

Garden Plaza

2201 Northgate Boulevard, Sacramento, CA 95833

For Lease



Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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Offering Summary

Property Overview:

Garden Plaza Shopping Center in Sacramento, CA is located at the busy intersection of Northgate Boulevard and Garden Highway. The center is easily accessible from downtown Sacramento via Highway 160. It is directly across the street from the popular and highly successful La Superior SuperMercados. The property is surrounded by busy retail, single-family homes and apartments. The estimated population within a five-mile radius is 370,528. The center is located on a signalized intersection with high average daily traffic counts. Metro PCS & Jackson Hewitt are the newest anchor tenants that have recently signed long term leases. Other tenants include the Zen Garden, Carnitas Rincon, Smoke Shop, Irma's Flowers and Massage. Additionally, there is unimproved land that is part of the center, that could accommodate another retail pad.

Property Highlights:

- High identity shopping center
- Fully improved Restaurant-Bar featuring hood, walk-in cooler, sinks, etc available for lease
- 1,055 s.f. former Hair Salon Space available for lease
- Corner of Northgate Boulevard and Garden Highway
- Signalized Intersection with high traffic counts
- Multitenant shopping center
- Two Monument signs
- Easy access from downtown Sacramento
- Potential additional retail pad available

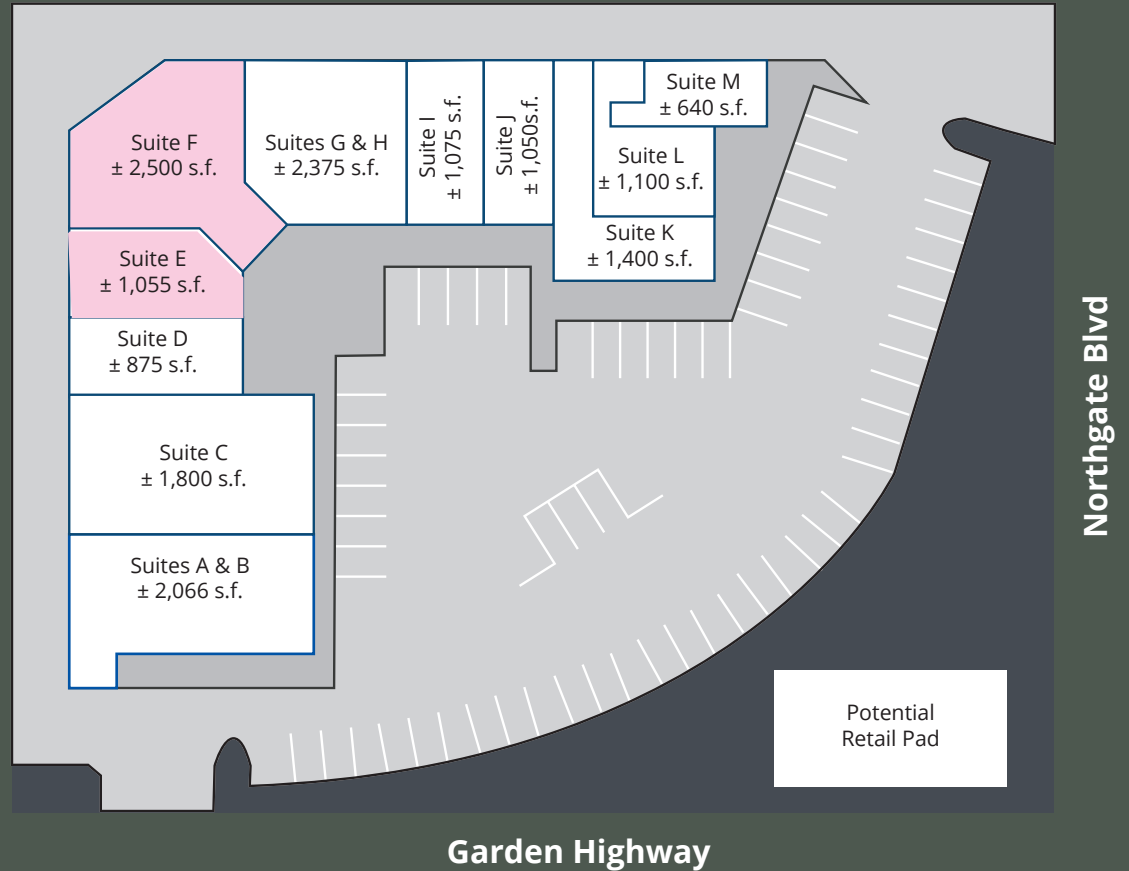


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Site Plan

Unit	Size	Tenant
Suite A & B	± 2,066 s.f.	Metro PCS
Suite C	± 1,800 s.f.	Carnitas Rincon
Suite D	± 875s.f.	Massage
Suite E	± 1,055 s.f.	Available Hair Salon
Suite F	± 2,500 s.f.	Available Restaurant-Bar
Suite G & H	± 2,375 s.f.	Zen Garden
Suite I	± 1,075 s.f.	Gift Store
Suite J	± 1,050 s.f.	Jackson Hewitt
Suite K	± 1,400 s.f.	Elevated Smoke Shop
Suite L	±1,100 s.f.	Star Beauty Salon
Suite M	± 640 s.f.	Available
Pad		Available



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Property Photos



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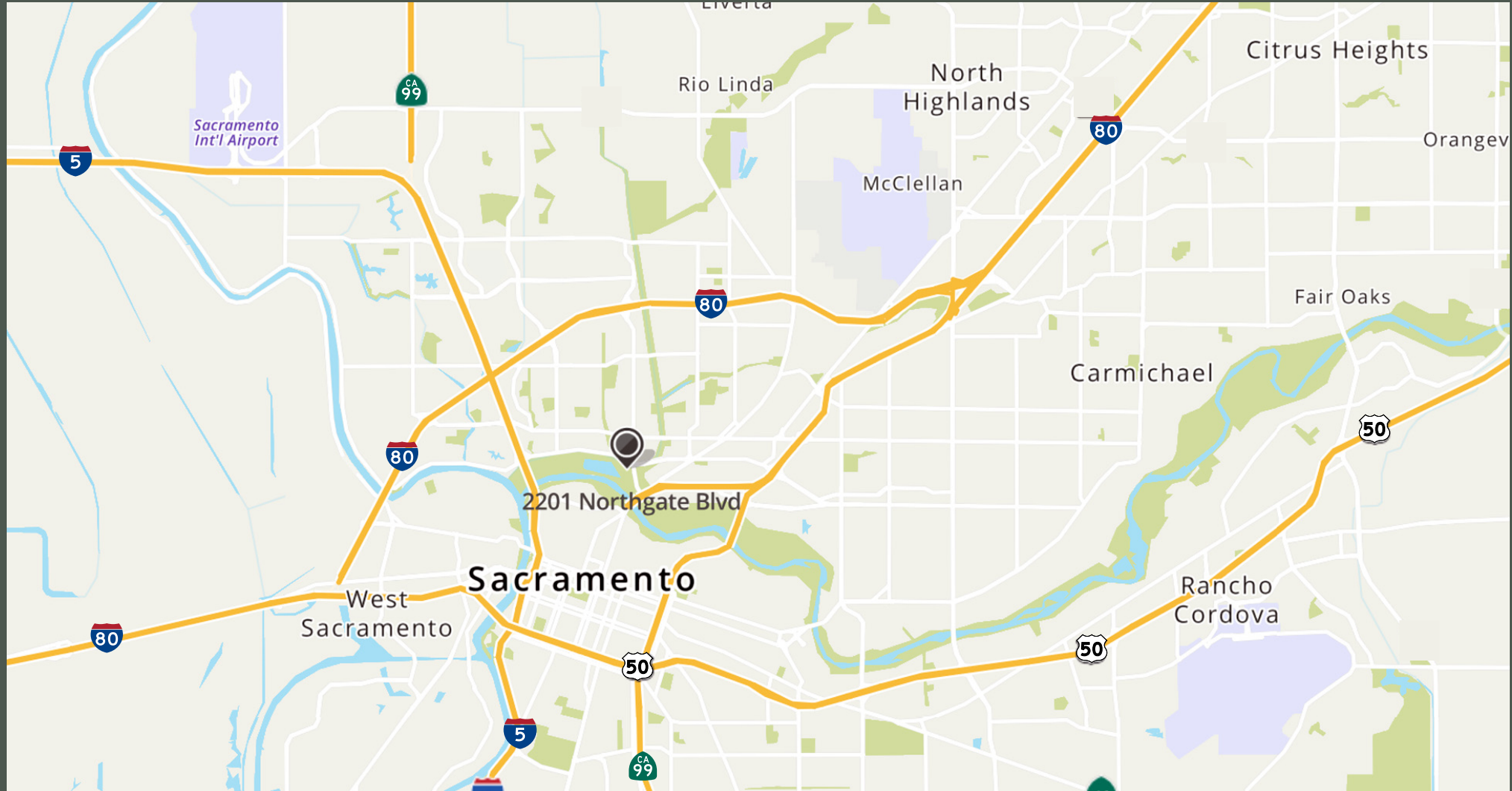
Restaurant-Bar Photos



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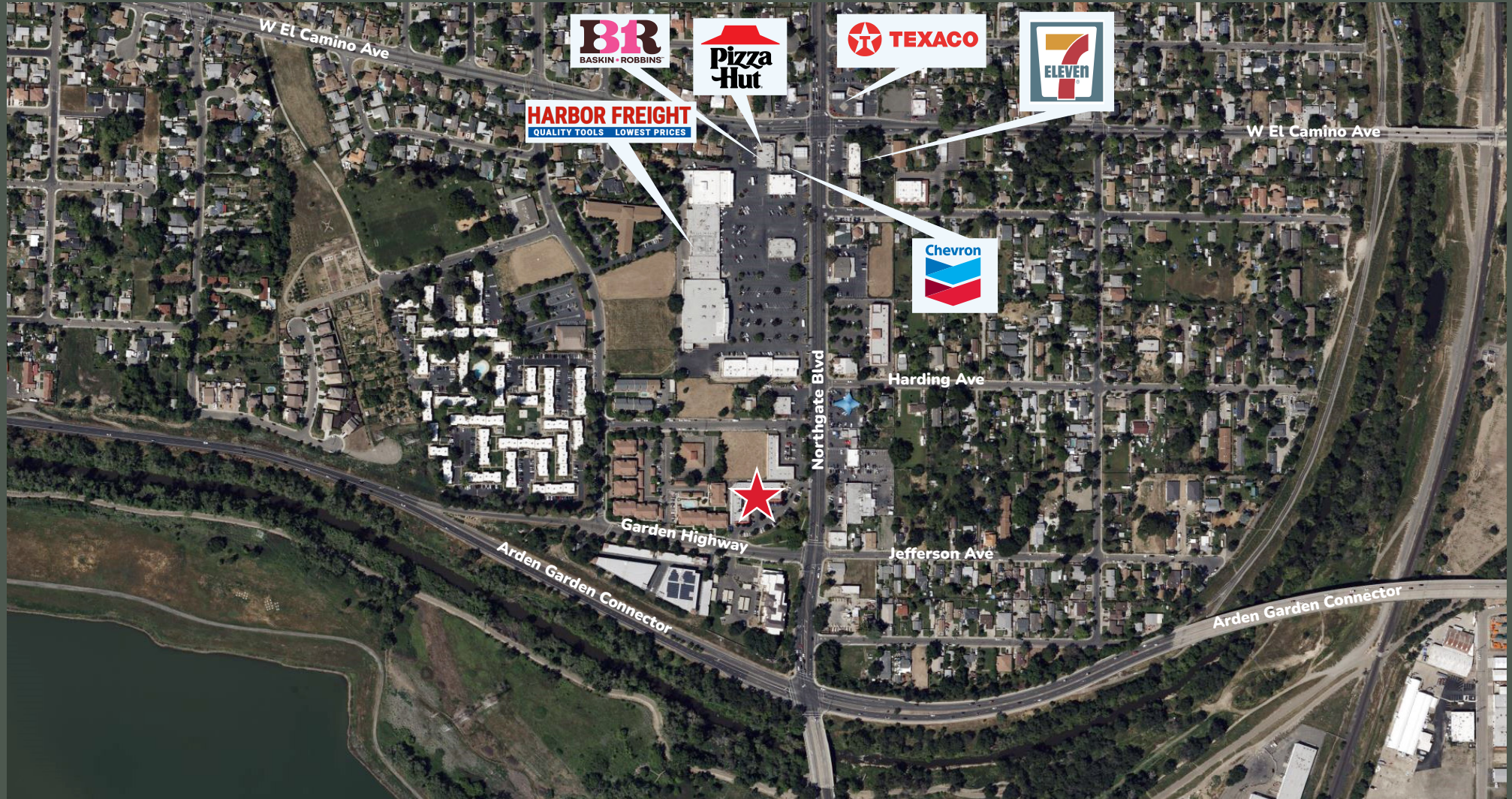
Location Map



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Vicinity Map



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Demographics

Key Facts: 5 Mile Radius



380,776

Total Population (2024)



\$94,381

Average Household Income



31,540

Businesses



293,209

Daytime Employees



61,895

Owner Occupied Households



\$471,548

Median Home value

ADT Northgate Boulevard (Cross Street Harding Ave S) **19,456** (2022)

Data obtained from CoStar