

**FOR
LEASE**

**2700-2828 MARCONI AVENUE
SACRAMENTO, CA**

± 1,200 - 3,500 SF OF RETAIL SPACE AVAILABLE



3D Tour
Click Here 

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ROME
REAL ESTATE GROUP

TAYLOR CENTER

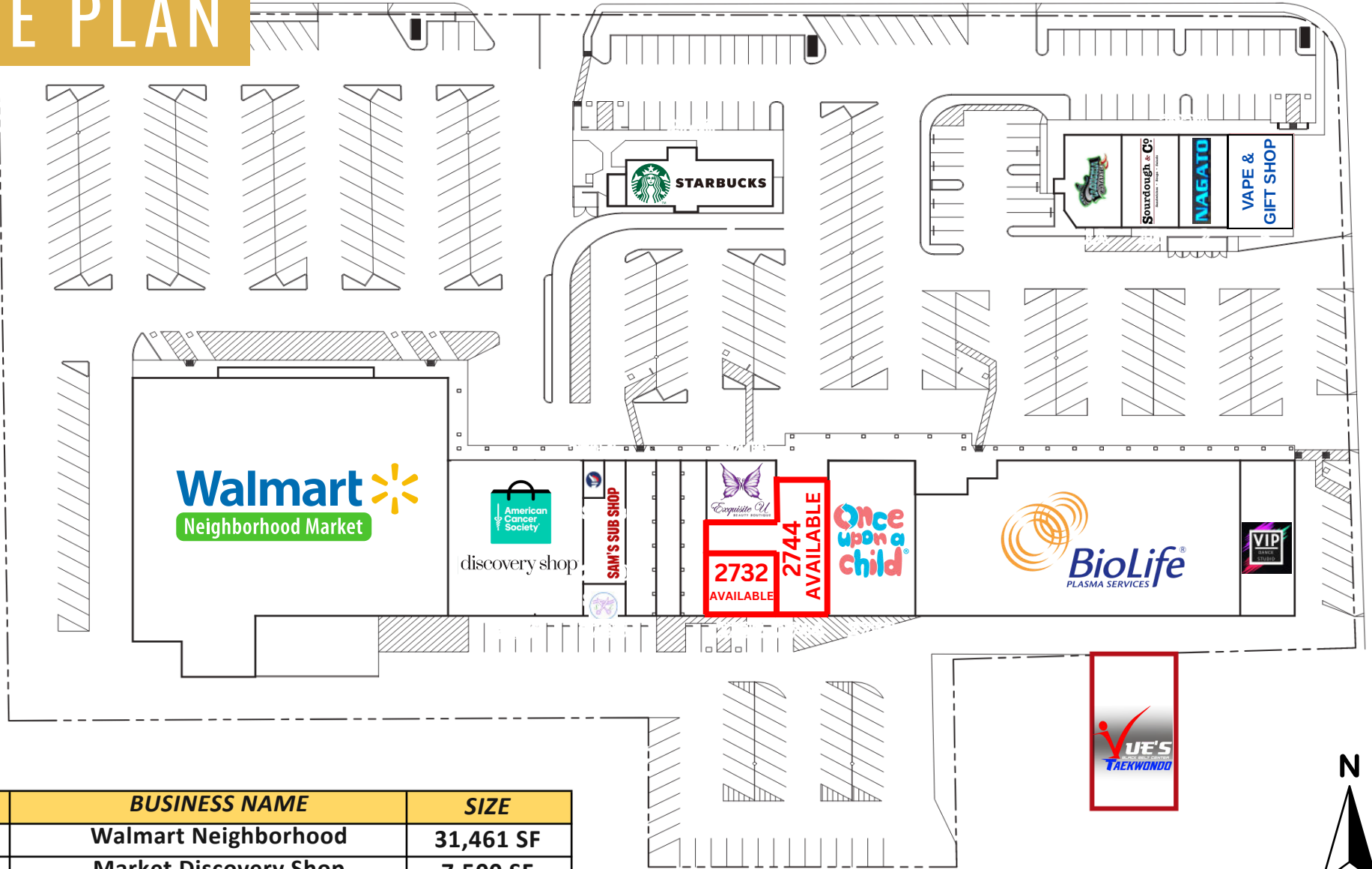
<i>SUITE</i>	<i>SIZE</i>	<i>PRICING</i>	<i>SPACE NOTES</i>
2732	± 1,200 SF	\$1.25 PSF, NNN	Retail Space
2744	± 3,500 SF	\$1.50 PSF, NNN	Retail Space

- **Walmart Neighborhood Market Anchored Center:** Benefit from the established customer traffic of a major grocery retailer.
- **Prime Location on Main Retail Corridor:** High visibility on a major thoroughfare in Sacramento. Surrounded by well-known brands like Trader Joe's, CVS, McDonalds, Ross, TJ Maxx, Sprouts, Bed Bath & Beyond, etc. in what is a bustling retail environment.
- **Monument Signage Available:** Increase brand awareness with prominent signage along Marconi Avenue, alongside well-know co-tenants.

SITE PLAN

MARCONI AVENUE

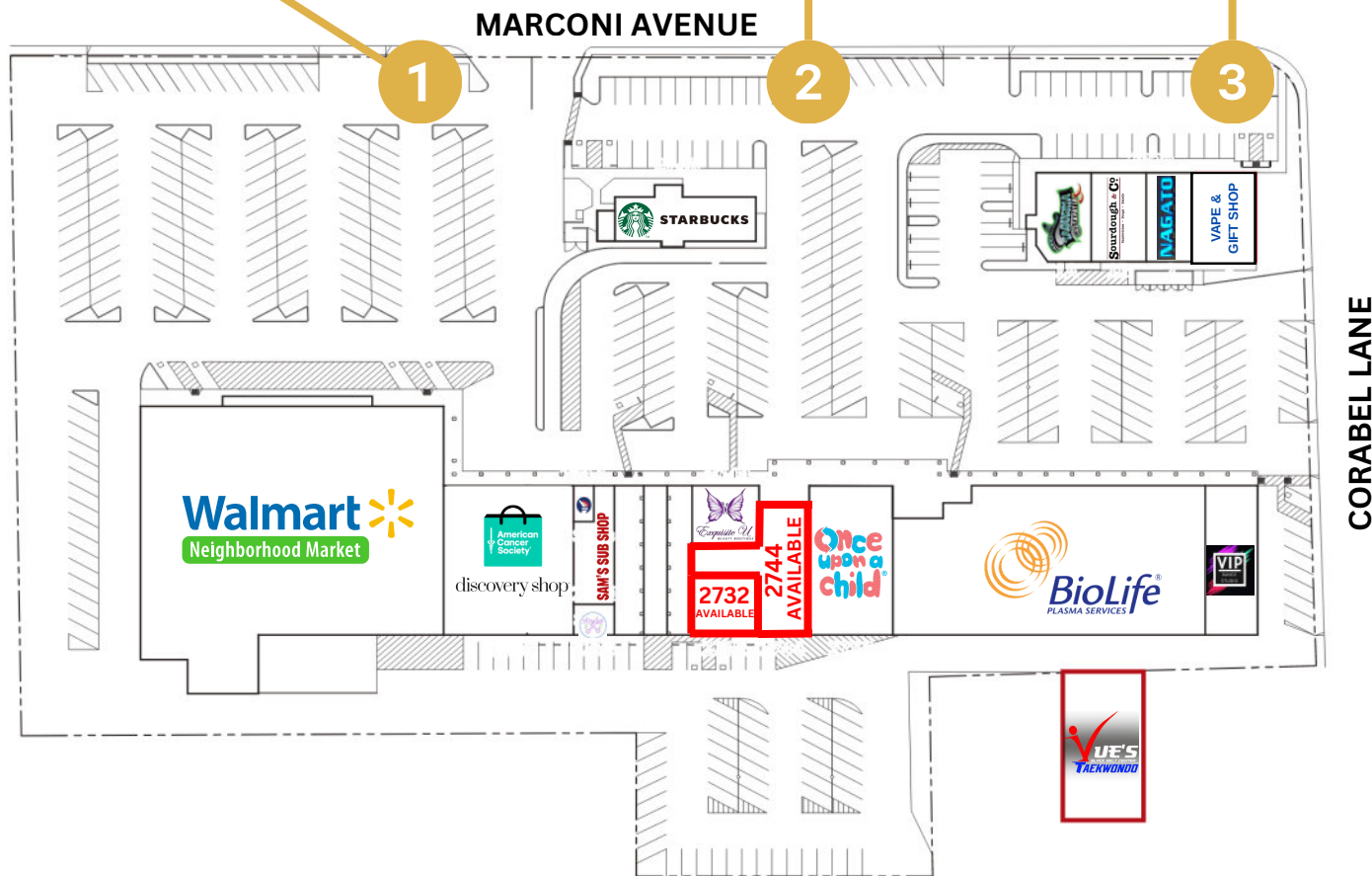
CORABEL LANE



SUITE	BUSINESS NAME	SIZE
2700	Walmart Neighborhood	31,461 SF
2706	Market Discovery Shop	7,500 SF
2714	Liberty Tax	720 SF
2720	Sam's Sub Shop	2,167 SF
2728	Salon Exsalance	600 SF
2732	AVAILABLE	1,200 SF
2740	Exquisite U	2,000 SF
2744	AVAILABLE	3,500 SF
2746	Starbucks Drive-Thru	2,817 SF
2752	Once Upon a Child	6,143 SF

SUITE	BUSINESS NAME	SIZE
2800	BioLife Plasma Services	15,620 SF
2828	VIP Dance Studio	3,000 SF
2818	Vue's Black Belt Center	5,000 SF
2820-1A	Taqueria La Perla Tapatia	2,050 SF
2820-1B	Sourdough & Co	1,351 SF
2820-2	Nagato Sukiyaki	1,874 SF
2820-3	Vape & Gift Shop	2,559 SF

MONUMENT SIGNAGE



FLOOR PLAN - SUITE 2744

3D Tour
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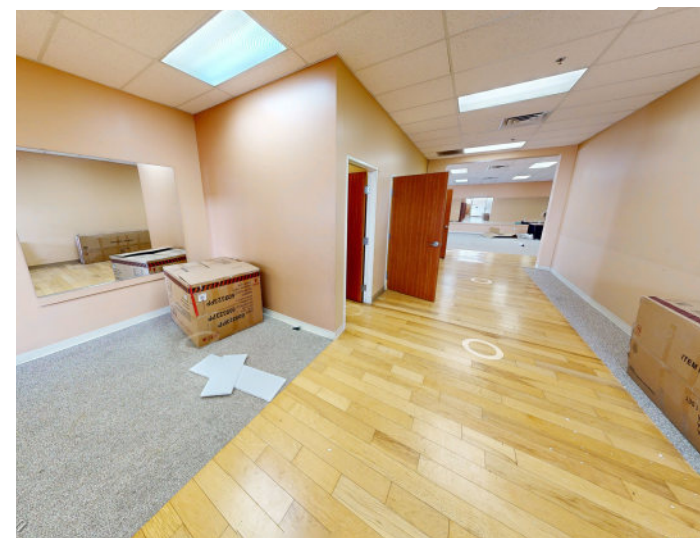
Size: ± 3,500 SF

Base Rent: \$1.50 PSF, NNN

NNN Costs: \$0.65 PSF



INTERIOR PHOTOS





EXTERIOR PHOTOS



BED BATH & BEYOND
SPROUTS FARMERS MARKET
TRADER JOE'S
ROSS DRESS FOR LESS
T.J. MAXX

PROPERTY LOCATION



planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER

arden fair MALL 150+ Retailers

Walmart
NAGATO
JACUERIA PASTAPATIA
STARBUCKS COFFEE
Once upon a child
BioLife PLASMA SERVICES
FIRST COAST SURROUGHS

MARCONI AVE

CENTURY THEATRES
HomeGoods
Burlington
NORDSTROM
rack
Michael's
PANDA EXPRESS CHINESE KITCHEN
MOD

FULTON AVE

TARGET
BMW

EL CAMINO AVE

SAFeway
CVS pharmacy
DOLLAR TREE
Family Fitness
Quick Quack CAR WASH
McDonald's

ARDEN WAY

HOWE AVE

HURLEY WAY

24 HOUR FITNESS
Little Caesars
7 ELEVEN
RITE AID
76
MOUNTAIN MIKE'S PIZZA

EASTERN AVE

CAL EXPO

WATT AVE

ROSS DRESS FOR LESS
SUBWAY
Dutch Bros Coffee
Marshalls

JACKS URBAN EATS
Save Mart
CHIPOTLE MEXICAN GRILL
jamba
Peet's Coffee
THE BEACH HUT DELI SINCE 1961
TEMPLE

FAIR OAKS BLVD

American River



DEMOGRAPHIC SUMMARY REPORT

2700-2828 MARCONI AVENUE, SACRAMENTO, CA 95821



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,683
3-MILE RADIUS	138,685
5-MILE RADIUS	362,093

POPULATION 2028 PROJECTION

1-MILE RADIUS	19,209
3-MILE RADIUS	142,665
5-MILE RADIUS	371,989



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$64,141.00
3-MILE RADIUS	\$76,690.00
5-MILE RADIUS	\$87,523.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$40,405.00
3-MILE RADIUS	\$52,293.00
5-MILE RADIUS	\$62,254.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,033	93,984	249,769
BLACK	2,354	16,789	39,959
HISPANIC ORIGIN	4,809	36,872	92,784
AM. INDIAN & ALASKAN	423	2,799	6,684
ASIAN	1,282	13,463	35,940
HAWAIIAN/PACIFIC ISLAND	207	1,847	4,445
OTHER	1,385	9,804	25,296

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



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