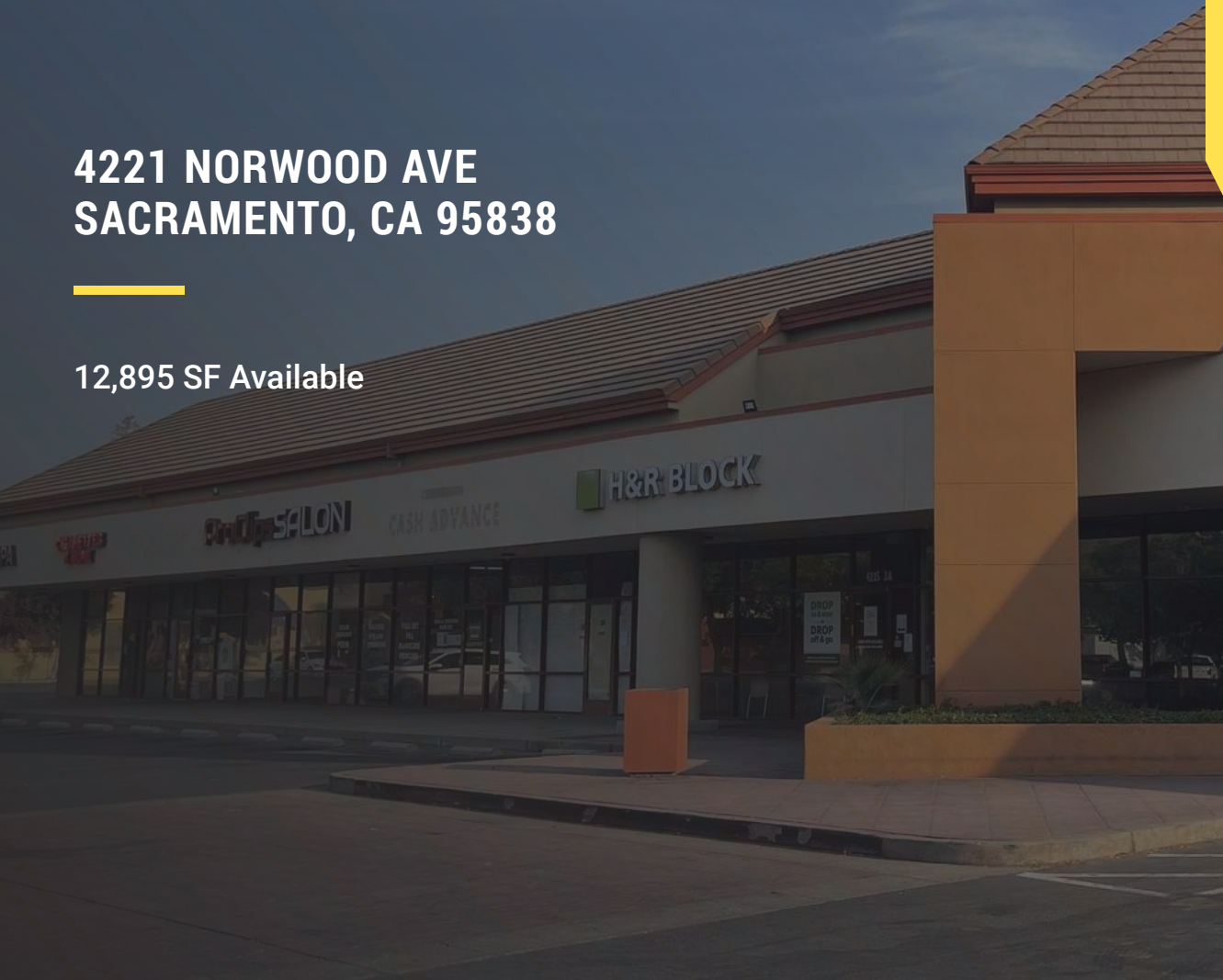


FOR LEASE

**4221 NORWOOD AVE
SACRAMENTO, CA 95838**

12,895 SF Available



Laverty Chacón
Commercial Real Estate

NORWOOD SHOPPING CENTER

MARC CHACON, CPM

916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

TANNER LAVERTY, CCIM

408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

PO BOX 1003 //

CITRUS HEIGHTS, CA 95611

916.722.0333 // INFO@LAVERTYCHACON.COM

DRE CORPORATE ID #1901749 // **LAVERTYCHACON.COM**



OFFERING SUMMARY

Available SF:	12,,895 SF
Market:	Sacramento
Submarket:	North Sacramento

PROPERTY OVERVIEW

The property's strategic positioning near notable landmarks like McClellan Business Park and Foothill Farms ensures high visibility and accessibility. With its desirable location and strong community appeal, Norwood Shopping Center presents an exceptional opportunity for retail tenants looking to establish a valuable presence in this coveted Sacramento locale.

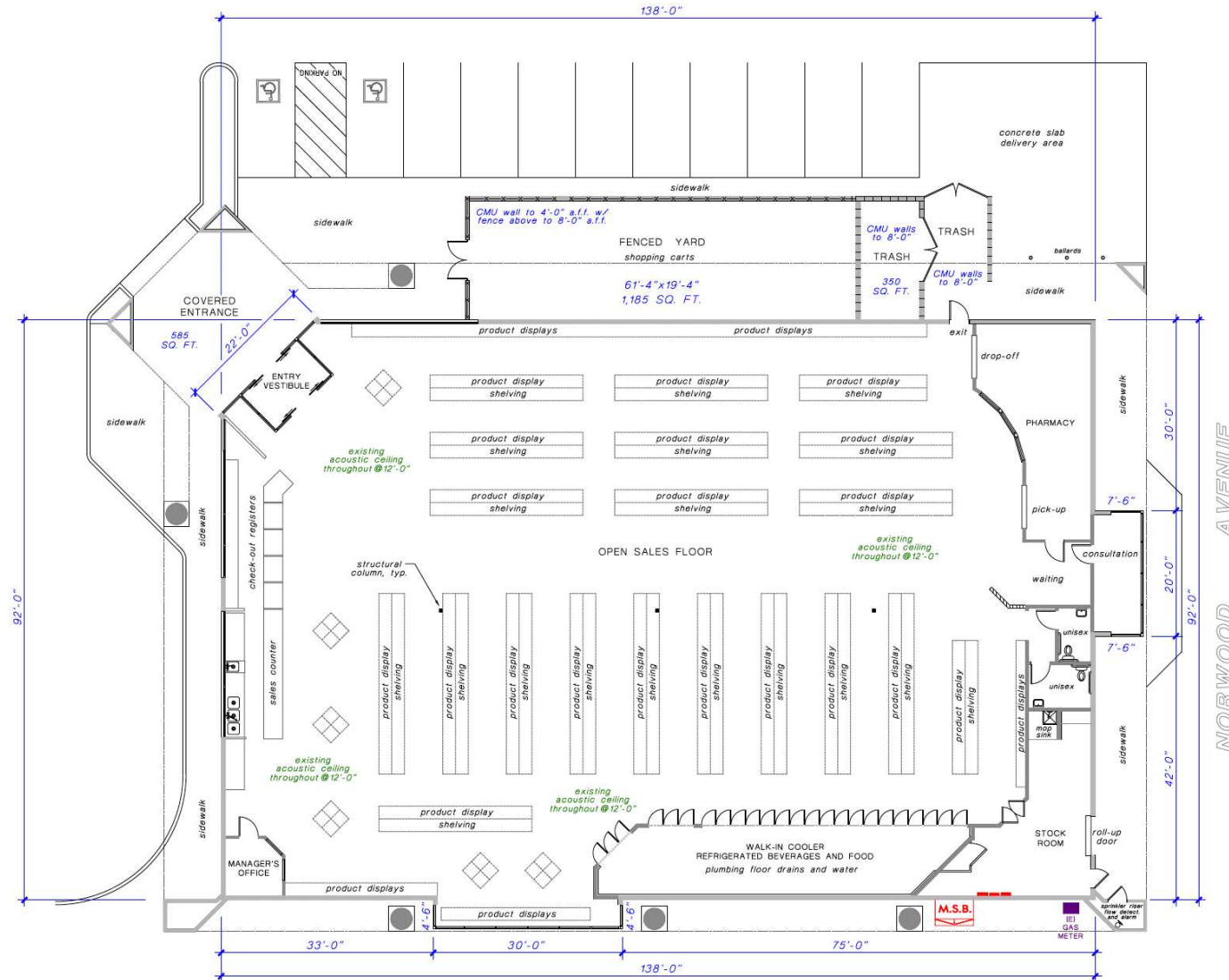
- Prime retail storefronts with high visibility
- Ample parking for customers and tenants
- Modern, well-maintained building with curb appeal
- Proximity to major transportation routes for easy access
- Strong signage opportunities for tenant branding



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	1 mile	3 miles	5 miles
Population			
2000 Population	15,626	89,981	200,467
2010 Population	17,231	104,631	257,934
2021 Population	18,834	114,664	285,692
2026 Population	19,570	119,381	303,489
2000-2010 Annual Rate	0.98%	1.52%	2.55%
2010-2021 Annual Rate	0.79%	0.82%	0.91%
2021-2026 Annual Rate	0.77%	0.81%	1.22%
2021 Male Population	48.8%	49.6%	49.6%
2021 Female Population	51.2%	50.4%	50.4%
2021 Median Age	30.0	31.6	33.8

In the identified area, the current year population is 285,692. In 2010, the Census count in the area was 257,934. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 303,489 representing a change of 1.22% annually from 2021 to 2026. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 30.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	31.9%	39.1%	47.1%
2021 Black Alone	15.9%	14.6%	12.9%
2021 American Indian/Alaska Native Alone	1.0%	1.3%	1.2%
2021 Asian Alone	21.0%	16.1%	14.9%
2021 Pacific Islander Alone	3.0%	1.9%	1.3%
2021 Other Race	19.2%	18.6%	14.1%
2021 Two or More Races	8.0%	8.4%	8.4%
2021 Hispanic Origin (Any Race)	36.0%	37.5%	30.4%

Persons of Hispanic origin represent 30.4% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	58	57	69
2000 Households	4,583	29,421	76,707
2010 Households	4,809	33,204	95,253
2021 Total Households	5,171	35,777	103,775
2026 Total Households	5,342	37,011	109,845
2000-2010 Annual Rate	0.48%	1.22%	2.19%
2010-2021 Annual Rate	0.65%	0.67%	0.76%
2021-2026 Annual Rate	0.65%	0.68%	1.14%
2021 Average Household Size	3.59	3.19	2.71

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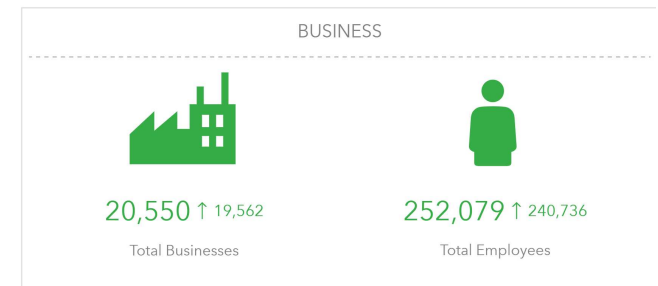
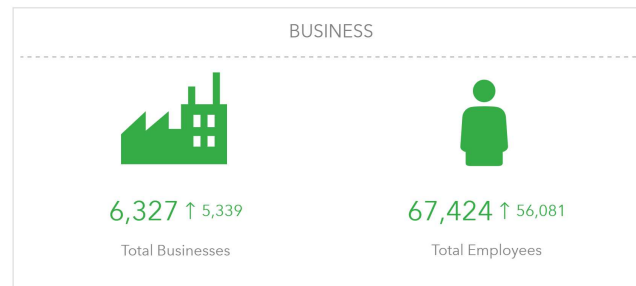
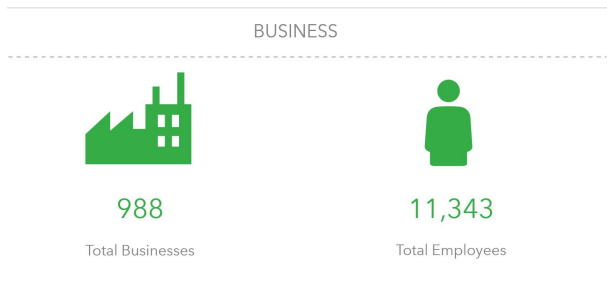
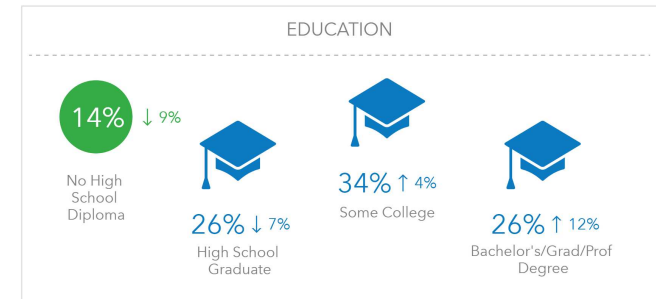
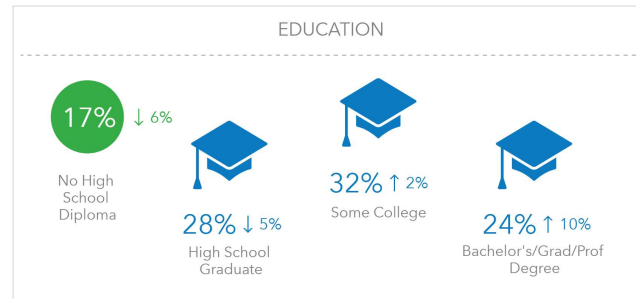
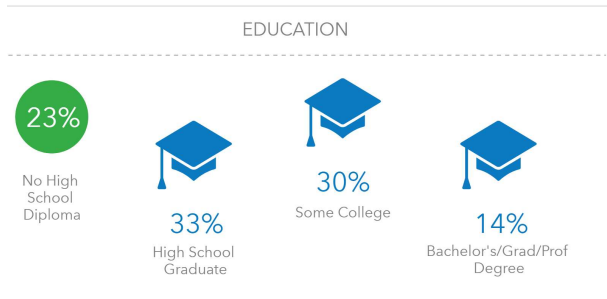
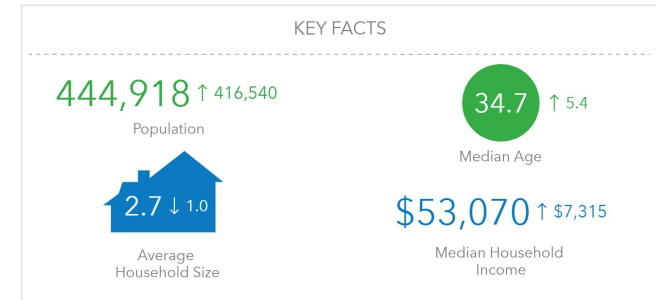
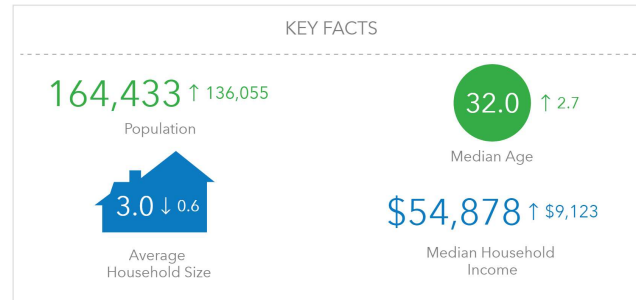
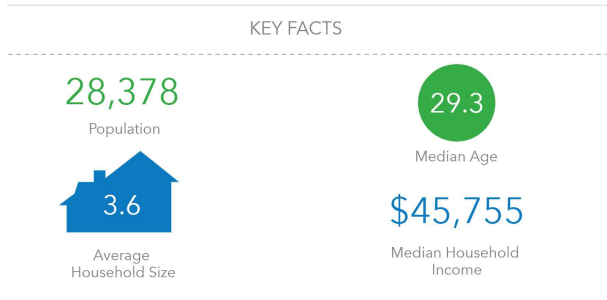
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5 minutes **Benchmark**

10 minutes

15 minutes





RETAIL PROPERTY FOR LEASE

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