

ELKHORN PLAZA
4307 - 4419 ELKHORN BLVD
SACRAMENTO, CA
FOR LEASE
1,646 SF - 5,509 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

GOODWILL



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Turn-key veterinary suite available
- Neighborhood shopping center anchored by Goodwill
- Dense residential neighborhood
- Prominent exposure on Elkhorn Blvd
- Good mix of tenants, including Arby's, Del Taco, MetroPCS and O'Reilly Auto Parts

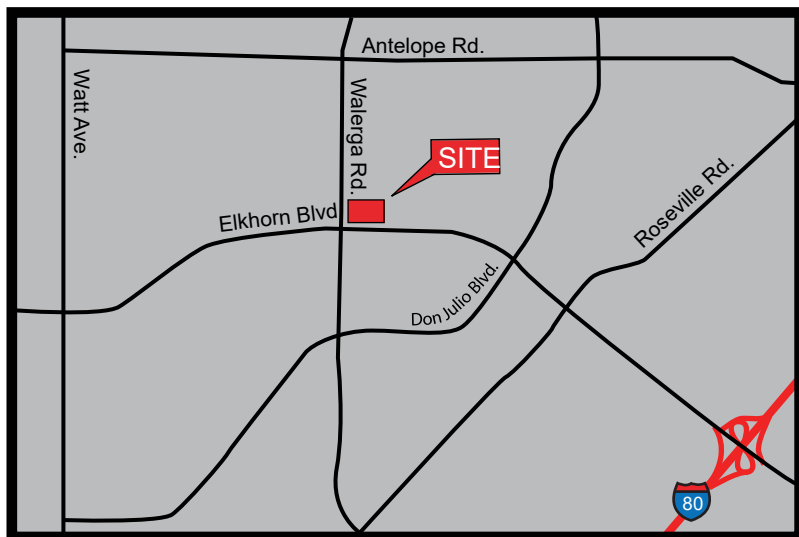
PROPERTY DETAILS:

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.

LEASE RATES:

Suite 4345	1,904 SF	\$2,951.00 (\$1.55 PSF, NNN)
Suite 4405	1,983 SF	\$3,074.00 (\$1.55 PSF, NNN)
Suite 4407	1,880 SF	\$3,177.00 (\$1.69 PSF, NNN)
Suite 4409	1,646 SF	\$2,617.00 (\$1.59 PSF, NNN)

NNN costs are approximately \$0.54 PSF.



DEMOGRAPHICS:

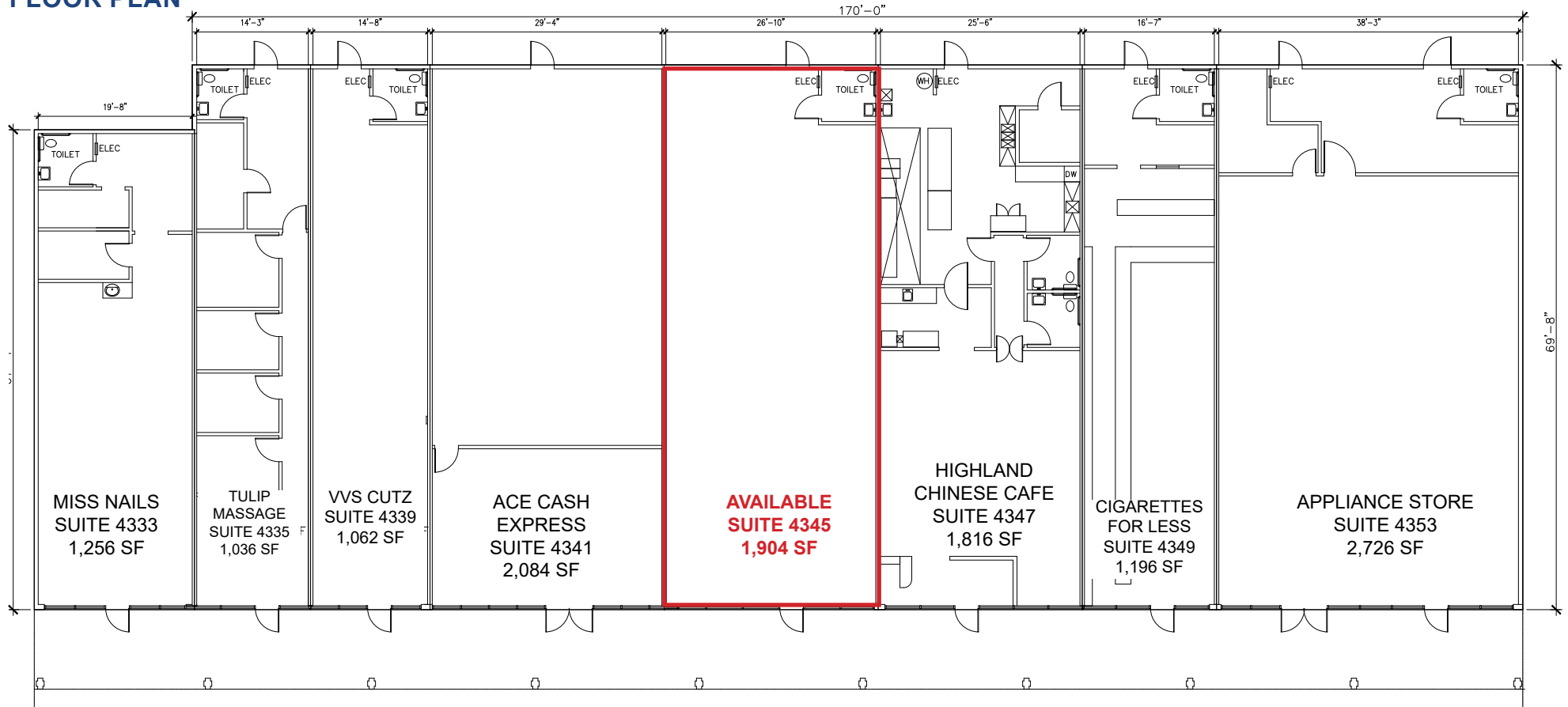
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	29,279	165,414	317,896
2024 Average HH Income:	\$86,378	\$93,812	\$102,089
Traffic Count @ Elkhorn Blvd and Walerga Rd:			83,806

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4333-4353 ELKHORN BLVD
FLOOR PLAN

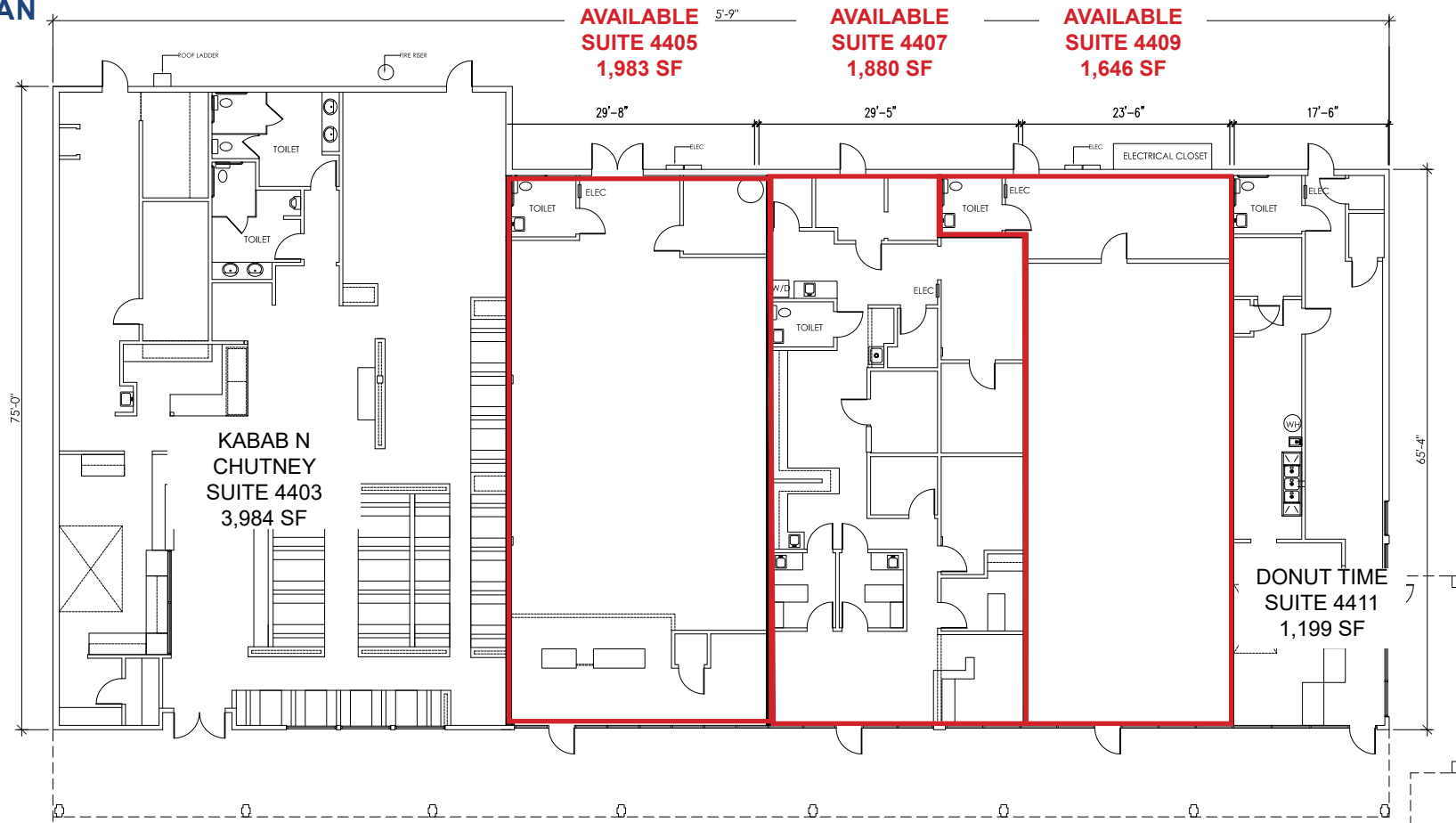


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4403-4411 ELKHORN BLVD
FLOOR PLAN



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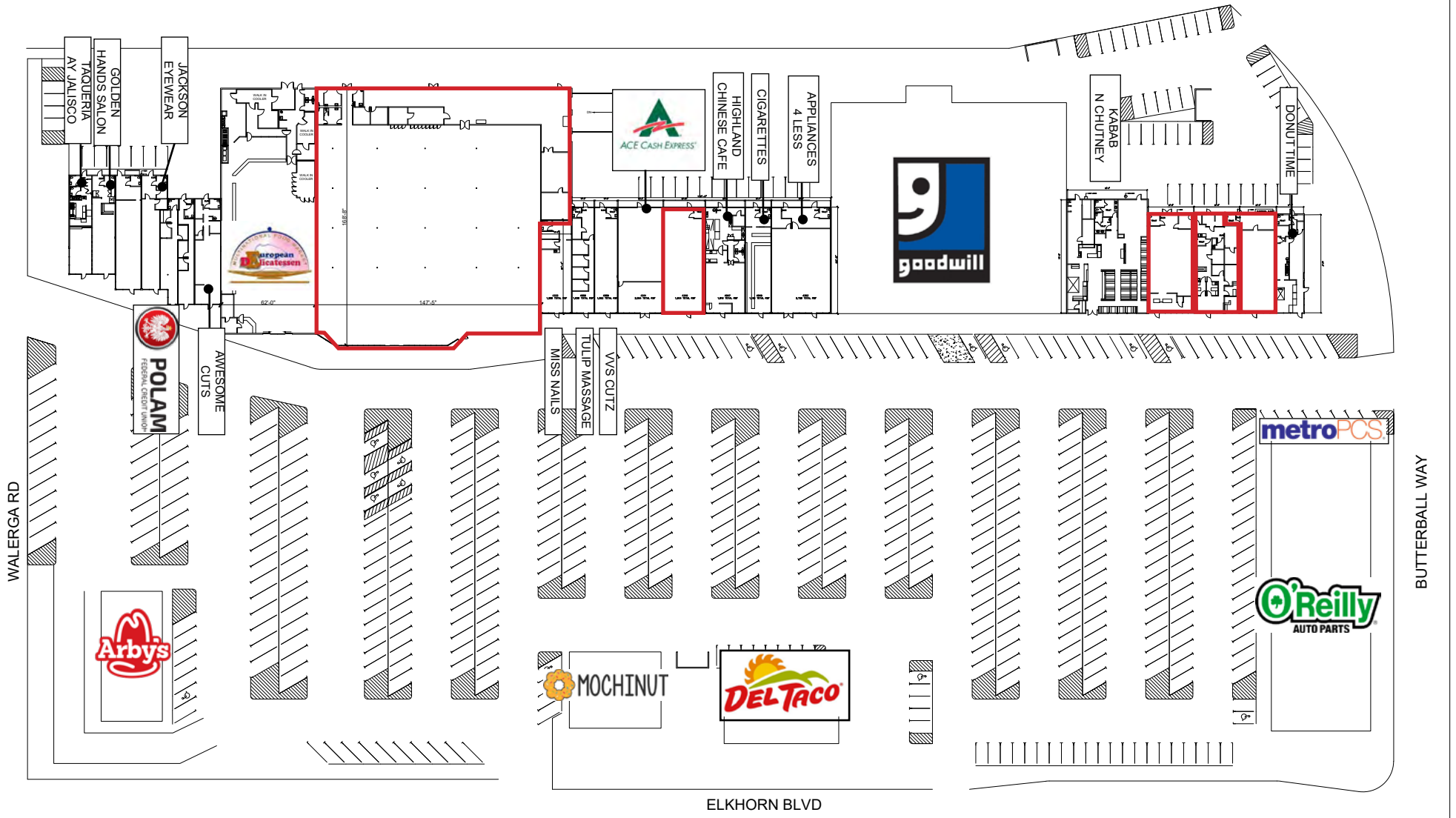
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SITE PLAN



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