

**±3,840 SF FREESTANDING WAREHOUSE**

**WITH OFFICE & YARD**

**4095 Deeble St. Sacramento, CA**

**Available For Lease**



**ANTONIA GIAOURIS**

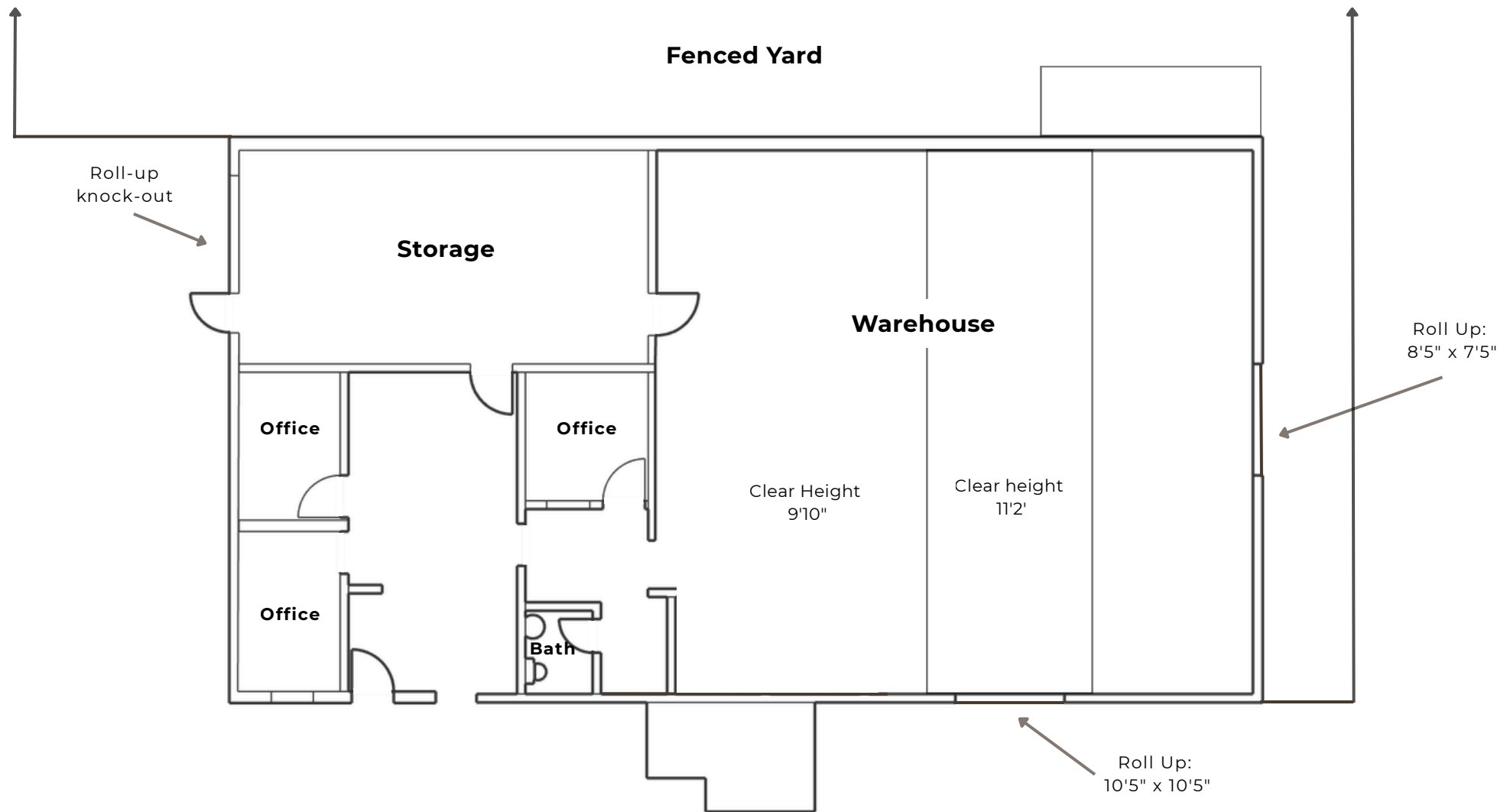
Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6



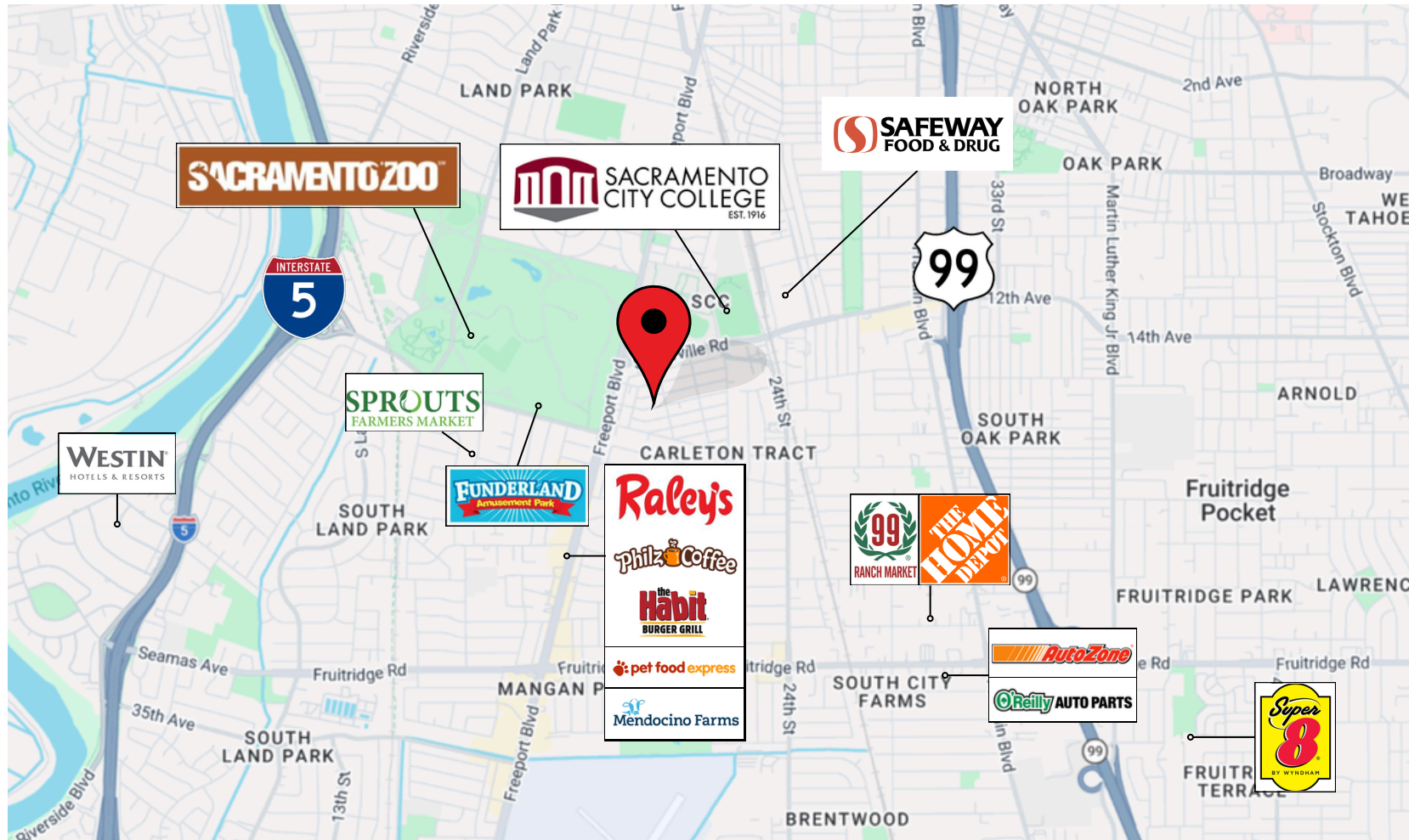






Site Plan is not to scale.

## LOCATION





| DEMOGRAPHICS               | 2 miles  | 5 miles  | 10 miles  |
|----------------------------|----------|----------|-----------|
| <b>POPULATION</b>          |          |          |           |
| 2025 Population            | 75,027   | 411,617  | 1,002,667 |
| Median Age                 | 39       | 38       | 38        |
| Bachelors Degree or Higher | 34%      | 32%      | 30%       |
| <b>HOUSEHOLDS</b>          |          |          |           |
| 2025 Total Households      | 29,304   | 156,885  | 359,580   |
| 2030 Household Projection  | 29,803   | 160,024  | 365,370   |
| <b>INCOME</b>              |          |          |           |
| Median Household Income    | \$84,693 | \$82,153 | \$86,848  |
| Households above \$100k    | 12,536   | 64,270   | 154,545   |

| CONSUMER SPENDING                | 10 miles / yr    |
|----------------------------------|------------------|
| <b>TOTAL</b>                     | \$12,143,232,721 |
| Auto Maintenance & Repair        | \$376,420,155    |
| Food & Alcohol                   | \$3,342,621,238  |
| Medical Services                 | \$329,827,538    |
| <b>DAYTIME POPULATION</b>        |                  |
| <b>TOTAL</b>                     | 442,247          |
| Professional & Business Services | 58,528           |
| Goods-Producing Industries       | 43,247           |
| Trade Transportation & Utilities | 59,754           |

Source: Costar 2026

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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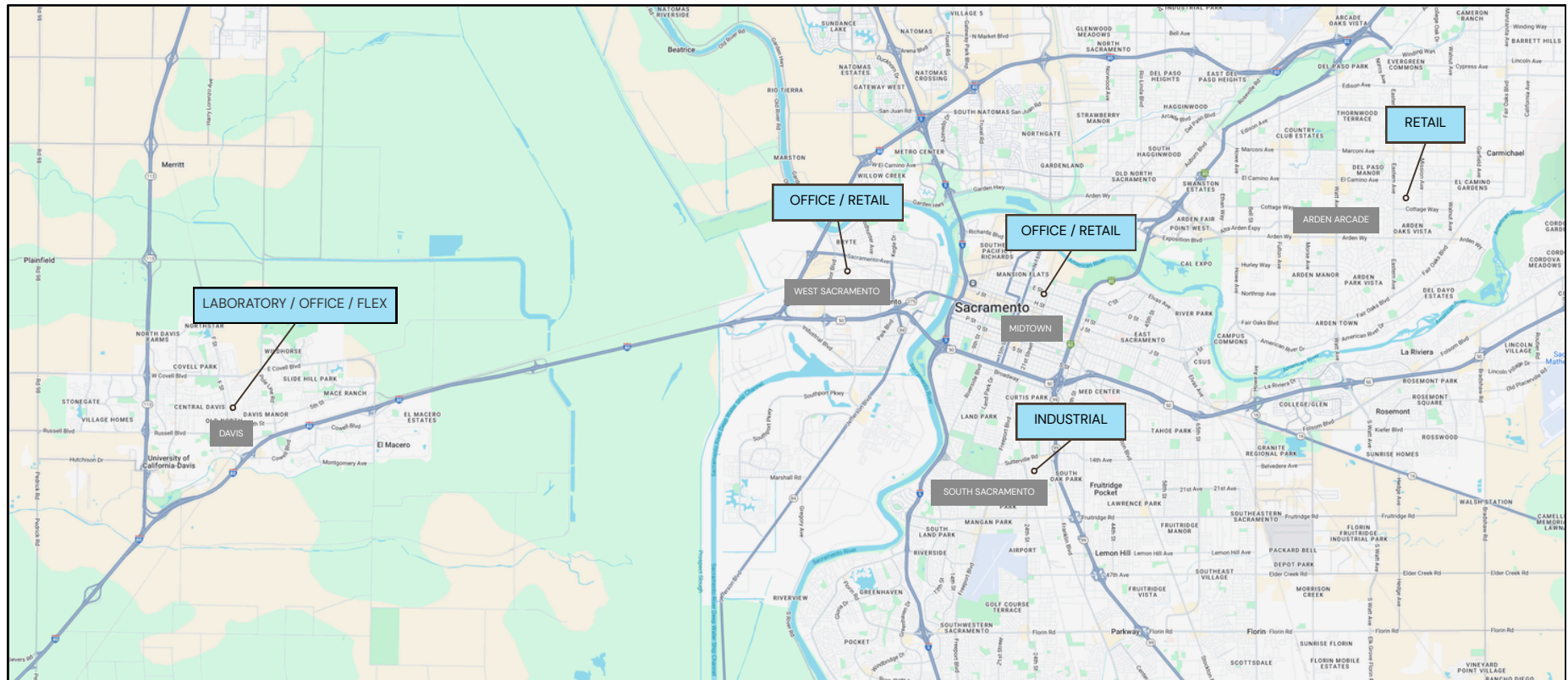
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