



SIZE

216,259 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,616	142,488	365,124
Households	7,786	54,033	136,486
Median HH Income (\$)	48,869	65,858	76,512

MAJOR TENANT(S)

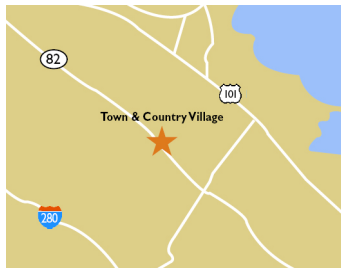
Bob's Discount Furniture
 Trader Joe's
 Ulta
 T.J.Maxx

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2735 Marconi Avenue | Sacramento, CA 95821

PROPERTY HIGHLIGHTS

- Anchored by Sprouts with T.J.Maxx and ULTA
- Other national tenants include Bob's Discount Furniture, Jamba Juice, Great Clips, Five Below, Five Guys, Crumble, Jersey Mikes, Mattress Firm and Papa Murphy's Pizza
- Population exceeds 143,500 in a three-mile radius with an average household income over \$88,000



TOWN & COUNTRY VILLAGE

2735 Marconi Avenue | Sacramento, CA 95821

Space	Tenant	SQ. FT.
A1	AVAILABLE	3,992
A2	Papa Murphy's Pizza	1,387
A3	AVAILABLE	1,250
A4	COMING AVAILABLE	5,200
B1	Sprouts Farmers Market	29,891
B1B	Five Below	9,185
B1C	Royal Flooring	15,597
C1A	Ulta	12,063
C2	T.J.Maxx	25,000
C3	Bob's Discount Furniture	25,067
C4	Ross Dress for Less	25,000
E5	Domo	1,041
E6	Eyeglass World	4,611
E8	AVAILABLE	1,957
F1	Noah's New York Bagels	1,850
F2	Jamba Juice	1,182
F3	Jersey Mike's Subs	1,264
F4	Anderson Brothers Pharmacy	4,585
F5	Ramen 101	1,560
F6	Paul's Watch Repair	682
F7	Crumbl Cookies	1,475
F8	HOTWORX	2,074
F10	Great Clips	1,120
F11	I Love Teriyaki	1,950
F12	Onigiri Burger	1,400
F13	Trader Joe's	13,472
F14	Sactown Threading Place	800
F15	Bee's Nails	800
F16	Miracle-Ear	800
F18	Rouge Medical	2,383
F19	AVAILABLE	3,600
G2	Five Guys	3,058
G4	Satellite Wellbound	6,782
G5	Mattress Firm	4,181
Total SQ. FT.		216,259



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

TOWN & COUNTRY VILLAGE

2735 Marconi Avenue | Sacramento, CA 95821



Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 38.619336

Longitude: -121.397957

Town & Country Village Sacramento, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	20,170	143,317	365,975
	2029 Projected Population	20,143	144,388	370,469
	2010 Census Population	16,337	123,891	322,056
	2000 Census Population	17,222	125,525	324,337
	1990 Census Population	15,797	116,597	309,768
	Historical Annual Growth 1990 to 2000	0.87%	0.74%	0.46%
	Historical Annual Growth 2000 to 2010	-0.53%	-0.13%	-0.07%
	Estimated Annual Growth 2010 to 2024	1.44%	0.99%	0.87%
	Projected Annual Growth 2024 to 2029	-0.03%	0.15%	0.24%
	Median Age	36.8	37.3	37.8
Households	Q4 2024 Estimated Households	8,028	54,411	136,776
	2029 Projected Households	8,017	54,781	138,357
	2010 Census Households	7,386	50,135	127,317
	2000 Census Households	7,847	52,055	131,163
	1990 Census Households	7,702	50,244	127,890
	Historical Annual Growth 1990 to 2000	0.19%	0.35%	0.25%
	Historical Annual Growth 2000 to 2010	-0.60%	-0.38%	-0.30%
	Estimated Annual Growth 2010 to 2024	0.57%	0.56%	0.49%
	Projected Annual Growth 2024 to 2029	-0.03%	0.14%	0.23%
	Population per Household	2.48	2.59	2.59
Population by Race	White	40.9%	42.4%	45.9%
	Black or African American	8.9%	10.7%	9.3%
	Asian & Pacific Islander	17.8%	11.9%	10.3%
	Other Races	10.5%	9.5%	8.6%
	Hispanic Population	21.9%	25.6%	25.8%
Income	Average Household Income	\$75,912	\$93,156	\$105,421
	Median Household Income	\$49,204	\$66,313	\$76,371
	Per Capita Income	\$30,571	\$35,848	\$40,207
Education (Age 25+)	Elementary	7.7%	6.9%	5.9%
	Some High School	9.5%	7.6%	6.4%
	High School Graduate	26.5%	24.4%	22.8%
	Some College	23.3%	23.7%	23.8%
	Associates Degree Only	9.5%	9.6%	9.3%
	Bachelors Degree Only	15.1%	17.4%	19.4%
	Graduate Degree	8.4%	10.4%	12.4%
Business	Number of Businesses	960	7,300	17,270
	Total Number of Employees	6,688	66,044	156,343
	Employees per Business	6.97	9.05	9.05
	Residential Population per Business	21.02	19.63	21.19

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.