

BRADVILLE SQUARE
3601-3659 BRADSHAW RD
SACRAMENTO, CA
FOR LEASE
1,043 SF - 4,564 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA
SUPERCHARGER

EVgo
FAST CHARGING



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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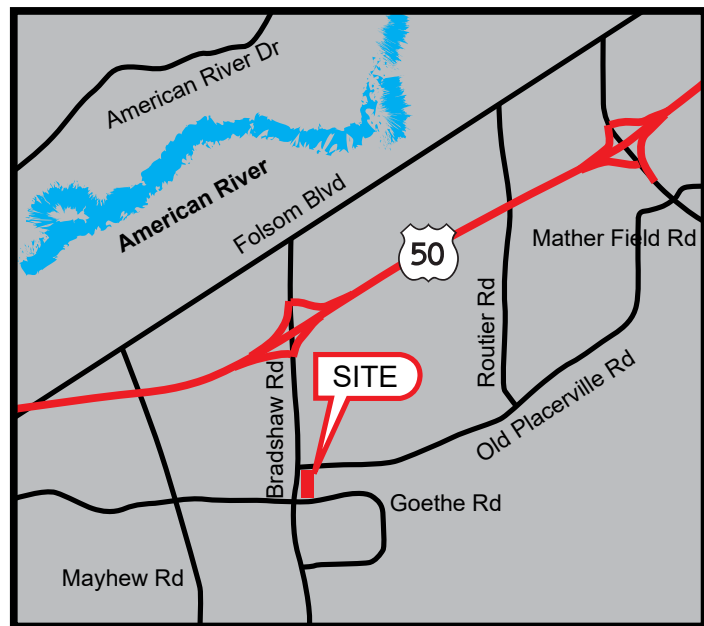
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FEATURES:

- Prominent exposure on busy Bradshaw Rd
- Easy access to Hwy 50
- Dense residential population
- Abundant parking
- Monument signage available
- Close proximity to Mather Airport



PROPERTY DETAILS:

Bradville Square is a well positioned daily needs shopping center in a dense and under-served part of Sacramento. The area borders the Rancho Cordova community and captures Hwy 50 office daytime population.

Center is anchored by Grocery Outlet, Dollar Tree, and Planet Fitness with many national tenants in and around the property. Tesla Superchargers and EVgo Fast Chargers on-site.

LEASE RATES:

| | | |
|------------|----------|------------------------------|
| 3633-F/G/H | 3,521 SF | \$8,274.00 (\$2.35 PSF, NNN) |
| 3643-A: | 1,043 SF | \$2,347.00 (\$2.25 PSF, NNN) |

NNN costs are approximately \$0.42 PSF. *Divisible to 1,043 SF.

DEMOGRAPHICS:

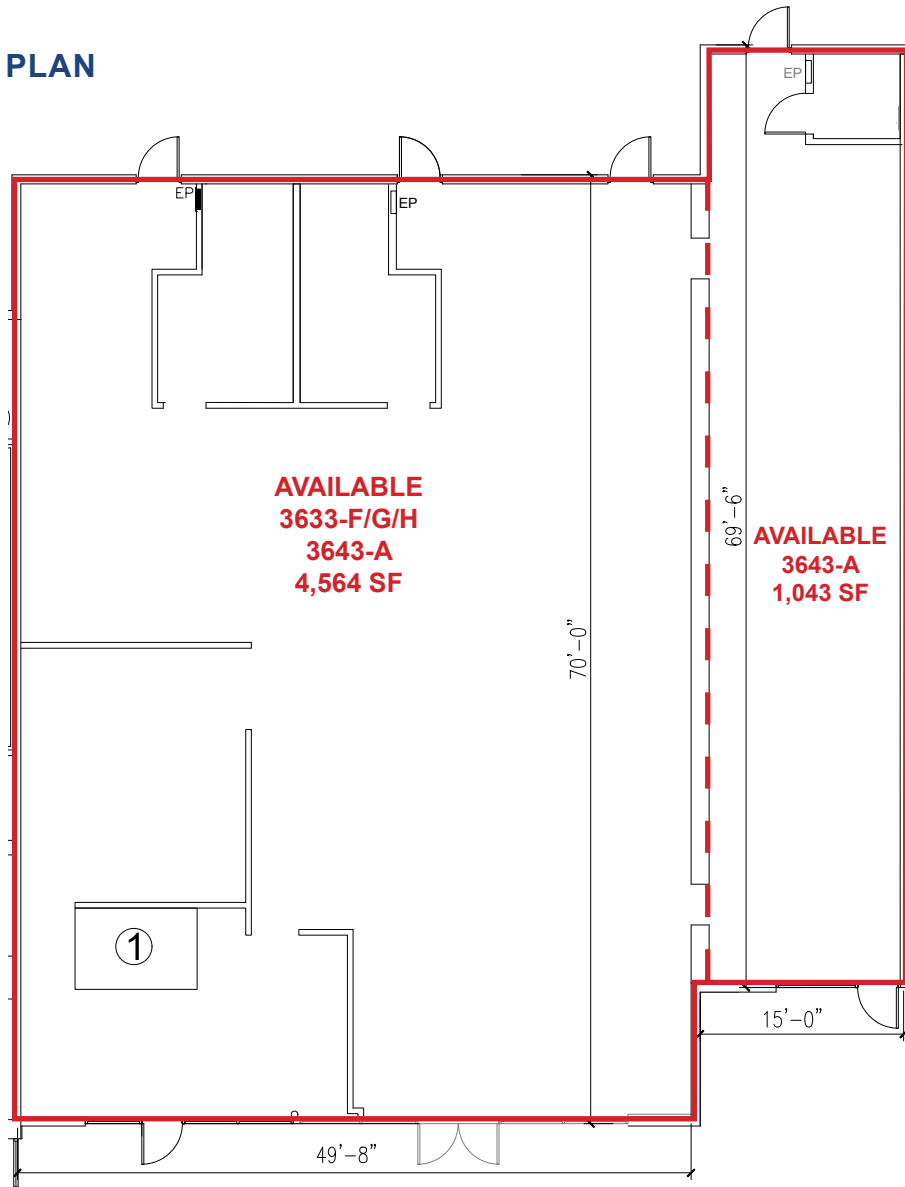
| | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|---------------|
| 2025 Total Population (est): | 12,165 | 84,243 | 221,747 |
| 2025 Average HH Income: | \$114,334 | \$125,682 | 122,739 |
| Traffic Count @ Bradshaw Rd & Old Placerville Rd: | | | 40,978 |

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FLOOR PLAN

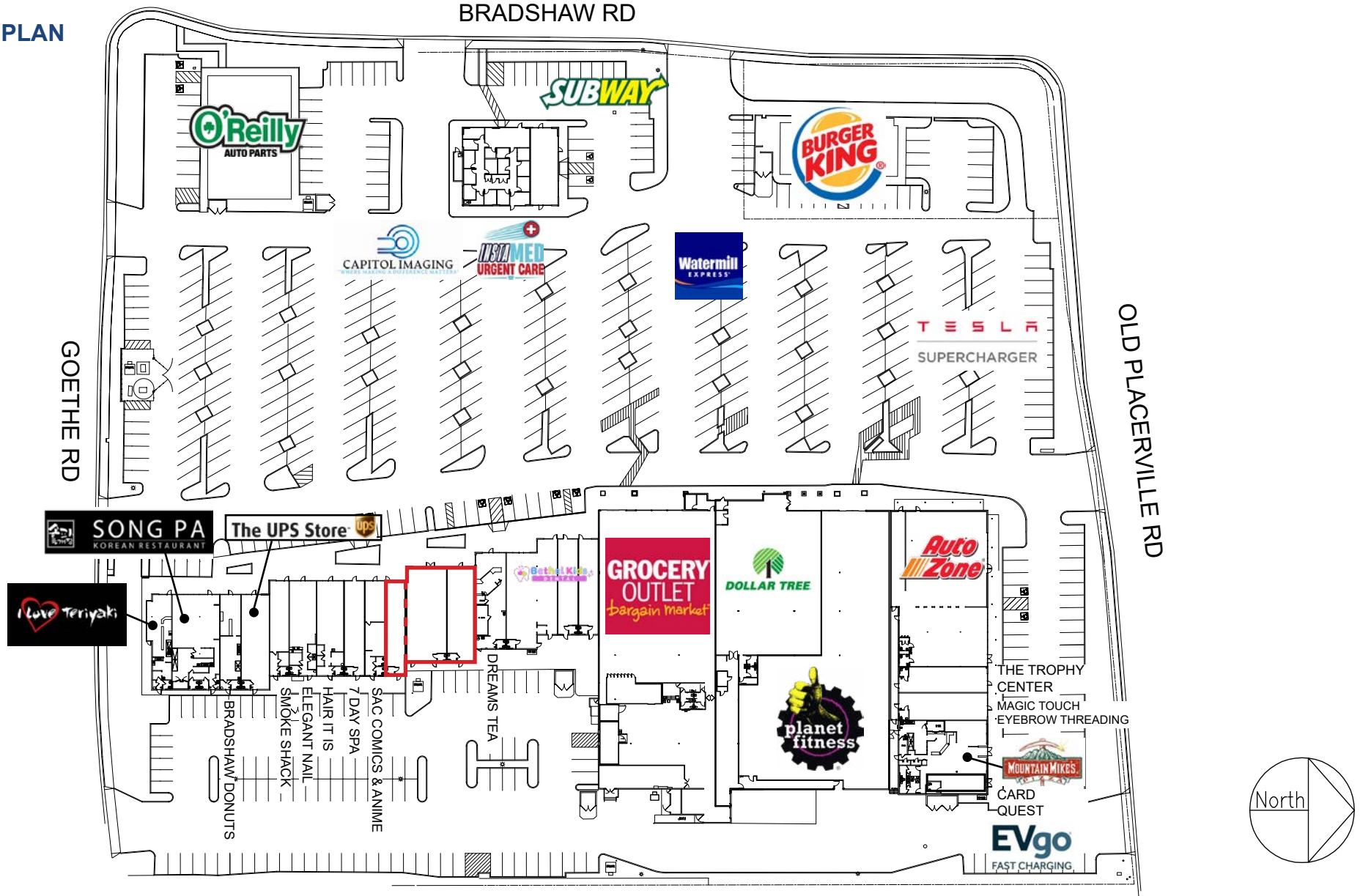


| FF&E | | | |
|-------------|-------------|--------------|-----------|
| Attached | | Non Attached | |
| Item Number | Item Name | Item Number | Item Name |
| 1 | Type 1 Hood | | |

| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|------------|--------------|
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SITE PLAN



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