

**FOR LEASE**

6373 RIVERSIDE BLVD | SACRAMENTO, CA



**Riverside Plaza II**

1,020 SF Available

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**NAI**Northgate

# PROPERTY SUMMARY



**SUITE AVAILABLE**  
#0109 – ±1,020 SF



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN



## PROPERTY HIGHLIGHTS

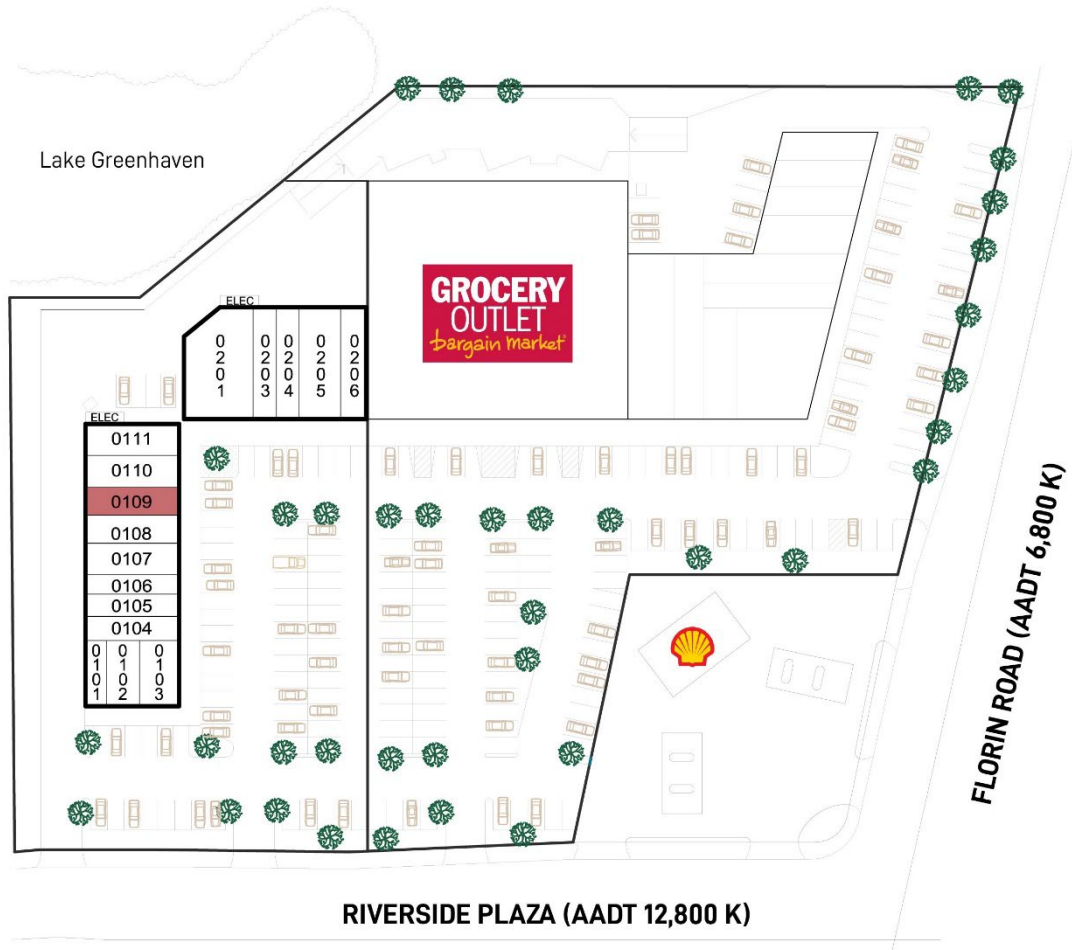
Retail space available for lease in the Riverside Plaza II Center located in the Greenhaven area of Sacramento, CA. The Grocery Outlet anchored Center is located on the corner of Florin Road & Riverside Boulevard.

- Large consumer base with 72,500 households, 212,800 people, and an average income of \$91,700 within a 5-mile radius
- Nearby retailers include Grocery Outlet, Walgreen's, Baskin Robbins, Round Table, Haagen-Dazs, Shell, and many more.

## PROPERTY INFO

<b>LEASE PRICE:</b>	Contact Broker
<b>AVAILABLE SF:</b>	± 1,020 SF
<b>ZONING:</b>	SC: Shopping Center
<b>LEASE TYPE:</b>	NNN
<b>LEASE TERMS:</b>	Negotiable
<b>PARCEL SIZE:</b>	1.64 AC
<b>APN:</b>	030-0330-016
<b>TRAFFIC:</b>	Riverside Blvd: 12.8K Florin Rd: 6.8K

# SITE PLAN

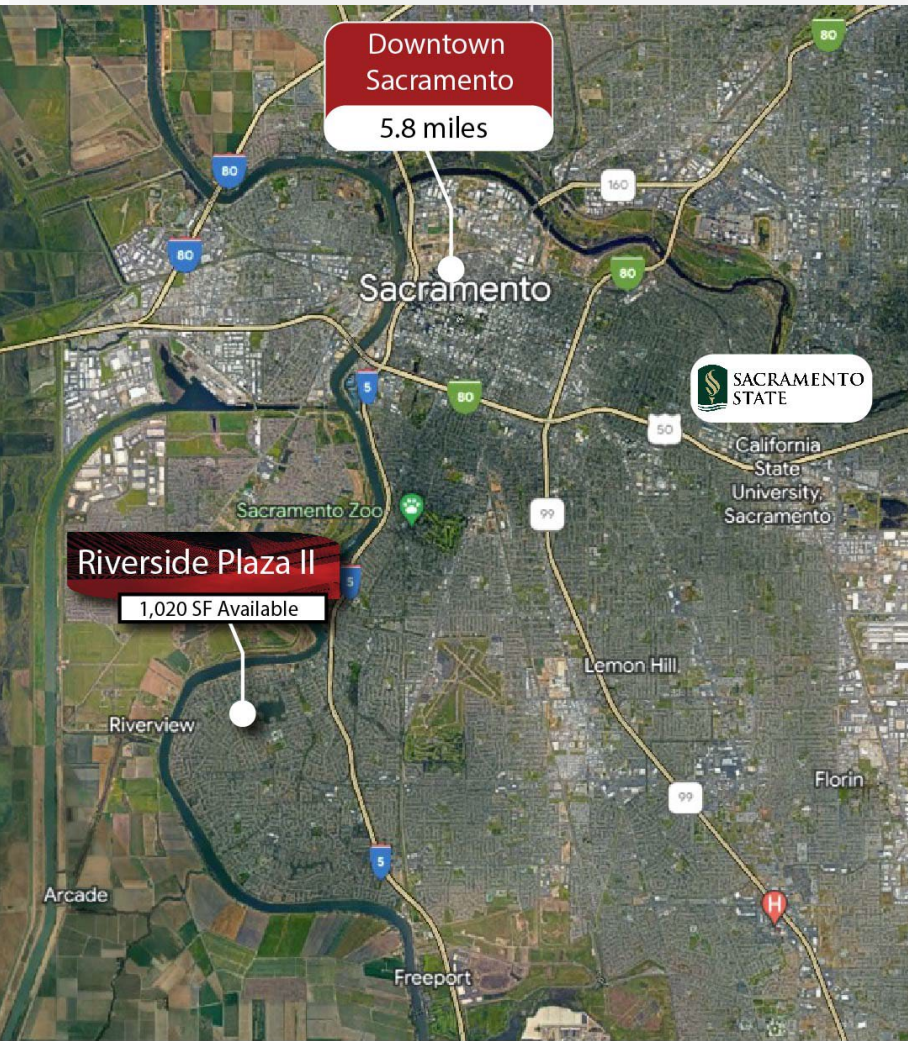


Suite #	Tenant	SF
0101	Lifetime Nails	600
0102	Goodwill Industries	800
0103	Baskin Robbins	1,000
0104	Chopstick Express	900
0105	Dry Cleaner	720
0106	Qtea Boba	720
0107	Spa De Beaute	1,080
0108	Permanent Makeup and Eyelashes	1,080
0109	AVAILABLE	1,020
0110	Pet Grooming	1,020
0111	Foot Spa	1,500
0201	Bodega Kitchen & Cocktails	2,735
0203	Artistry Salon & Spa	980
0204	Optometrist	980
0205	Banzai Sushi	1,820
0207	Le Croissant Factory	1,120

# MARKET AERIALS



# CITY PROFILE



## ■ SACRAMENTO, CALIFORNIA

Sacramento, the state capital of California in the United States, is located where the Sacramento and American rivers converge. Northern California's lively riverfront neighborhood of West Sacramento is situated in the region's center. It is acknowledged as the region's innovation leader and a developing commercial hub, and it has most recently become a focus for the food sector and related industries. International food corporations have chosen to construct facilities in the city. Urban farms dot the terrain, supplying locals and restaurateurs with fresh produce.



# DEMOGRAPHICS – 3 MILE RADIUS



**2022 Estimated Population:** 87,954  
**2027 Projected Population:** 91,538  
**2010 Census Population:** 87,032  
**2027 Projected Growth:** 0.8%

**POPULATION**



**2022 Estimated Total Businesses:** 2,133  
**2022 Estimated Total Employees:** 14,516

**BUSINESSES**



**2022 Estimated Average HHI:** \$116,270

**INCOME**



**2022 Estimated White:** 42.1%  
**2022 Estimated Black/African American:** 11.9%  
**2022 Estimated Asian/Pacific Islander:** 23.9%  
**2022 Estimated American Indian/ Native Alaskan:** 0.8%  
**2022 Estimated Hispanic:** 21.7%  
**2022 Estimated Other Races:** 21.3%

**RACE & ETHNICITY**



**2022 Estimated Households:** 35,483  
**2027 Projected Households:** 38,240  
**2010 Census Households:** 34,831  
**2027 Projected Growth:** 1.6%

**HOUSEHOLDS**

# **NA**Northgate

## **RIVERSIDE PLAZA II**

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