

RETAIL FOR LEASE

6955 STOCKTON BOULEVARD

6955 Stockton Boulevard, Sacramento, CA 95823



AVAILABLE RETAIL SPACES: Suite B: ±2,400 SF

LEASE RATE: \$1.25 PSF + NNN

BUILDING SIZE: ±12,400 SF

YEAR BUILT: 1989

ZONING: SC

CROSS STREETS: Lindale Drive

PROPERTY OVERVIEW

The property at 6955 Stockton Blvd. is a ±12,400 SF Retail Strip Center with great visibility and signage to the street. It sits in the heart of the bustling South Sacramento sub-market. The property includes a large store front parking area and is conveniently located at a high-traffic lighted intersection near Highway 99. It is directly across from Florin Towne Center, which includes a Wal-Mart Super Center, SF Supermarket, Petsmart, Sears and 24 Hour Fitness.

PROPERTY FEATURES

- High Traffic lighted Intersection
- Adjacent to Florin Towne Center, a Regional Quality Project Anchored by Wal-Mart Super Center, SF Supermarket, 24 Hour Fitness, Petsmart, and Burlington Coat Factory
- Great Visibility and Signage to the Street
- Large Store Front Parking Area
- Easily Accessible to All Amenities

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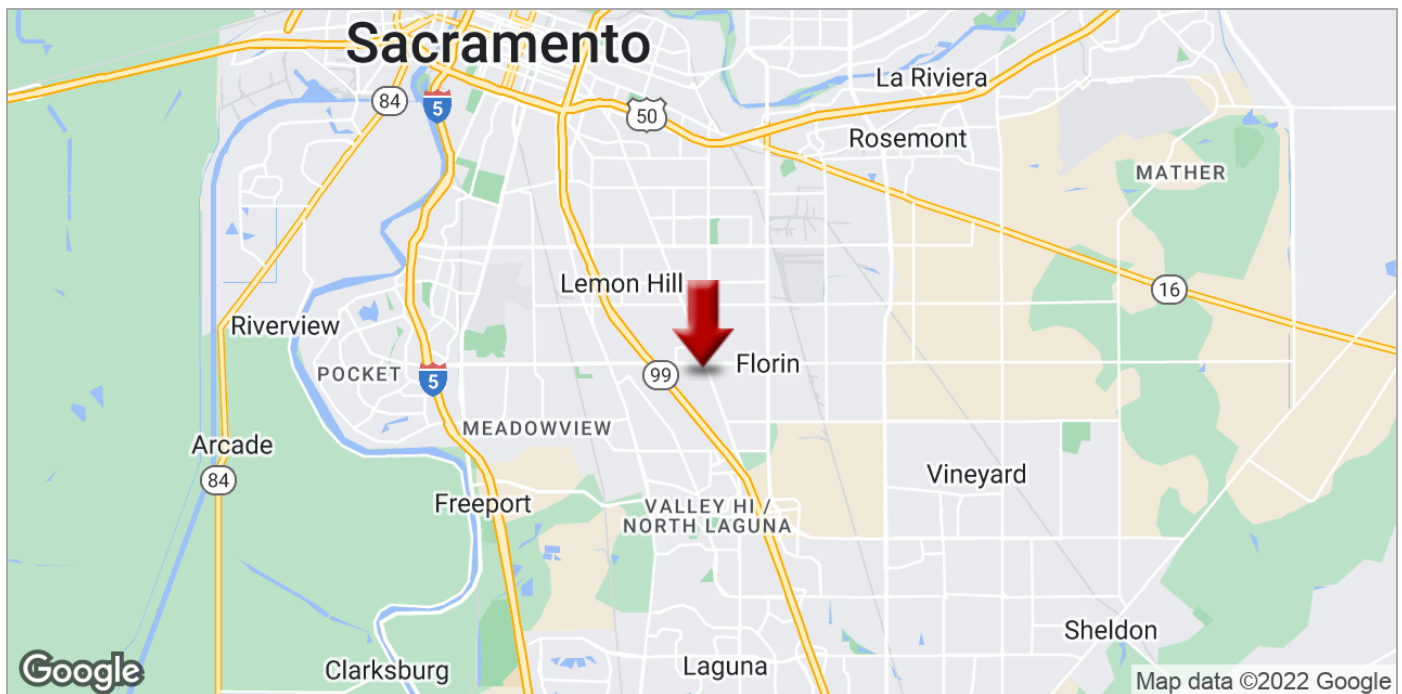
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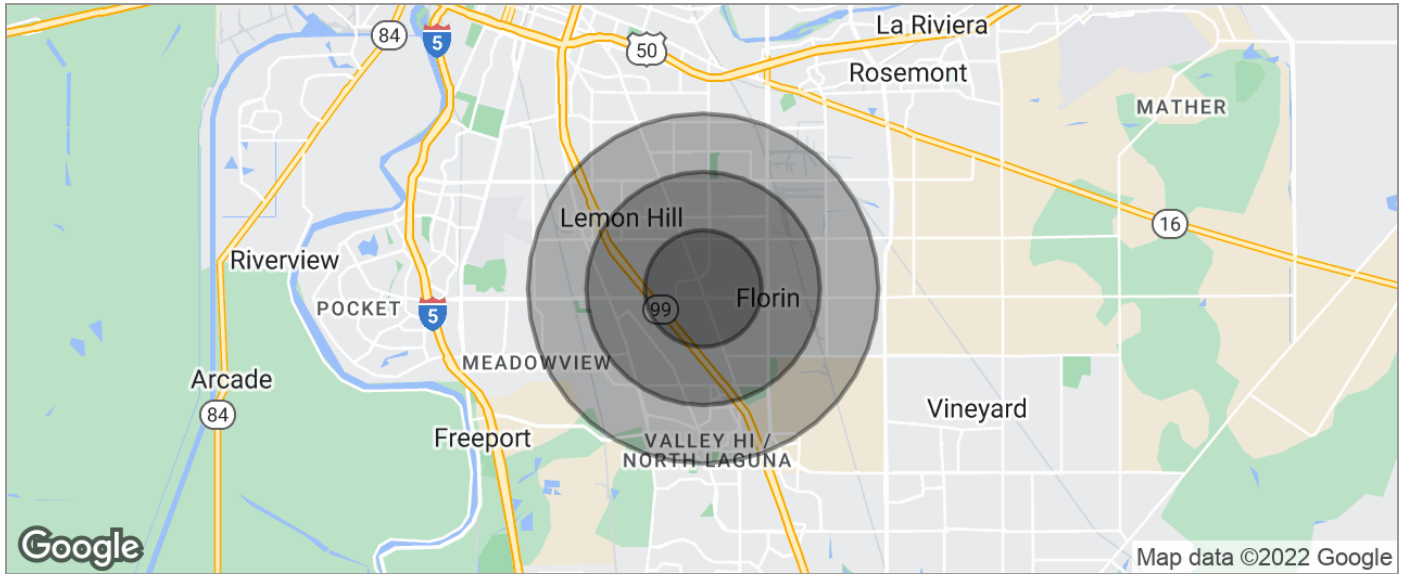
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,170	176,965	382,742
DAYTIME POPULATION	20,668	168,536	372,659
TOTAL EMPLOYEES	5,879	48,035	128,660
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,423	52,165	123,126
AVERAGE HH INCOME	\$43,079	\$49,142	\$61,916
TRAFFIC COUNT (STOCKTON BLVD) (FLORIN RD)	35,060		
*SOURCE LOOPNET (2015)	28,380		

* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
6955 Stockton Blvd	Suite B	NEGOTIABLE	NNN	±2,400 SF	VACANT
6955 Stockton Blvd	Suite F	NEGOTIABLE	NNN	±1,010 SF	LEASED

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