

**5400 DATE AVENUE
SACRAMENTO, CA**

FOR LEASE

6,324 SF - 10,118 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- 817 feet of freeway frontage with an average of 217,000 cars per day
- Easy access to I-80 via Madison Avenue
- Location in close proximity to American River College
- Abundant parking
- Large pylon sign with excellent visibility on I-80 near Madison Avenue available

PROPERTY DETAILS:

Landmark property with great I-80 freeway visibility. Co-tenants include CycleGear, Sacramento Exercise Equipment, Goodwill, 5.11 Tactical, Sky Zone Trampoline Park and White Lotus Banquet Hall.

LEASE RATES:

Suite D*	6,324 SF	\$11,952.00 (\$1.89 PSF, NNN)
Suite H	10,118 SF	\$11,029.00 (\$1.09 PSF, NNN)

NNN costs are approximately \$0.26 PSF.
*Available with 30 days' notice.



DEMOGRAPHICS:

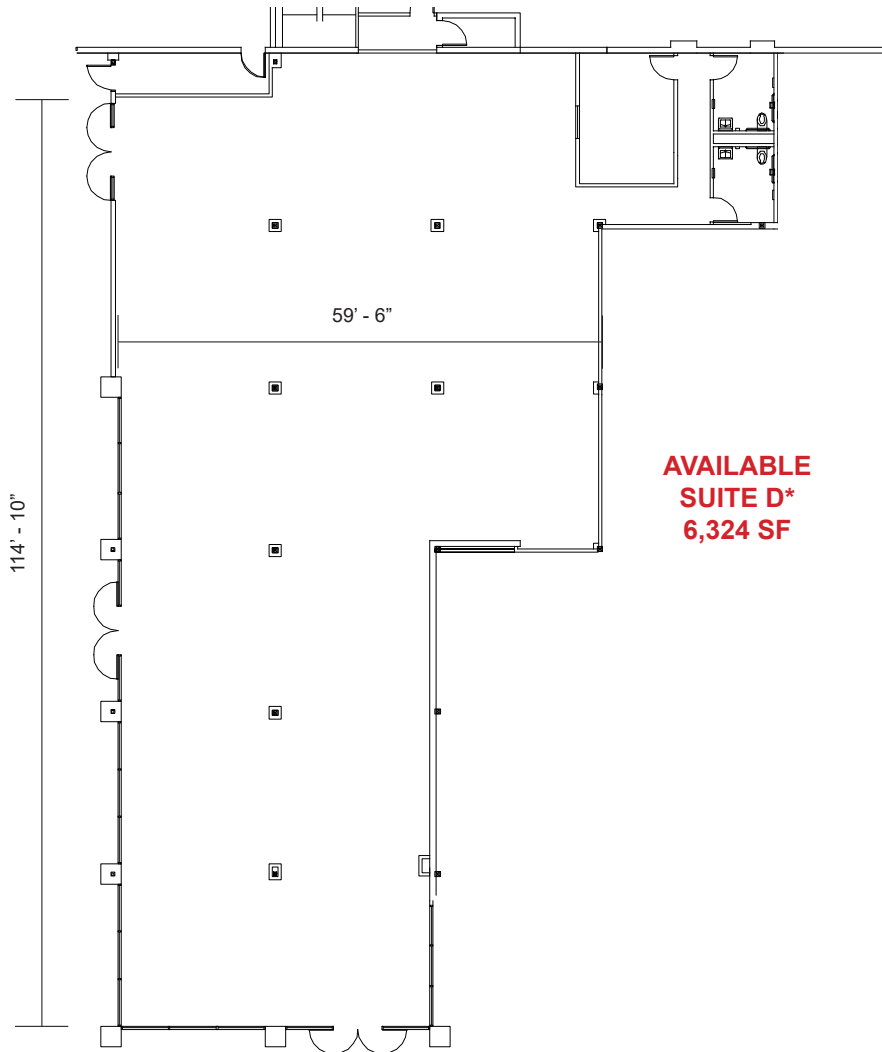
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	26,897	158,374	373,626
2025 Average HH Income:	\$77,989	\$102,499	\$110,674
Traffic Count Madison Ave @	Date Ave:	611	
	I-80:	111,454	

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



AVAILABLE
SUITE D*
6,324 SF



Visibility from I-80

*Available with 30 days' notice.

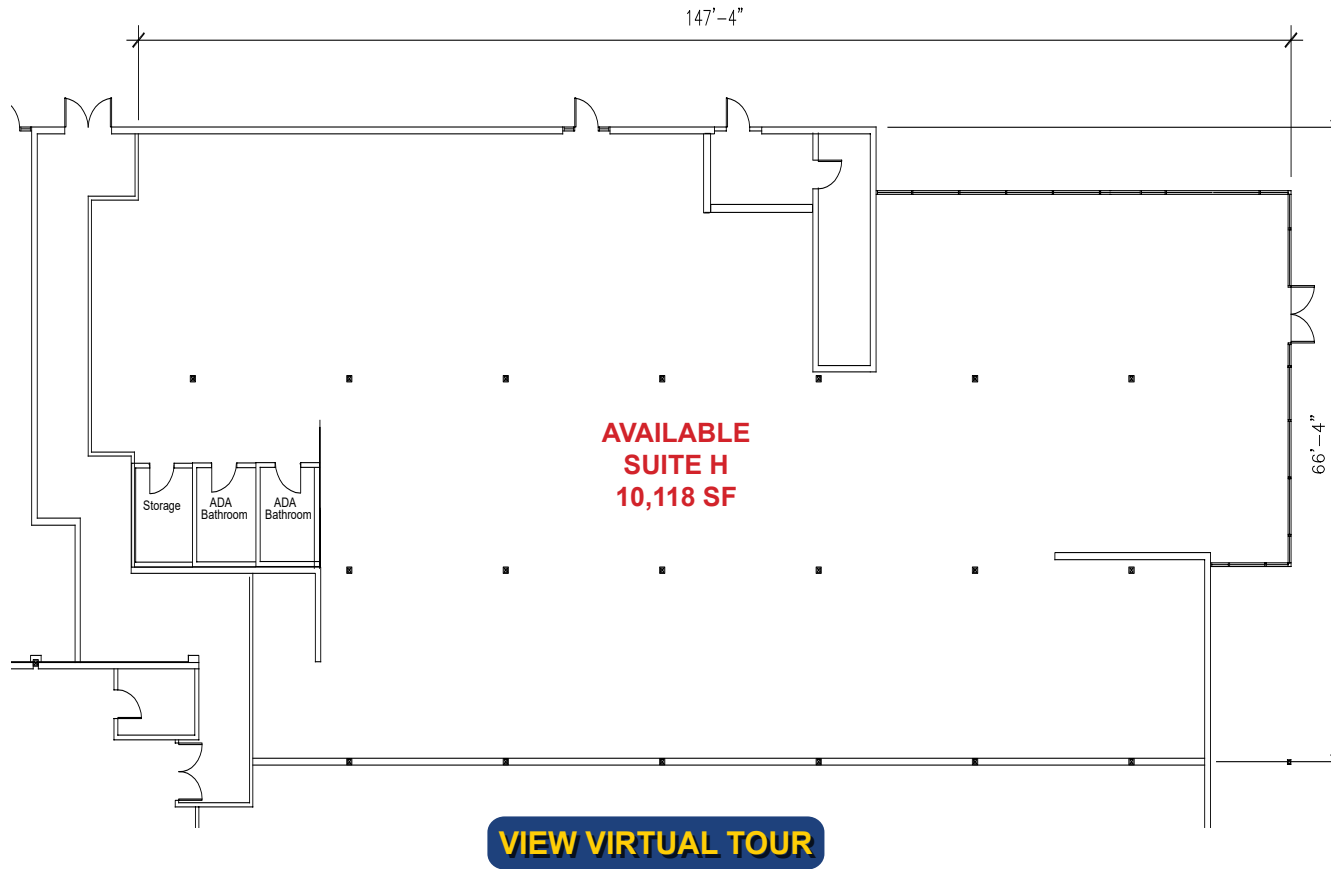
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FLOOR PLAN



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SITE PLAN



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SUITE D
EXTERIOR



SUITE D
INTERIOR

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