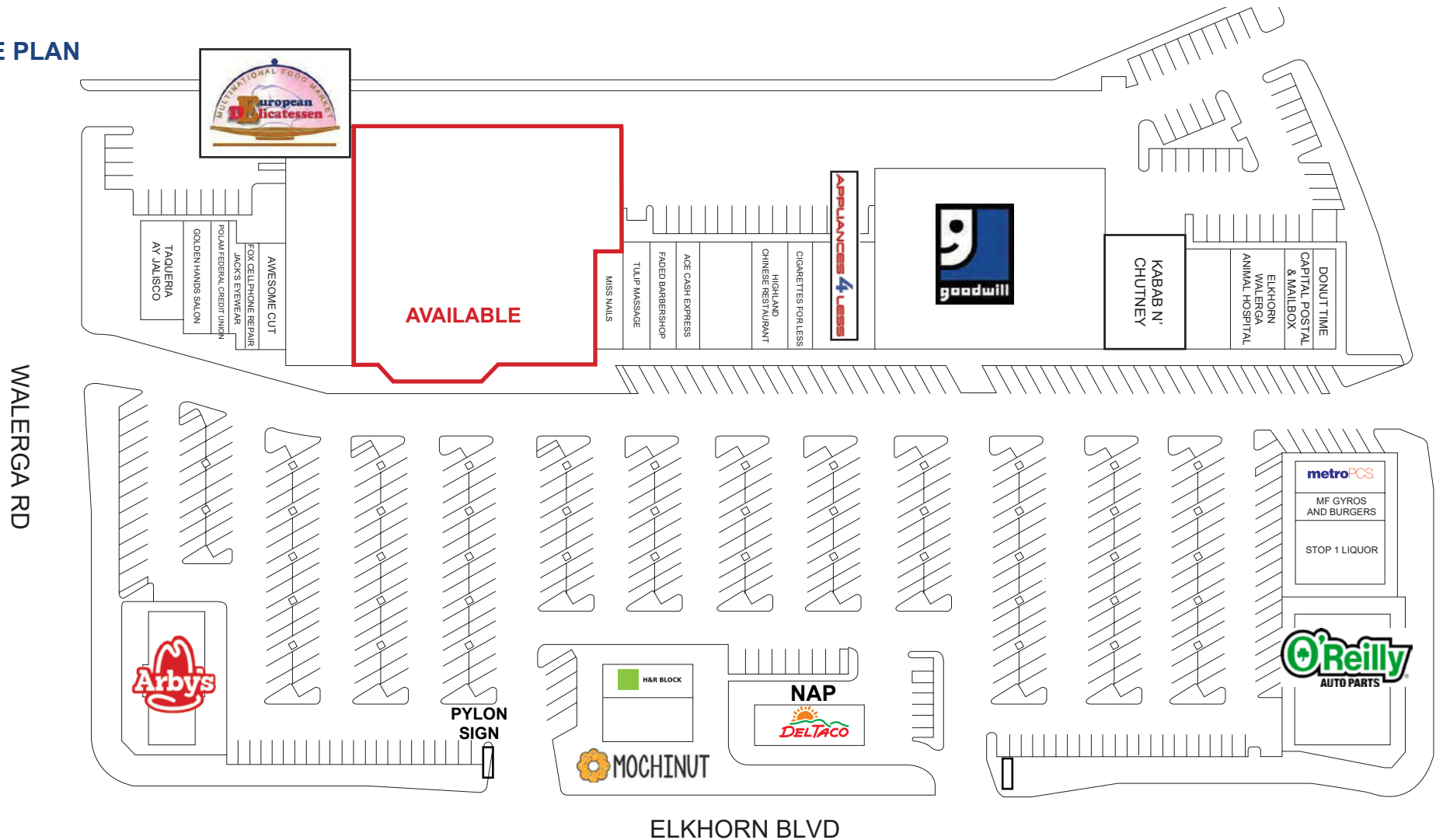
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SITE PLAN



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