

RETAIL STRIP CENTER FOR LEASE

5920 FREEPORT BOULEVARD

5920 Freeport Boulevard, Sacramento, CA 95822



AVAILABLE SF:	±850 - ±1,700 SF
LEASE RATE:	N/A
LOT SIZE:	±1.35 Acres
BUILDING SIZE:	±2,550 SF
ZONING:	C-2
CROSS STREETS:	38th Ave

PROPERTY OVERVIEW

The property is located along the west side of Freeport Blvd., just south of Fruitridge Road, a busy commuter arterial in the Freeport Blvd. area of Sacramento. This is an established Strip Center with great street visibility to Freeport Blvd. across from the Executive Airport with high traffic counts going North and South bound. There are two spaces for lease at the property: suite A-1 & A-2 is comprised of ±1700 SF and is divisible by ±850 SF, and suite A-3 is comprised of ±850 SF. The property is near Sacramento City College, Sacramento Zoo, Fairytale Town, and Funderland Park. It's easily accessible to I-5, Hwy-99, and Hwy- 160.

PROPERTY FEATURES

- Established Strip Center with Great Street Visibility
- Easily Accessible to I-5, Hwy-99, and Hwy- 160
- Busy Commuter Arterial in the Freeport Blvd. Area of Sacramento
- Near Airport, Police HQ, Retailers, Offices, Restaurants and All Amenities

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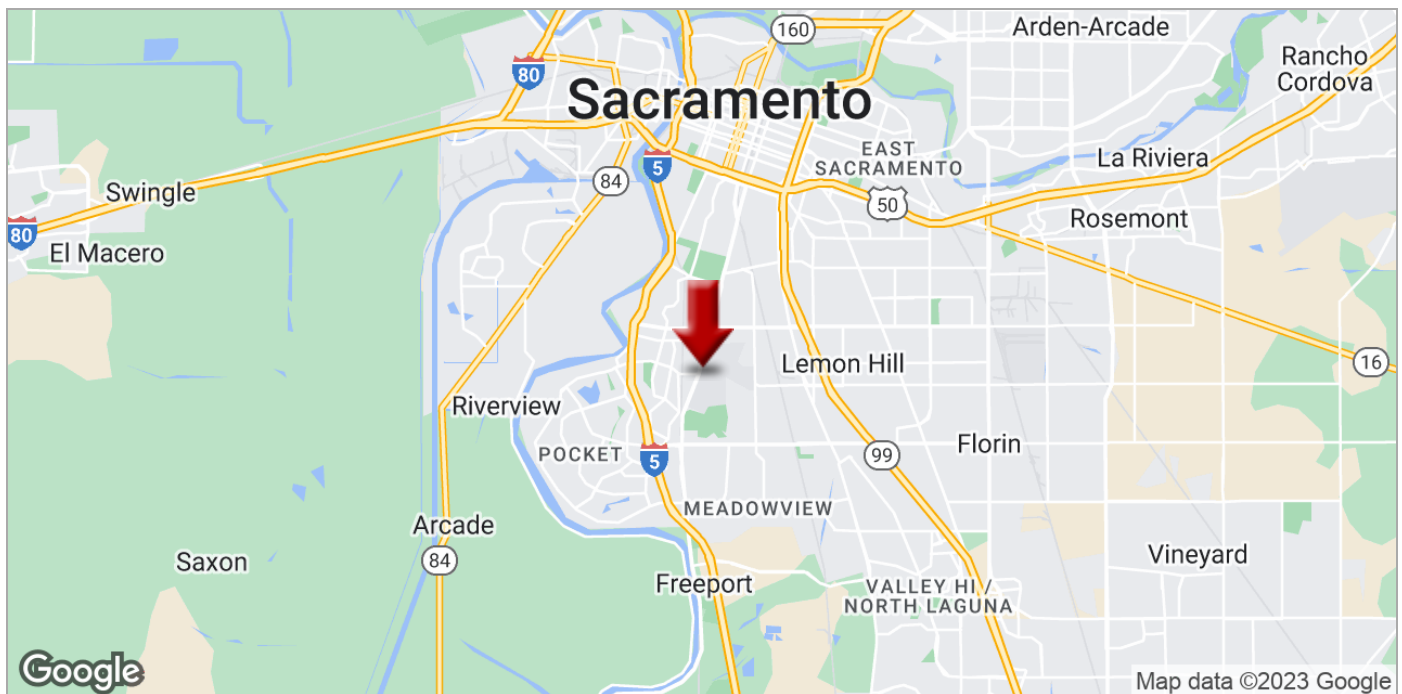
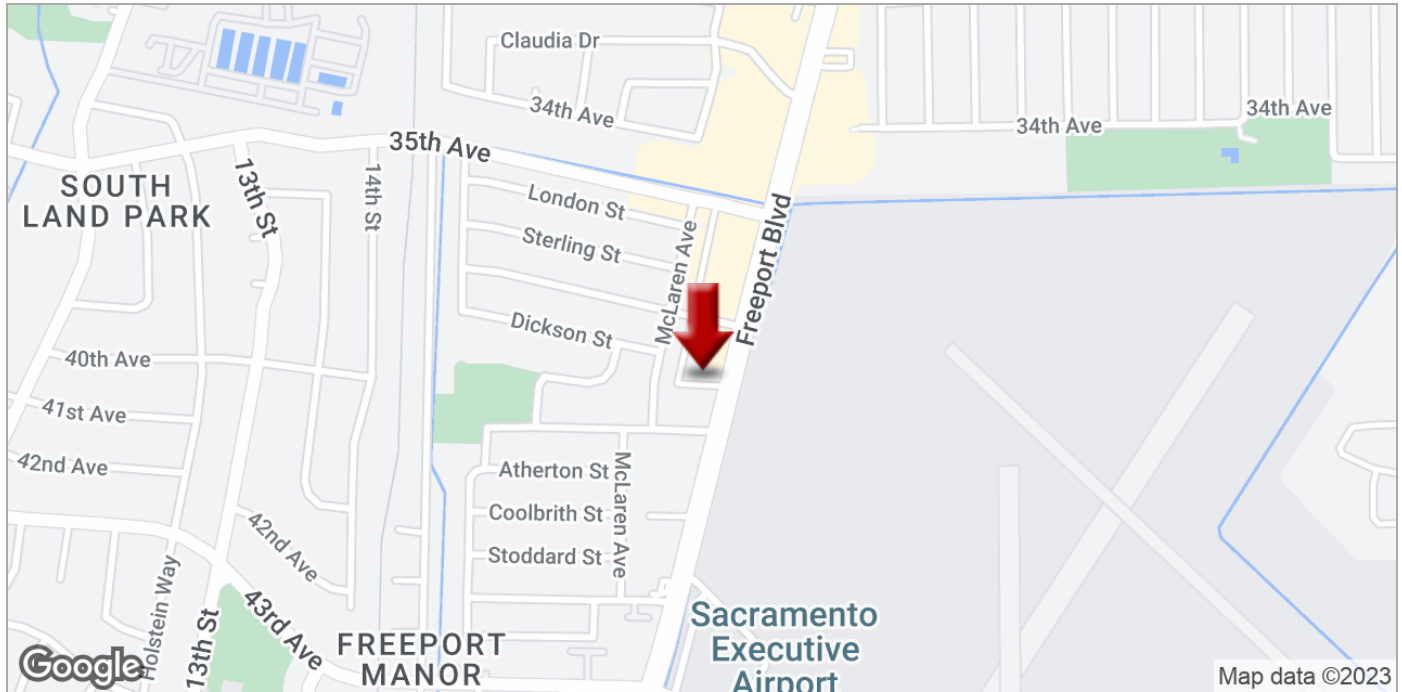
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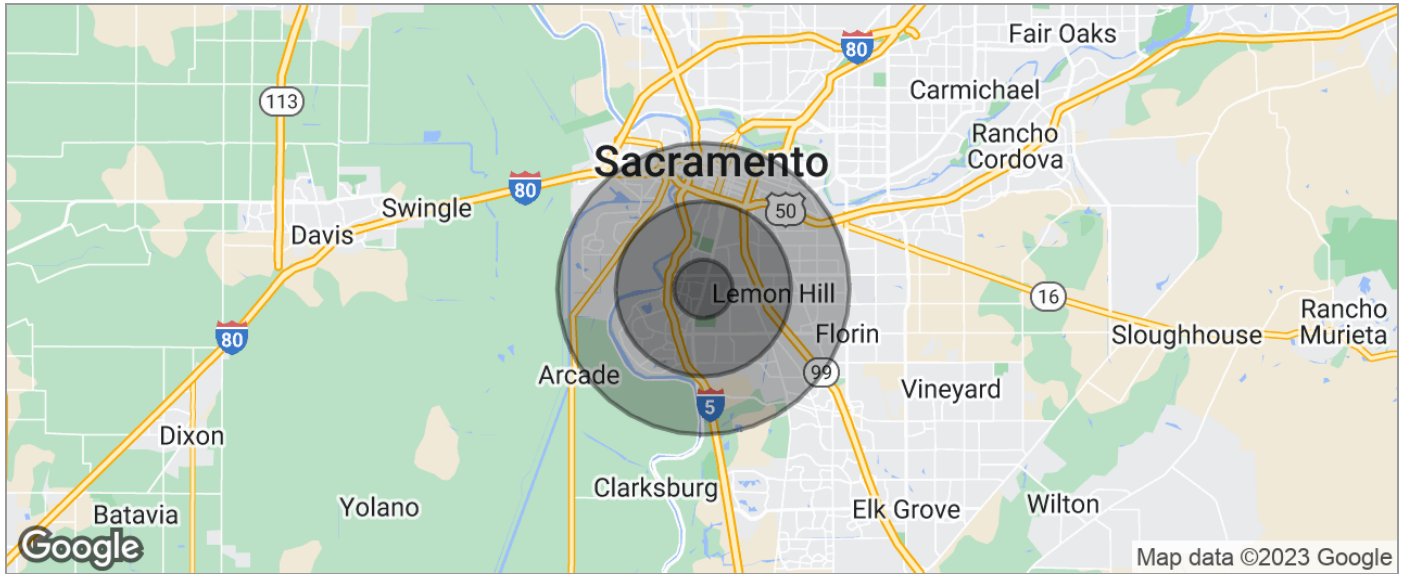
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,903	164,681	347,055
DAYTIME POPULATION	13,324	143,748	422,733
TOTAL EMPLOYEES	4,654	38,541	210,157

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,661	58,501	127,777
AVERAGE HH INCOME	\$66,068	\$67,838	\$65,005
TRAFFIC COUNT: FREEPORT BLVD & 38TH AVE S *SOURCE LOOPNET 2015, COSTAR 2016	19,450		

* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
5920 Freeport Boulevard	Strip Center	\$1.25 SF/MONTH	NNN	1,700 SF	Leased
5920 Freeport Boulevard	Strip Center	\$1.25 SF/MONTH	NNN	850 SF	Leased

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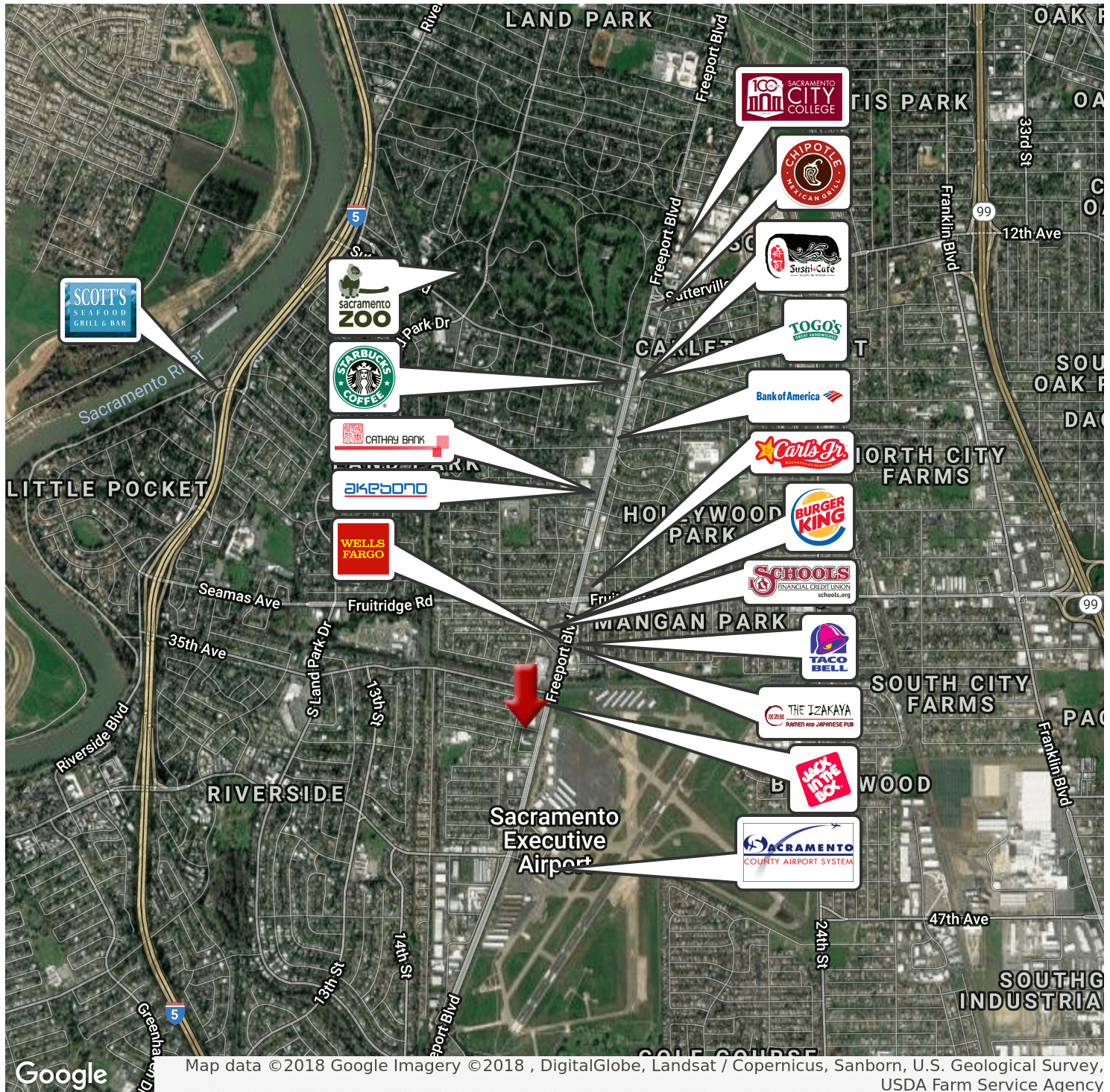
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