

ROSEMONT PLAZA

SACRAMENTO | CA

Retail Space For Lease

Grocery-anchored
center with flexible suites
in Sacramento, CA.

- Availability from ± 870 SF to $\pm 15,000$ SF with potential for combination.
- Multiple access points along Kiefer Boulevard with $\pm 18,493$ CPD.
- Near ± 1.7 M SF Franchise Tax Board and dense office corridor.

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EXECUTIVE SUMMARY

**ROSEMONT
PLAZA**
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PROPERTY OVERVIEW

Rosemont Plaza, located at 9113–9199 Kiefer Boulevard in Sacramento, is a Save Mart–anchored neighborhood center offering suites ranging from ± 870 SF to $\pm 15,000$ SF, with the ability to combine spaces for larger users. The property has been under the same ownership since 1986 and features multiple access points along Kiefer Boulevard ($\pm 18,493$ CPD) for convenient ingress and egress. The center’s long-time tenant mix supports a variety of neighborhood-serving retail and service uses, making it a suitable option for local, regional, and national tenants seeking established visibility in a well-maintained retail environment.

The property is surrounded by a strong residential base, including single-family homes, schools, and apartment communities, providing consistent local traffic. Within 1.5 miles, the area includes over 4 million square feet of office space at a 93.7% occupancy rate, including the $\pm 1,686,581$ -square-foot Franchise Tax Board campus, contributing to a robust daytime population. Rosemont Plaza benefits from proximity to Highway 50 for regional access and serves a population of 21,746 within one mile, with an average household income of \$135,242 within three miles.



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SITE PLAN

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SUBJECT PROPERTY

AVAILABLE FOR LEASE

NOT INCLUDED

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AVAILABILITY

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TENANT	SUITE	SIZE
Available (Auto use)	9113	±4,000 SF
Available (Auto use)	9115	±3,000 SF
Rosemont Thrifty Wash	9117	—
Available	9119	±960 SF
Available	9121A	±1,095 SF
Ultimate Spice Gaming	9121B	—
El Cantaro Vegan Taqueria	9123A	—
Hollywood Nails	9123B	—
Hair World	9125	—
Smoke Shack Plus	9127	—
Available (Former Pizza Restaurant)	9129	±2,400 SF
Available	9131	±2,100 SF
Save-Mart	9137	—
Available	9161A	±2,010 SF
Available	9161B	±6,950 SF
Available	9163	±3,000 SF
Available	9169	±2,340 SF
Sylvia's Nails	9175B	—
Available	9175	±1,420 SF

TENANT	SUITE	SIZE
Available	9177	±1,150 SF
Available	9179	±870 SF
Available	9181A	±7,500 SF
Available	9181B	±7,500 SF
Available	9183	±1,950 SF
Jade Garden	9185	—
Aloha Cleaners	9187	—
H&R Block	9189	—
Available	9191	±960 SF
Available	9193A	±960 SF
Available	9193B	±960 SF
Available	9195	±1,985 SF
Baskin Robbins	9197A	—
Available	9197B	±1,140 SF
Available (2nd Gen Restaurant)	9199	±3,180 SF
Available (On pad)	9167B	±1,093 SF
Available (On pad)	9167C	±1,264 SF
Chase Bank	9165	—

* Suite with A, B, or C have been demised and may be recombined.

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PROPERTY PHOTOS

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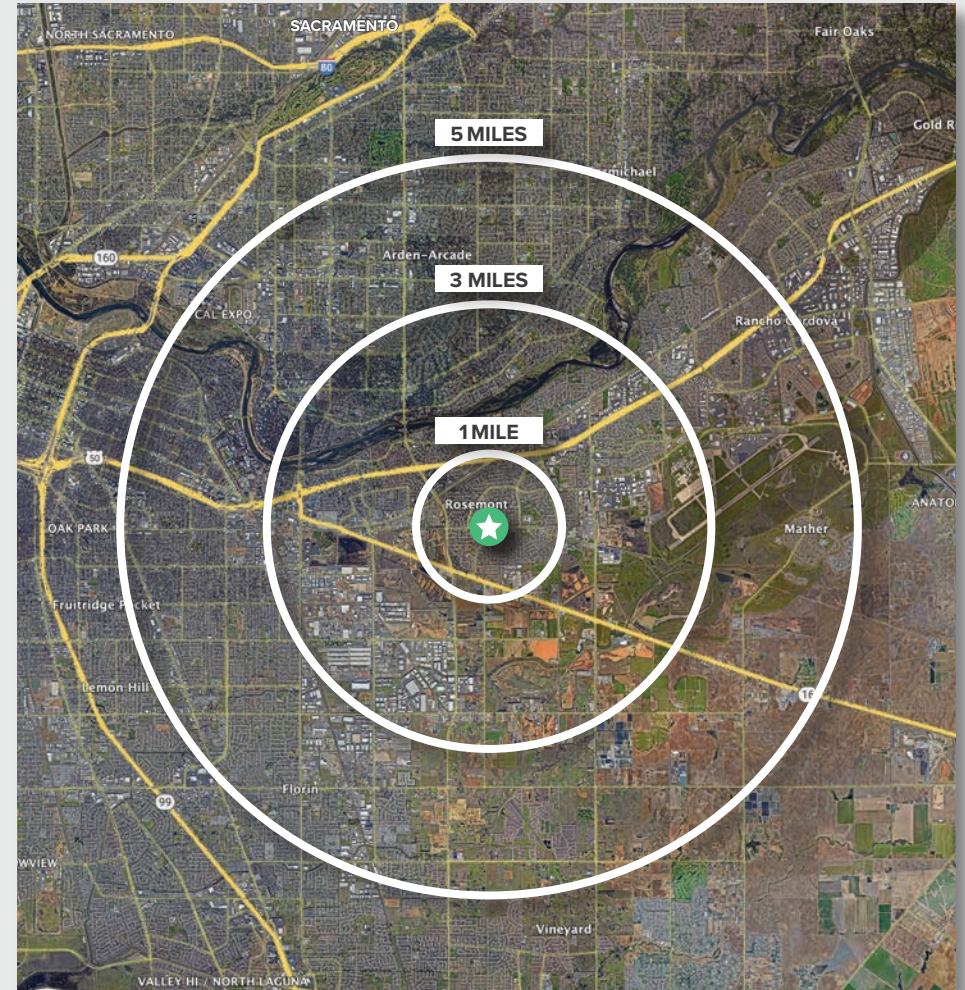


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REGIONAL DEMOGRAPHICS

**ROSEMONT
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	21,746	71,976	268,374
2030 Projected Population	21,033	69,685	261,827
2020 Census Population	21,925	73,532	269,872
2010 Census Population	21,218	68,297	239,344
2025 Median Age	36.1	38.4	37.1
HOUSEHOLDS			
2025 Estimated Households	8,265	28,346	103,569
2030 Projected Households	8,035	27,641	101,877
2020 Census Households	8,215	28,640	102,644
2010 Census Households	7,861	27,155	94,675
INCOME			
2025 Estimated Average Household Income	\$104,903	\$135,242	\$118,186
2025 Estimated Median Household Income	\$87,970	\$101,771	\$91,196
2025 Estimated Per Capita Income	\$39,936	\$53,480	\$45,922
BUSINESS			
2025 Estimated Total Businesses	324	3,720	11,935
2025 Estimated Total Employees	2,475	40,662	117,079



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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