

FOR LEASE

VINEYARD SQUARE SHOPPING CENTER

7800-8010 GERBER RD, SACRAMENTO, CA 95828

±705 - 3,000 SF OF RETAIL SPACE AVAILABLE!

3D Tour
Click Here



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

VINEYARD SQUARE SHOPPING CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
7814 Gerber Rd	±1,200 SF	\$1.50 PSF, NNN	OPEN FLOOR PLAN - RETAIL SUITE
7818 Gerber Rd	±705 SF	\$1.65 PSF, NNN	SMALL RETAIL SUITE WITH KITCHENETTE
7820 Gerber Rd	±860 SF	\$1.65 PSF, NNN	OPEN FLOOR PLAN - SMALL RETAIL SUITE
7828 Gerber Rd	±905 SF	\$1.65 PSF, NNN	OPEN FLOOR PLAN - SMALL RETAIL SUITE
7832 Gerber Rd	± 1,200 SF	\$1.65 PSF, NNN	FORMER PAPA MURPHY'S PIZZA W/ WALK IN
7836 Gerber Rd	±900 SF	\$1.59 PSF, NNN	5 PRIVATE ROOMS AND 2 RESTROOMS
7840 Gerber Rd	±1,200 SF	\$1.50 PSF, NNN	OPEN SHOWROOM, WITH STORAGE SPACE
7846 Gerber Rd	±1,725 SF	\$1.40 PSF, NNN	OPEN FLOOR PLAN
7910 Gerber Rd	±3,000 SF	\$1.29 PSF, NNN	OPEN FLOOR PLAN
7918 Gerber Rd	±2,800 SF	\$1.29 PSF, NNN	OPEN FLOOR PLAN WITH STORAGE SPACE

PROPERTY HIGHLIGHTS:

- **Grocery-Anchored Neighborhood Center:** Save Mart Supermarkets drives consistent daily foot traffic and repeat visits, serving as a reliable draw for shoppers throughout the week—open 6 AM to 10 PM daily.
- **Prime Signalized Corner at Power Inn & Gerber Road:** High-visibility location at a signalized intersection with a combined Average Daily Traffic count of over ±32,000 vehicles—delivering a steady stream of potential customers right past your front door.
- **Destination Co-Tenancy:** Join a diverse, well-established tenant mix that includes Save Mart, Starbucks, UPS Store, Mountain Mike's Pizza, Diana Nails, Pal's Liquor, Vinhouse Tea & Boba, and more—creating a true one-stop neighborhood shopping destination.
- **Quick Highway 99 Access:** Just minutes from the CA-99 interchange at Power Inn Road—easy on, easy off for commuters and regional shoppers traveling throughout the Greater Sacramento area.
- **Dense & Growing Trade Area:** Over 175,000 residents within a 3-mile radius with an average household income of \$74,270 and a median age of 33—an ideal demographic for retail, food service, and personal service concepts.
- **Shopping Center (SC) Zoning:** allows for a diverse mix of retail and service-oriented businesses. Whether you're a retailer, restaurant operator, fitness user, medical provider, or specialty service concept, the zoning provides the opportunity to bring your business to high-visibility retail setting.

STRONG TRAFFIC COUNTS

POWER INN RD: 31,622 ADT
GERBER RD: 20,042 ADT

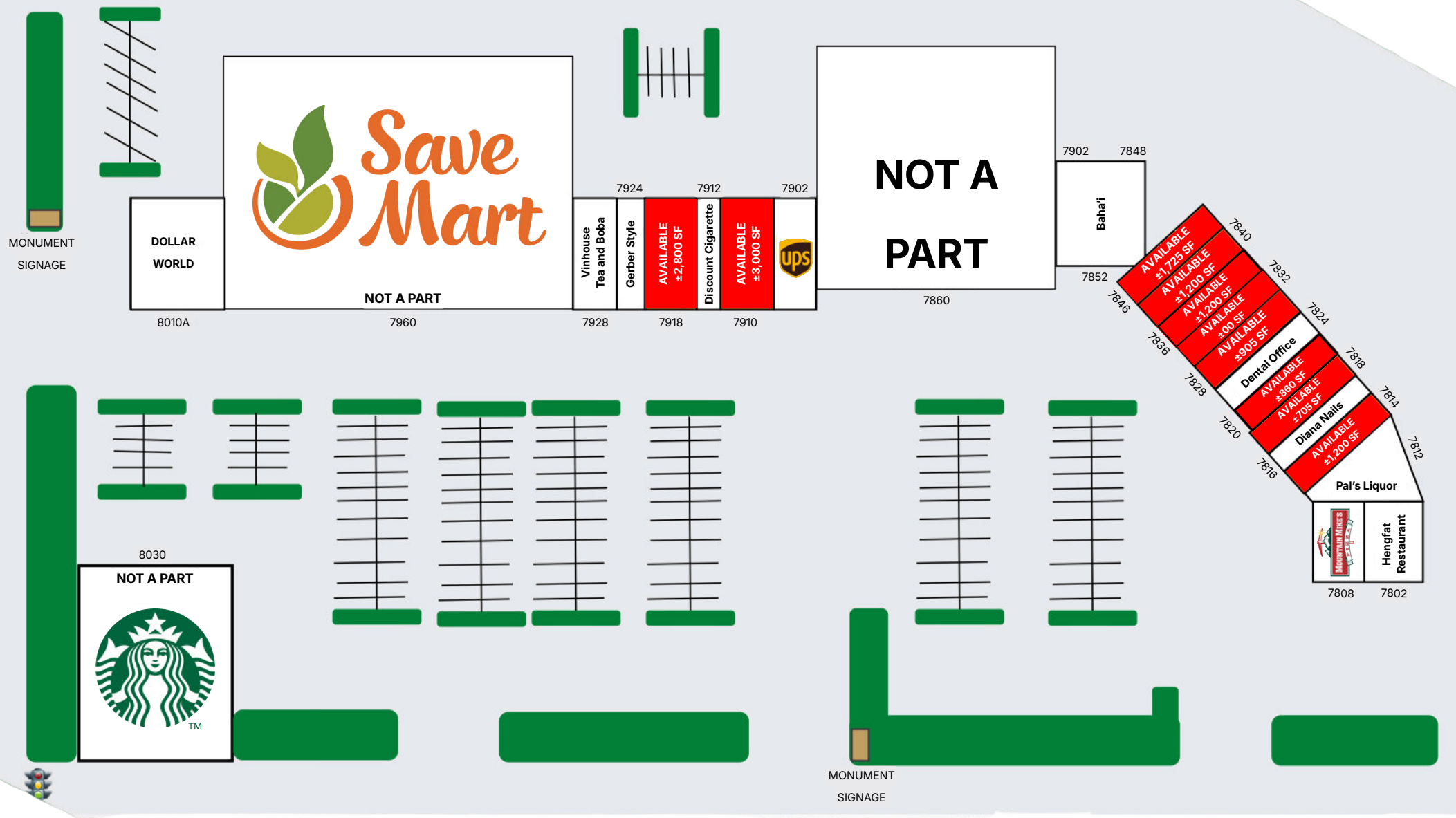


AVERAGE
\$80,824
WITHIN 3 MILES
HOUSEHOLD INCOME



PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY

SITE PLAN



FLOOR PLAN - 7814 GERBER RD

Size: ±1,200 SF

Base Rent: \$1.50 PSF, NNN

OPEN FLOOR PLAN - RETAIL SUITE

3D Tour
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INTERIOR PHOTOS



FLOOR PLAN - 7818 GERBER RD

Size: ±705 SF

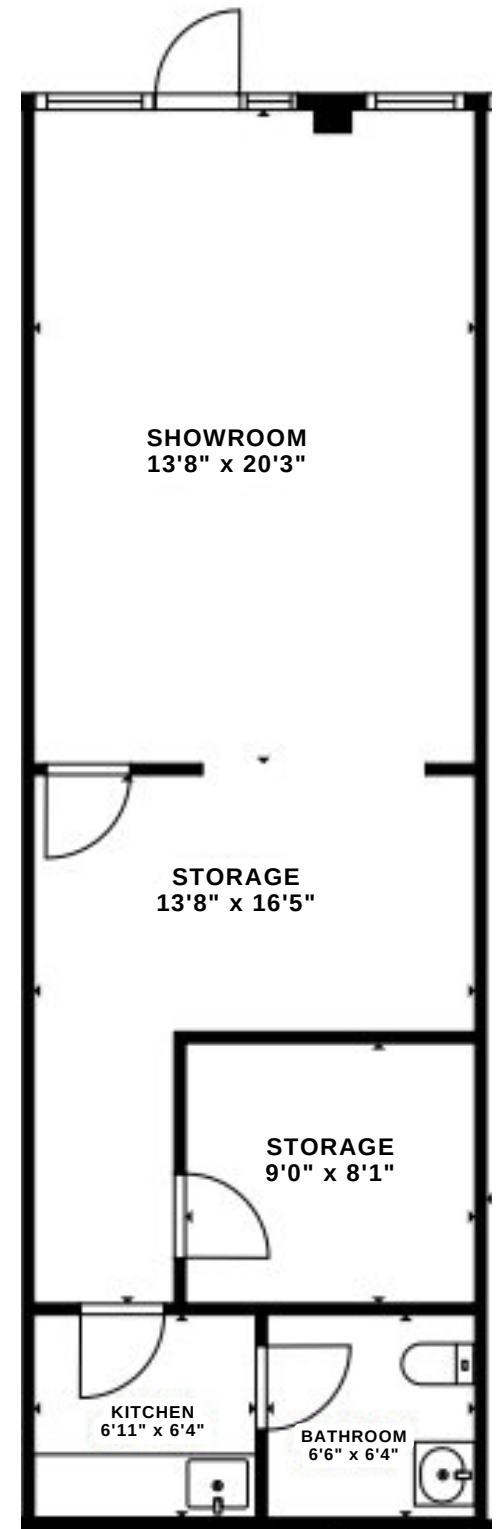
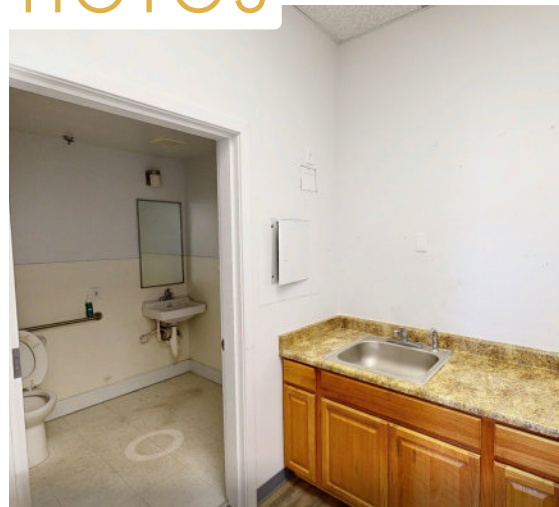
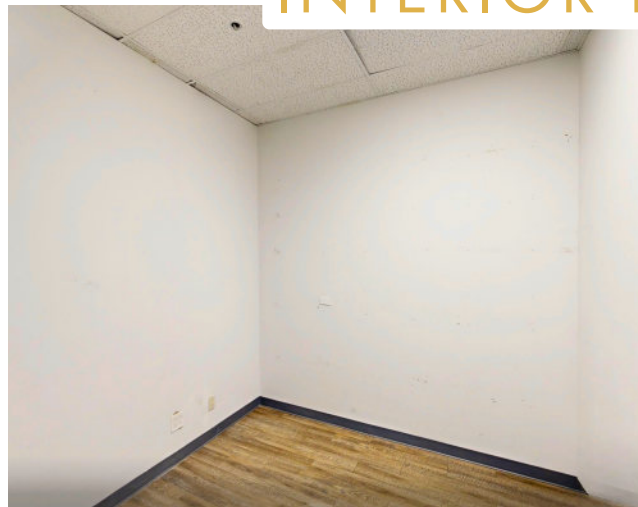
Base Rent: \$1.65 PSF, NNN

SMALL RETAIL SUITE WITH KITCHENETTE

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INTERIOR PHOTOS



FLOOR PLAN - 7820 GERBER RD

Size: ±860 SF

Base Rent: \$1.65 PSF, NNN

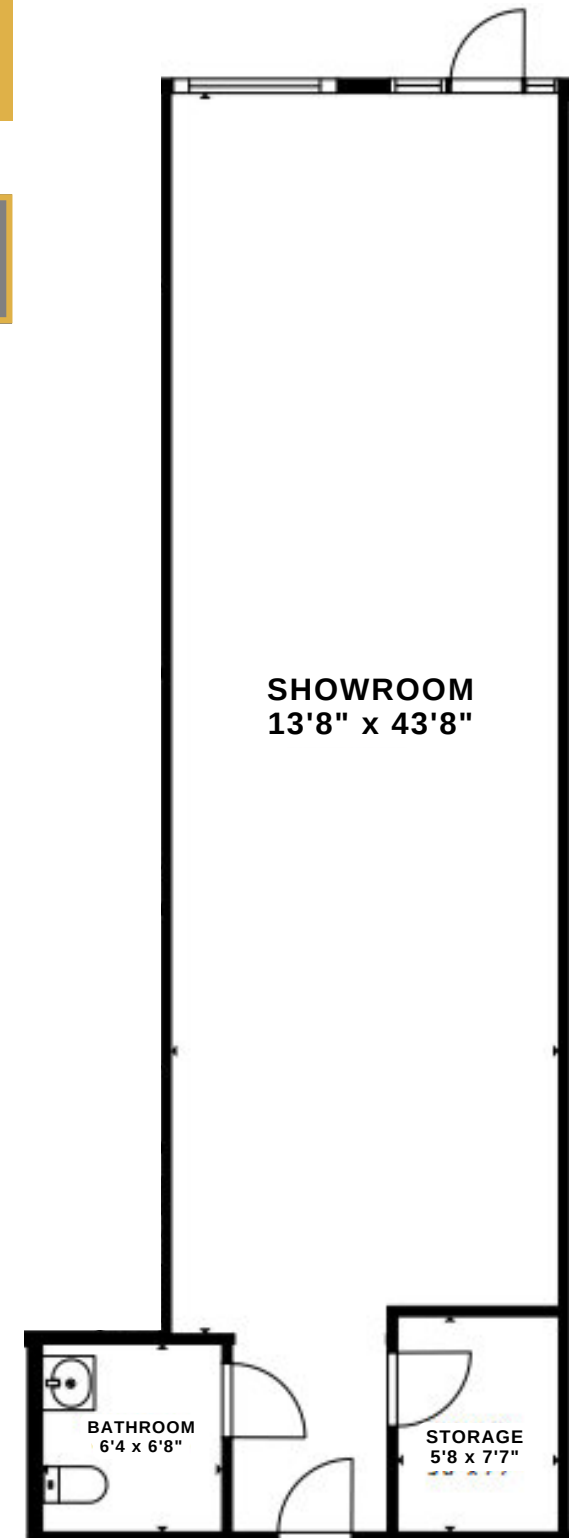
3D Tour
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OPEN FLOOR PLAN - SMALL RETAIL SUITE



INTERIOR PHOTOS



FLOOR PLAN - 7828 GERBER RD

Size: ± 905 SF

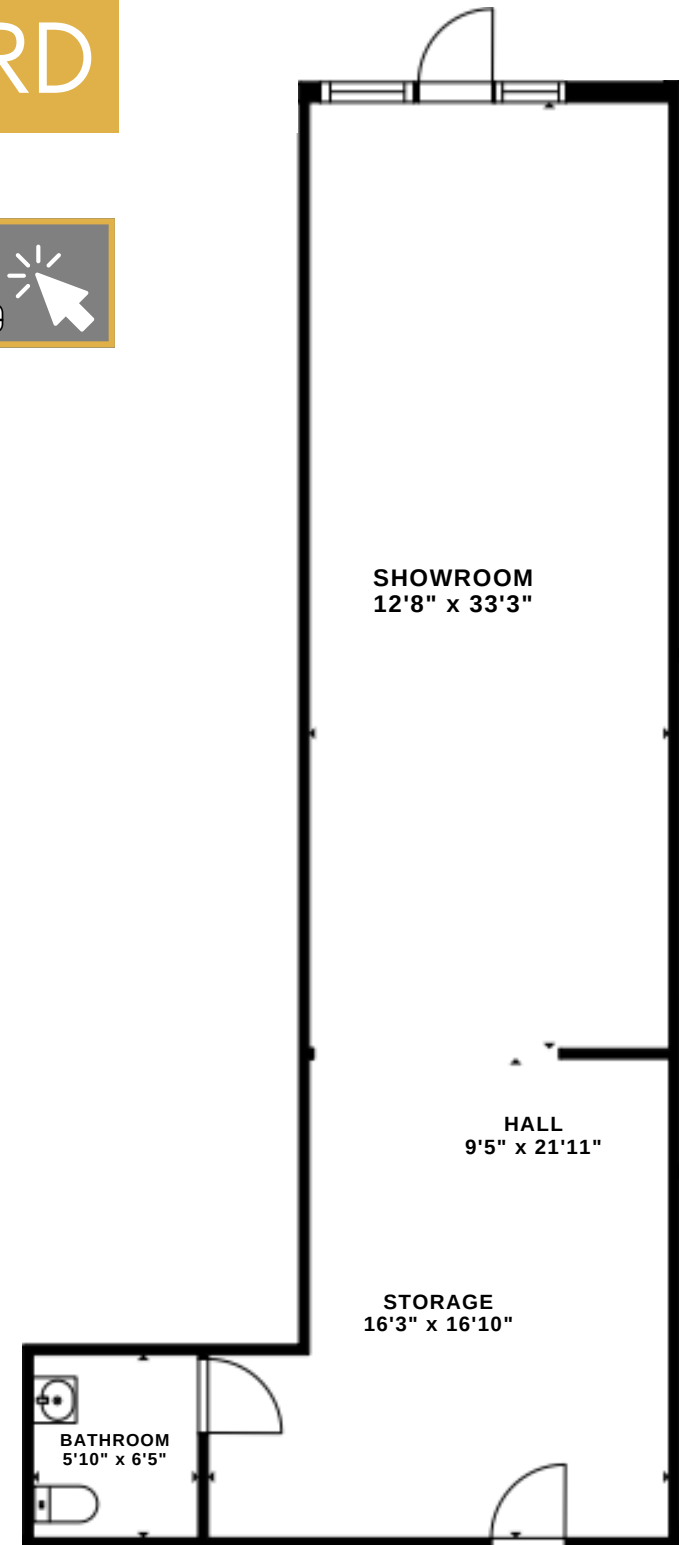
Base Rent: \$1.65 PSF, NNN

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OPEN FLOOR PLAN - SMALL RETAIL SUITE



INTERIOR PHOTOS



FLOOR PLAN - 7832 GERBER RD

Size: $\pm$ 1,200 SF

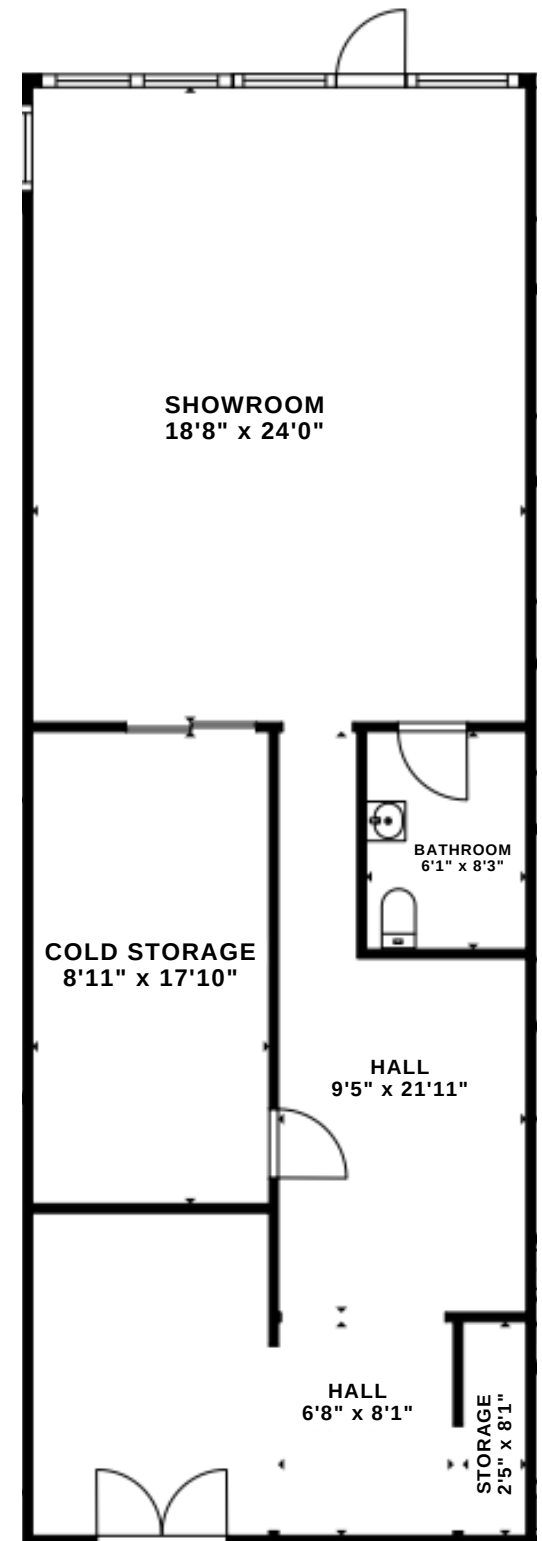
Base Rent: \$ 1.65 PSF, NNN

FORMER PAPA MURPHY'S
TAKE AND BAKE PIZZA

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INTERIOR PHOTOS



FLOOR PLAN - 7836 GERBER RD

Size: $\pm 1,200$ SF

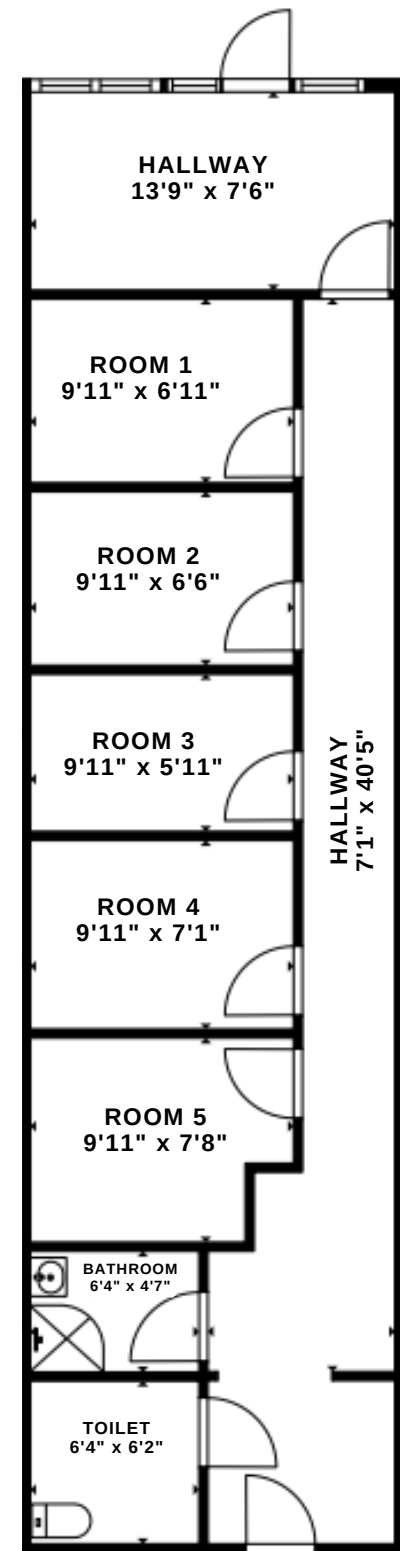
Base Rent: \$1.59 PSF, NNN

5 PRIVATE ROOMS AND 2 RESTROOMS

3D Tour
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INTERIOR PHOTOS



FLOOR PLAN - 7840 GERBER RD

Size: $\pm 1,200$ SF

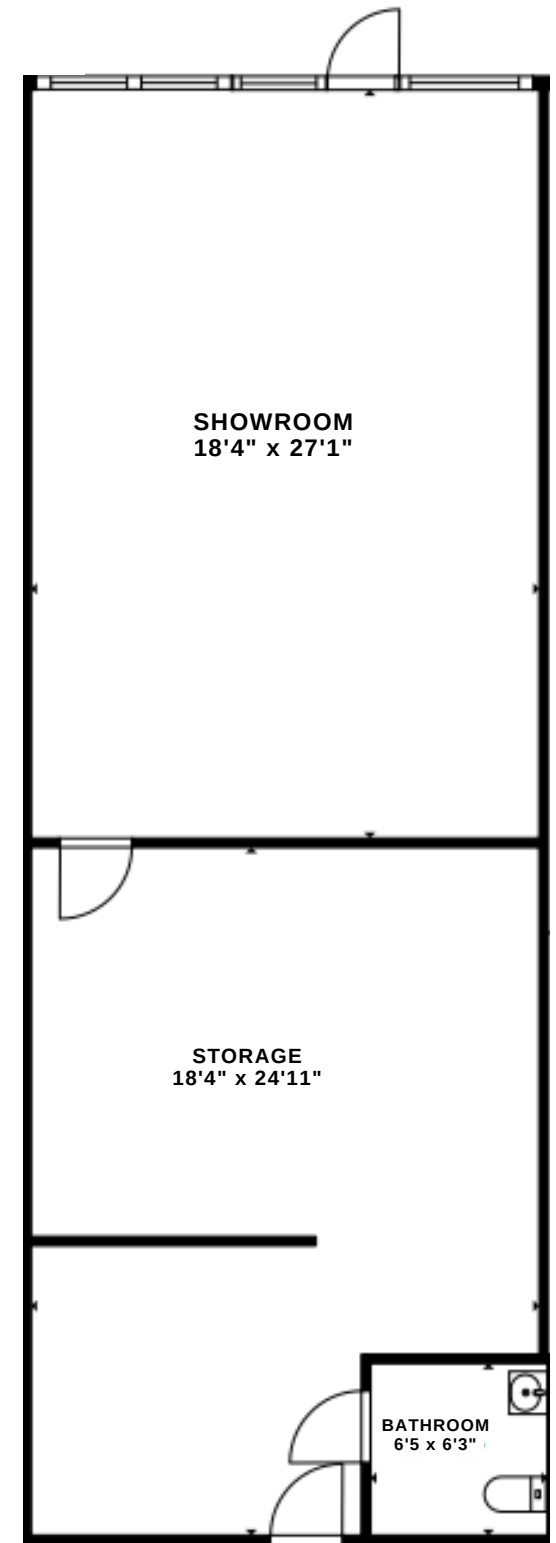
Base Rent: \$1.59 PSF, NNN

OPEN SHOWROOM, WITH STORAGE SPACE

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INTERIOR PHOTOS



FLOOR PLAN - 7846 GERBER RD

Size: $\pm 1,725$ SF

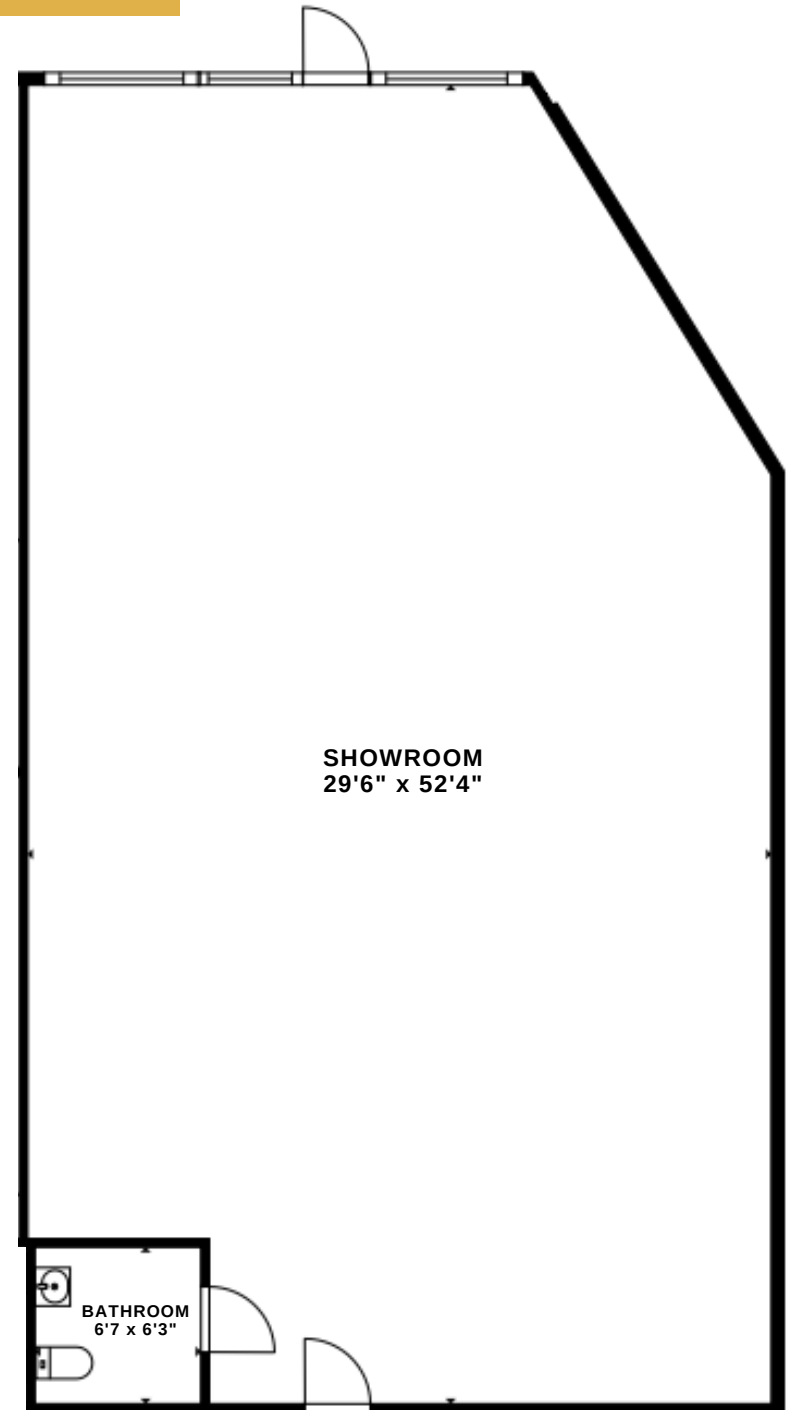
Base Rent: \$1.49 PSF, NNN

OPEN FLOOR PLAN

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INTERIOR PHOTOS



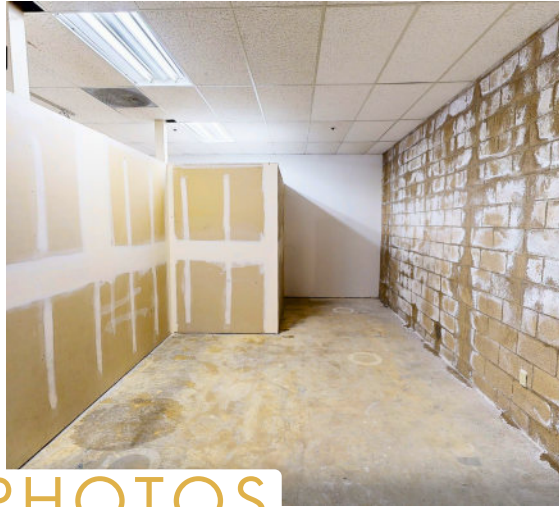
FLOOR PLAN - 7910 GERBER RD

Size: ±3,000 SF

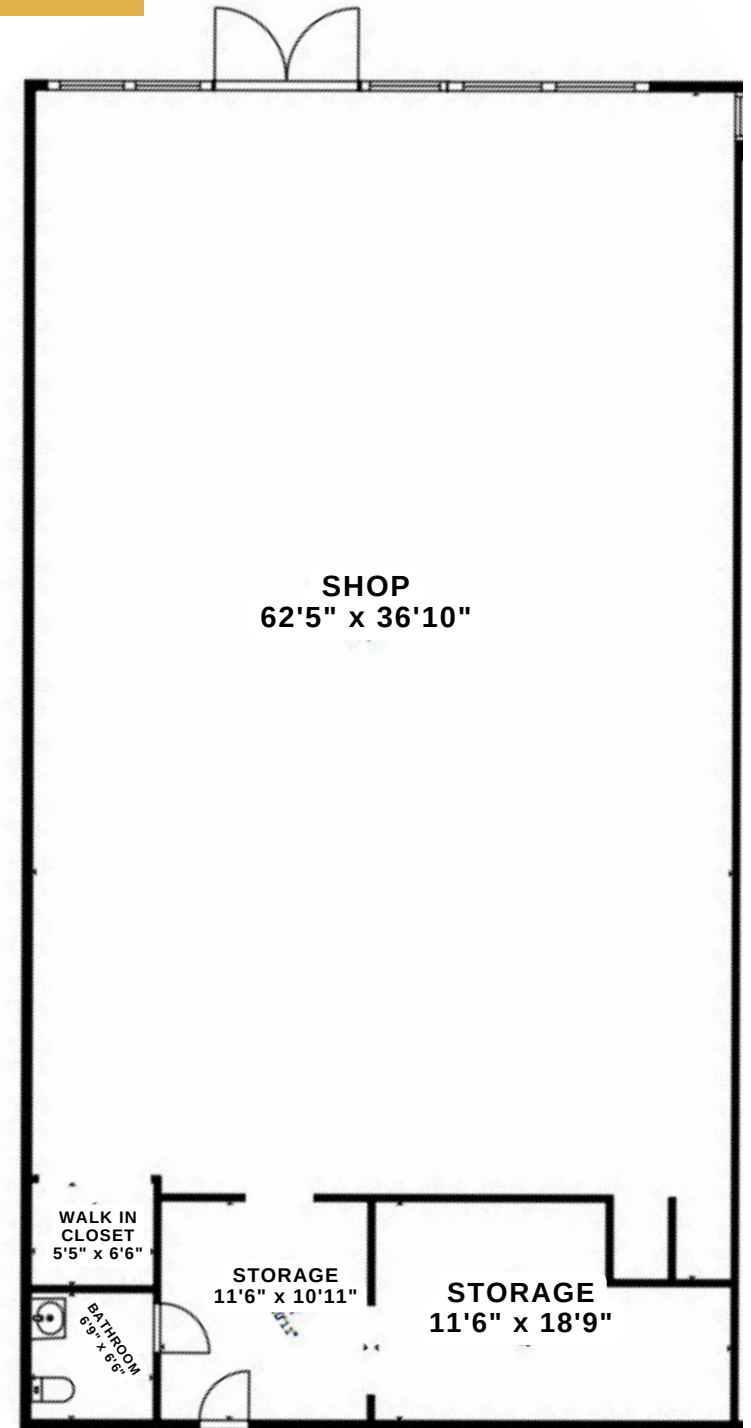
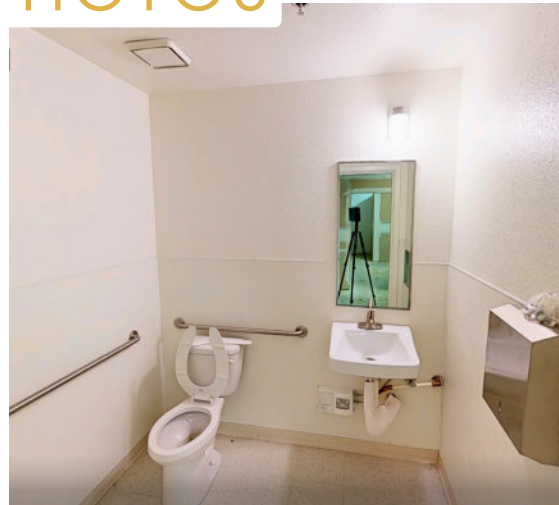
Base Rent: \$1.35 PSF, NNN

OPEN FLOOR PLAN

3D Tour
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INTERIOR PHOTOS



FLOOR PLAN - 7918 GERBER RD

Size: ±2,800 SF

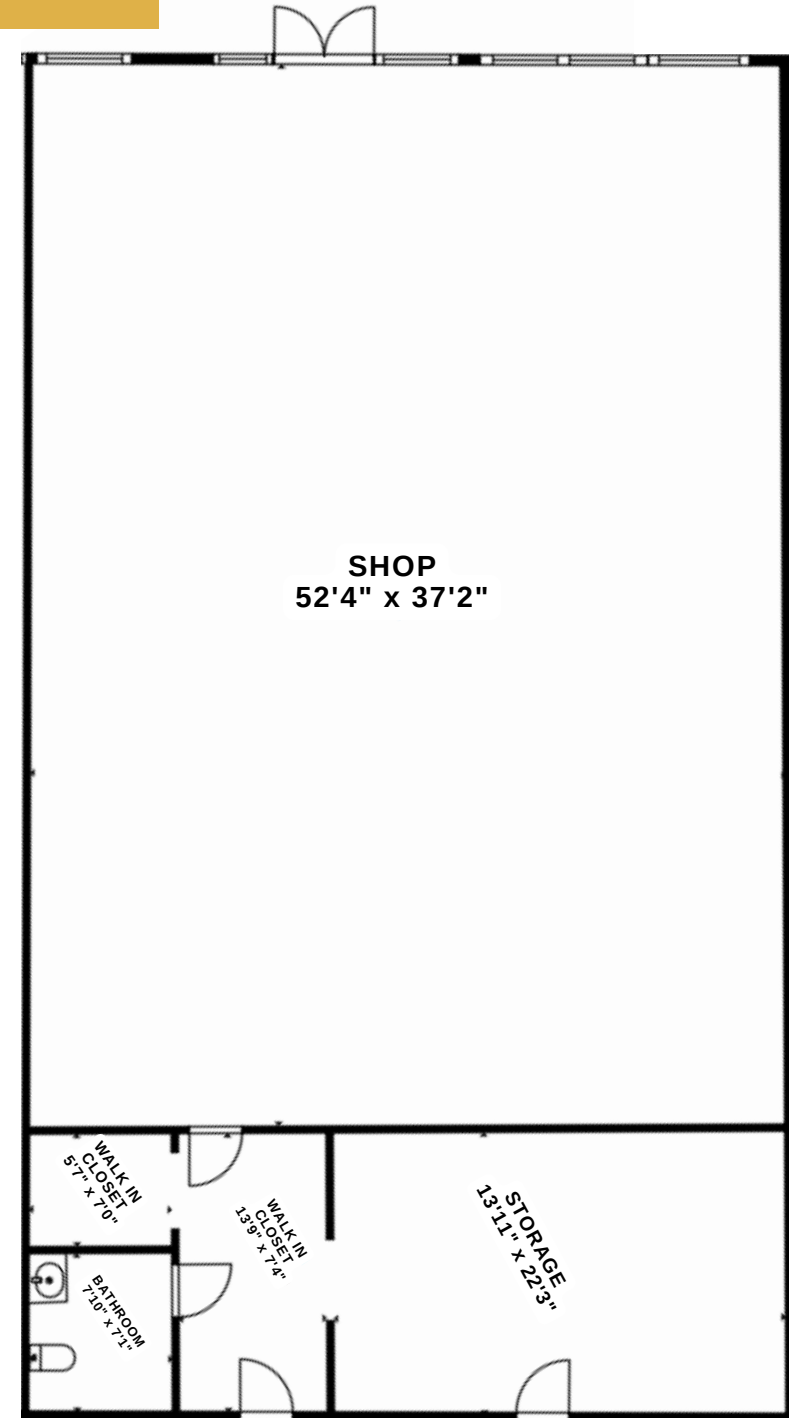
Base Rent: \$1.35 PSF, NNN

OPEN FLOOR PLAN WITH STORAGE SPACE

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INTERIOR PHOTOS



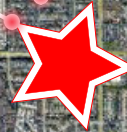


EXTERIOR PHOTOS





PROPERTY
LOCATION



E STOCKTON BLVD



DEMOGRAPHIC SUMMARY REPORT

7800-8010 GERBER RD, SACRAMENTO, CA 95828



POPULATION 2024 ESTIMATE

1-MILE RADIUS	22,256
3-MILE RADIUS	176,353
5-MILE RADIUS	368,314



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$73,777.00
3-MILE RADIUS	\$80,824.00
5-MILE RADIUS	\$87,347.00

POPULATION 2029 PROJECTION

1-MILE RADIUS	22,315
3-MILE RADIUS	177,161
5-MILE RADIUS	370,425

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$57,897.00
3-MILE RADIUS	\$63,403.00
5-MILE RADIUS	\$69,852.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	3,732	28,364	83,529
BLACK	3,324	26,631	48,994
HISPANIC ORIGIN	13,211	44,569	172,123
AM. INDIAN & ALASKAN	329	2,335	5,306
ASIAN	7,604	59,246	103,974
HAWAIIAN & PACIFIC ISLAND	580	4,492	8,354
OTHER	6,687	55,285	118,156

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECRE.COM

CHASE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

