

ELKHORN PLAZA II
5309-5447 ELKHORN BLVD
SACRAMENTO, CA

FOR LEASE

1,373 SF - 45,351 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Immediate access to I-80 at Elkhorn Blvd/Greenback Lane
- Excellent street exposure on Elkhorn Blvd
- Anchored by Safeway and CVS
- Great synergistic mix of tenants
- Strong visual appeal
- Dense residential population
- Abundant parking
- EVgo fast chargers and Hyperfuel EV chargers on-site



PROPERTY DETAILS:

Elkhorn Plaza II is a neighborhood retail center with dominant anchor and strong national tenants with Starbucks, McDonald’s, Subway, Pizza Hut, Cricket Wireless, Wells Fargo, Golden 1 and more.

The center is prominently anchored by Safeway grocery store and CVS pharmacy.

LEASE RATES:

5309 Elkhorn Blvd	2,247 SF	\$3,797.00 (\$1.69 PSF, NNN)
5311 Elkhorn Blvd	1,738 SF	\$2,868.00 (\$1.65 PSF, NNN)
5313 Elkhorn Blvd	1,373 SF	\$2,320.00 (\$1.69 PSF, NNN)
5321 Elkhorn Blvd*	2,272 SF	\$3,749.00 (\$1.65 PSF, NNN)
5353 Elkhorn Blvd	1,593 SF	\$2,628.00 (\$1.65 PSF, NNN)
5447 Elkhorn Blvd	1,627 SF	\$2,424.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.68 PSF. *Available with 30 days’ notice.

DEMOGRAPHICS:

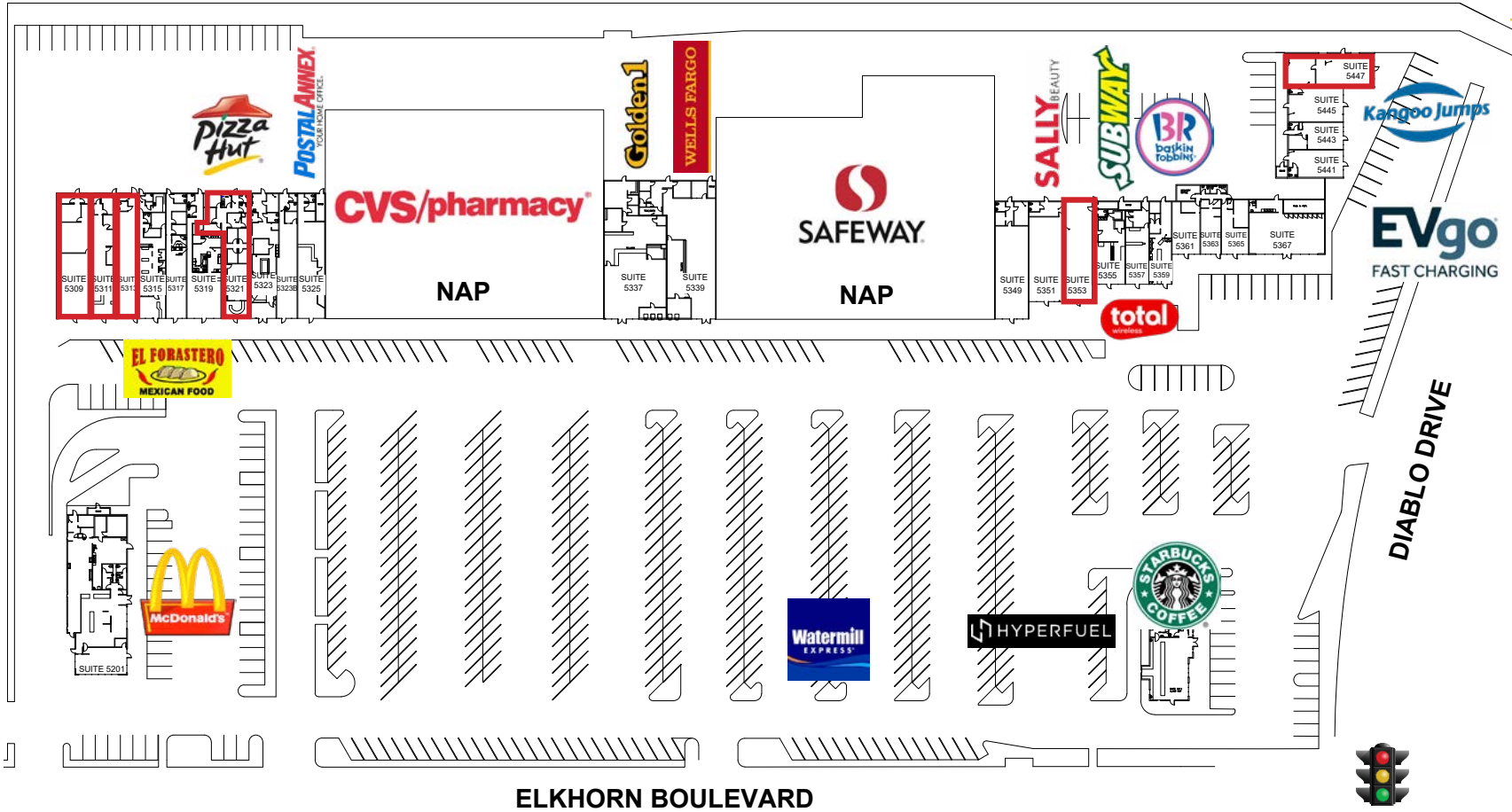
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	20,067	188,580	366,160
2024 Average HH Income:	\$90,206	\$93,597	\$103,477
Traffic Count @ [Elkhorn Blvd]:	28,160		

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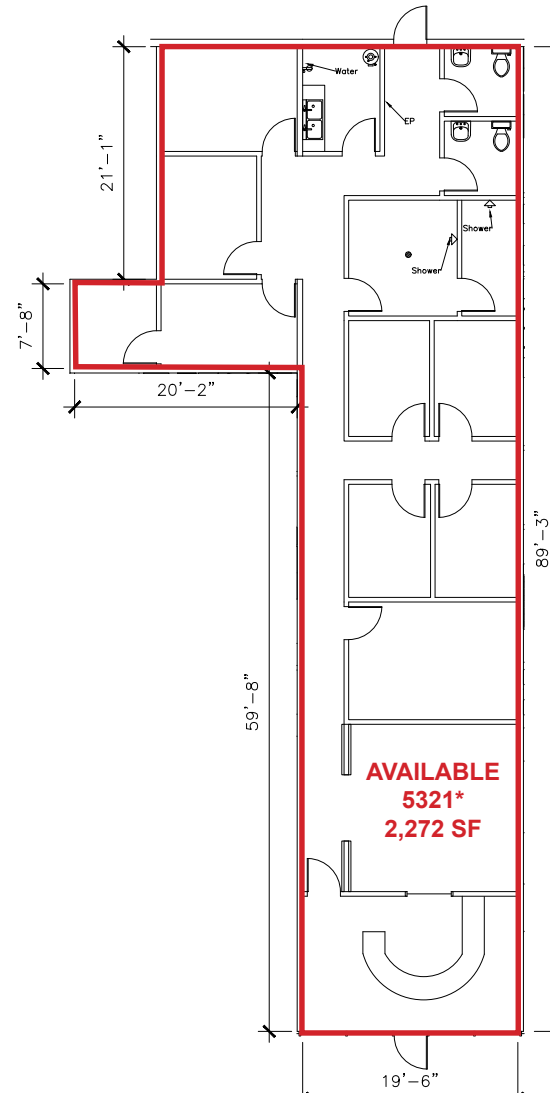
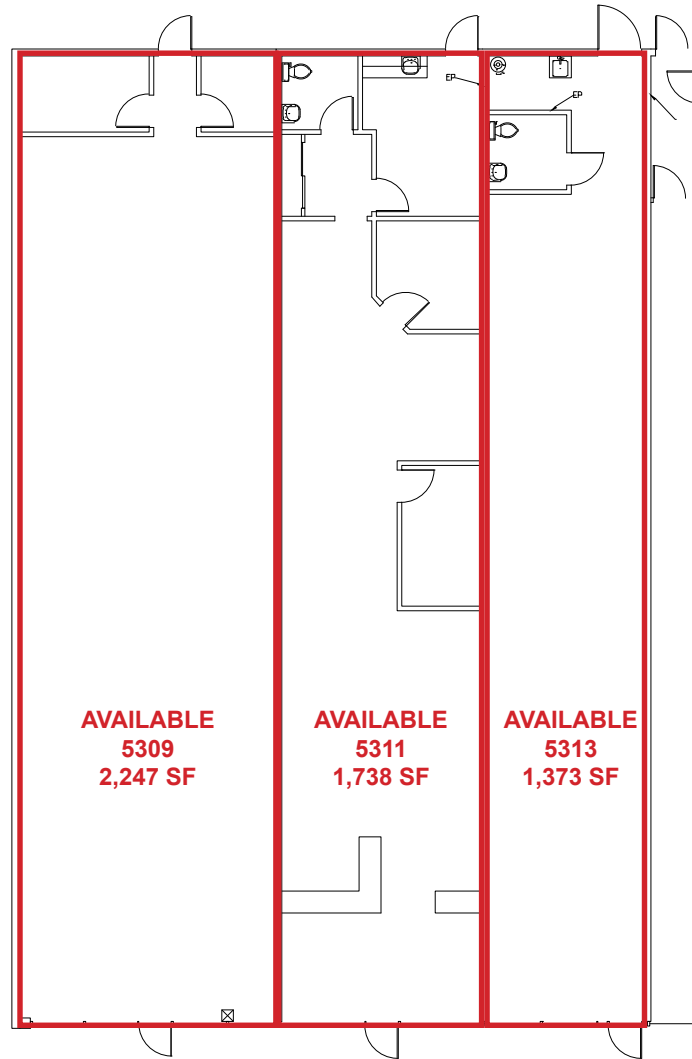
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#	Address	Tenant	SF	#	Address	Tenant	SF	#	Address	Tenant	SF
PAD	5201	McDonald's	3,312	9	5325	Postal Annex	1,640	20	5363	Suave Plaza Barber	600
1	5309	AVAILABLE	2,247	10/11	5337	Golden 1 Credit Union	3,940	21	5365	A+ Phone Repair	800
2	5311	AVAILABLE	1,738	12	5339	Wells Fargo Bank	3,915	22	5367	EZ Stop	2,200
3	5313	AVAILABLE	1,373	13	5349	Remembrance Headstones	2,125	PAD	5411	Starbucks	2,200
4	5315	Elkhorn Dentistry	1,800	14	5351	Sally Beauty Supply	1,875	23	5441	Card Shop	838
5	5317	Hanna Nails	1,350	15	5353	AVAILABLE	1,518	24	5443	I.Z. Hair Salon	813
6	5319	El Forastero	1,841	16	5355	Subway	1,274	25	5445	Kangoo Jumps	1,032
8A	5321*	Family Chiropractic Clinic	2,272	17	5357	Total Wireless	962	26	5447	AVAILABLE	1,627
8B	5223	Pizza Hut	1,891	18	5359	Baskin Robbins	1,025	NAP	P-1	CVS	27,796
8	5323B	3 Monkeys Smoke Shop	1,260	19	5361	Emma's Boutique	800	NAP	P-2	Safeway	33,910

*Available with 30 days' notice.

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
5309	2,247	\$1.69 PSF, NNN	\$3,797.00
5311	1,738	\$1.65 PSF, NNN	\$2,868.00
5313	1,373	\$1.69 PSF, NNN	\$2,320.00

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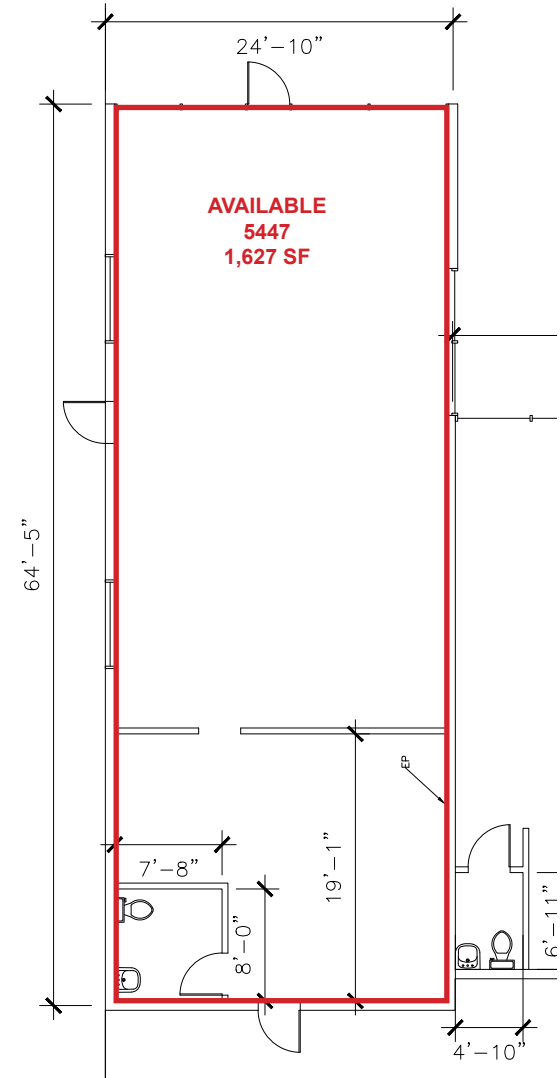
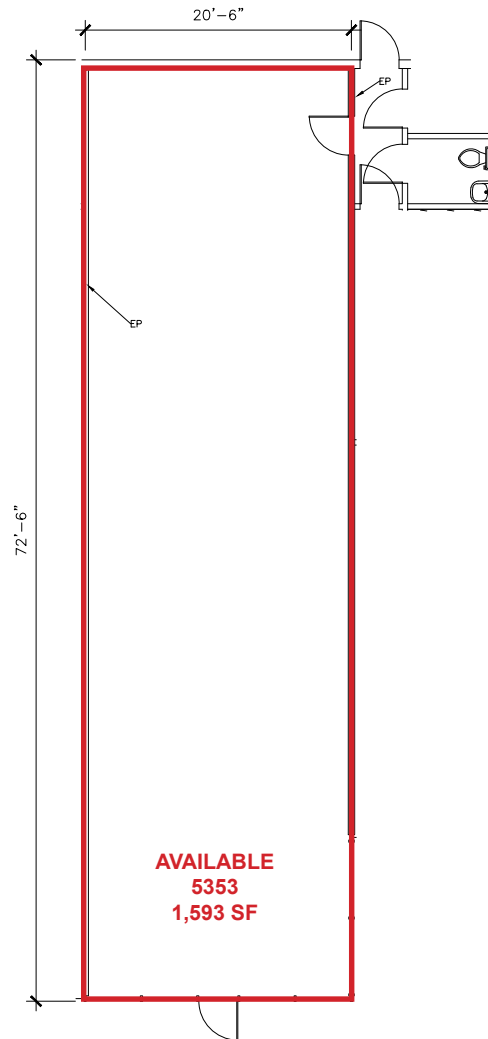
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Suite	SF	Lease Rate	Monthly Rent
5321*	2,272	\$1.65 PSF, NNN	\$3,749.00

*Available with 30 days' notice.

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
5353	1,593	\$1.65 PSF, NNN	\$2,628.00
5447	1,627	\$1.49 PSF, NNN	\$2,424.00

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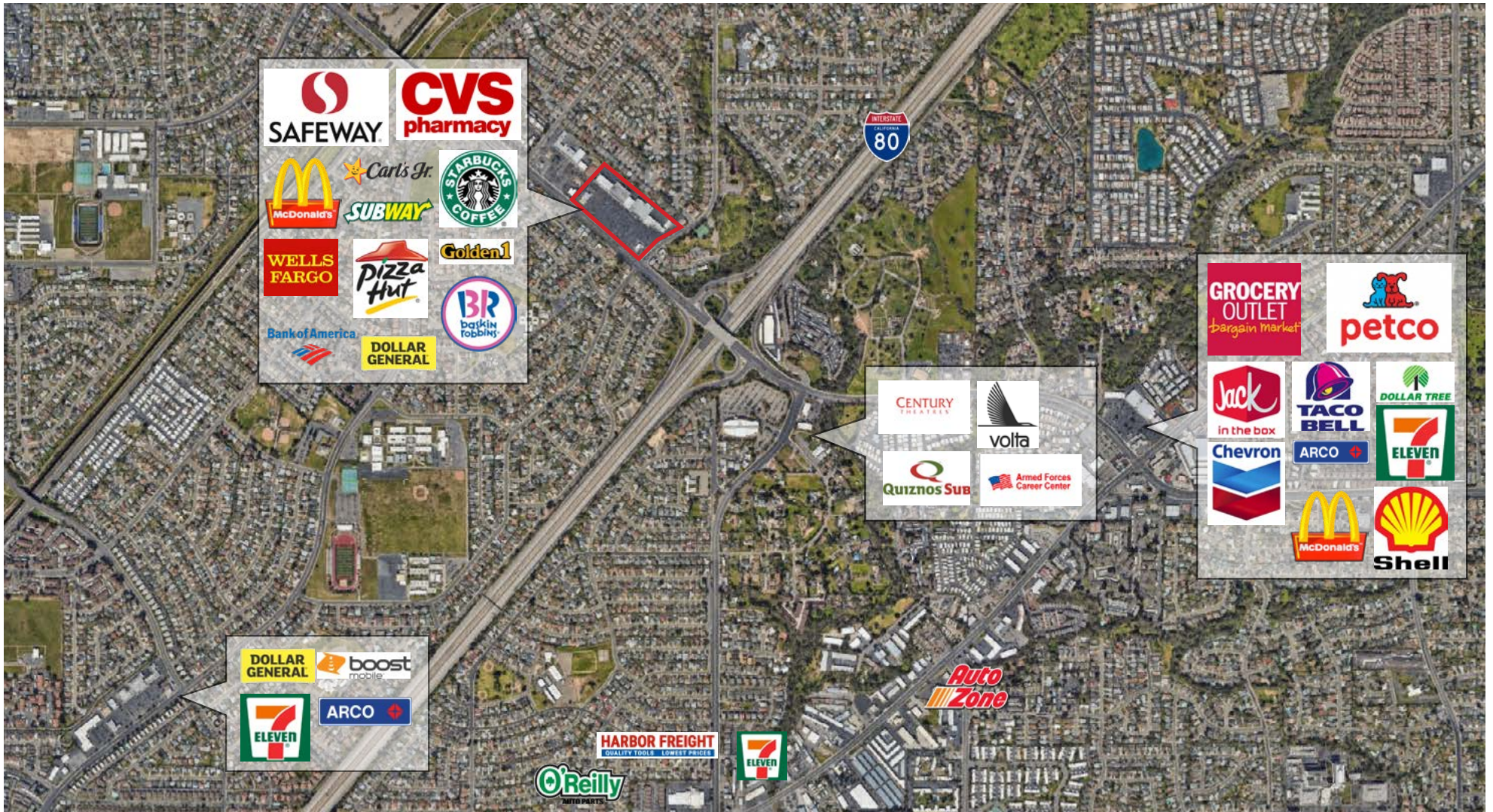


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