



**CUSHMAN &
WAKEFIELD**

FOR LEASE

900 - 970 Sacramento Avenue

West Sacramento, CA, 95605



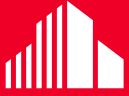
For Lease - Great Rental Rates - Call Broker

FOR LEASE

Shaun Morrow CCIM

Senior Director
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LIC #00548078

400 Capitol Mall, Suite 1800
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cushmanwakefield.com



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PROPERTY HIGHLIGHTS

- 1,355 SF to 4,080 SF Available
- Medical office space of 4,080 SF immediately deliverable
- 77,998 square foot grocery anchored center
- Excellent regional accessibility to INT. 80 + HWY 50
- One mile west to Riverpointe, an 800,00 SF super regional power center anchored by Wal Mart, Home Depot, Ikea, Ross, & Petco
- One mile east to the I street bridge and the Sacramento River. The Estimated 2.5 year construction of a new bridge is scheduled to begin in summer of 2018 and will connect vehicles, bikes, and pedestrians between West Sacramento and the regional Railyards project north of Downtown Sacramento.
- Eight blocks from the Civic Center, Community Center & West Sacramento campus of Sacramento City College
- Nearby Bridge District scheduled to see significant development in the coming years including 10 million square feet of residential & commercial project supporting 10,000 new residents and 16,000 jobs. Major infrastructure improvements have been funded and many major projects have been completed with more under construction.

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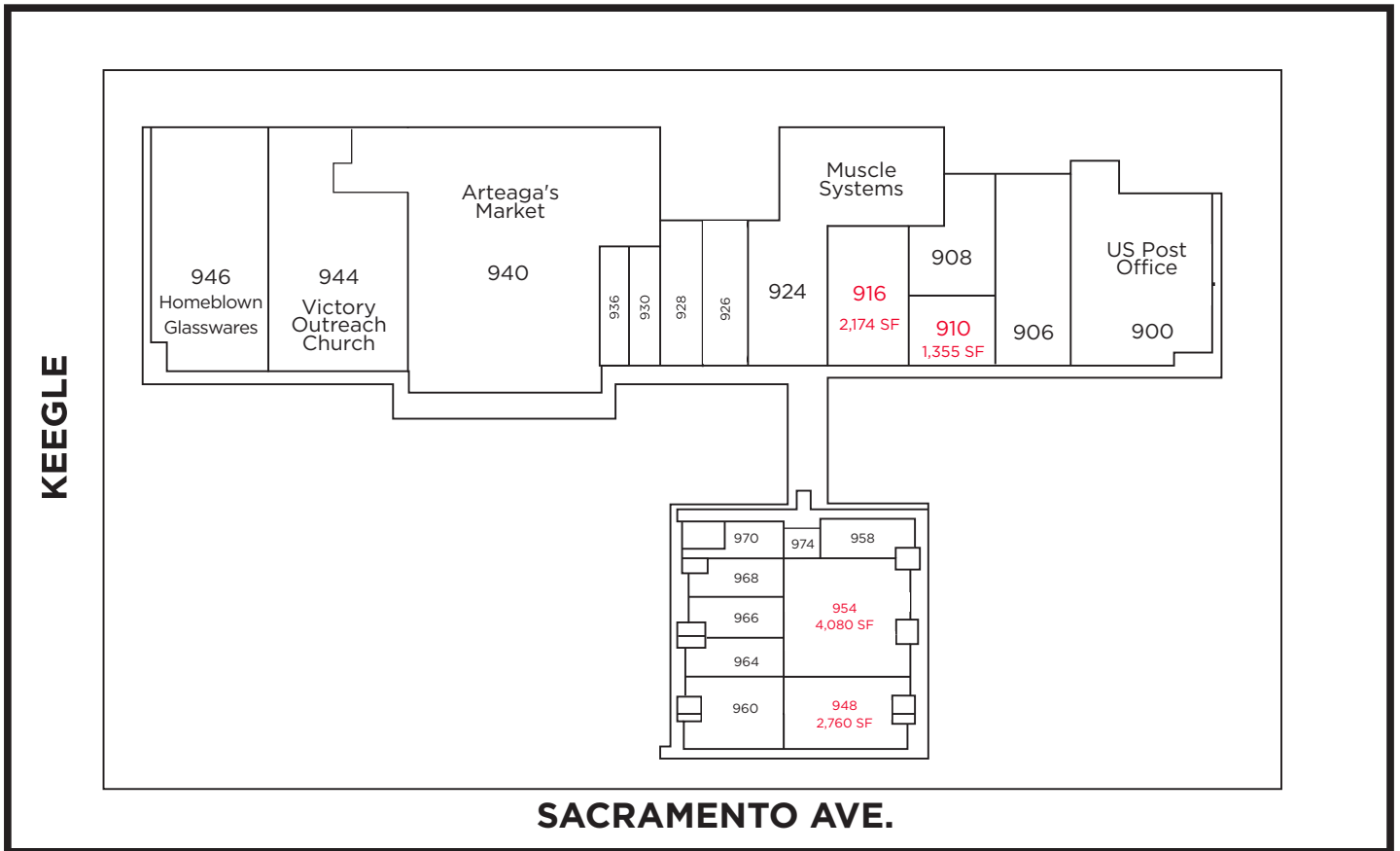
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SITE PLAN



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Tenant Roster

Suite	Tenant	GLA Sqft.
900	United States Postal Service	7,565 Sqft.
906	Keystone Church	3,173 Sqft.
908	Tsunami Judo	2,017 Sqft.
910	Vacant	1,355 Sqft.
916	Vacant	2,174 Sqft.
924	Muscles System, MVP Sports Nutritions	9,766 Sqft.
926	Contiental Wash & Dry	1,540 Sqft.
928	I.R Smoke Shop	1,540 Sqft.
930	Departis America Sporting Goods	1,100 Sqft.
936	Precious Nail Salon/Hair Salon	930 Sqft.
940	Arteaga' Super Market	18,343 Sqft.
944	Victory Outreach Church	7,620 Sqft.
946	Homeblown Glassworks, Inc.	7,500 Sqft.
948	Vacant	2,760 Sqft.
954	Vacant	4,080 Sqft.
958	Berezka European Market	1,000 Sqft.
960	Low Cost Liquor	1,960 Sqft.
964	Xpress Check Cashing	960 Sqft.
966	Taqueria Lay Jalisco #1	960 Sqft.
970	My Family Dentist	1,856 Sqft.

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PROPERTY DESCRIPTION

Building

Size (SF)	77,998 Net Rentable Area
Year Built:	1958, Renovated in 1973
Construction Type:	Wood Frame/Stucco

Site

Assessor-Parcel Number:	010-320-071-000
Size (Acres):	6.42
Zoning:	C2, West Sacramento
Number of Parking Spaces	415 (5.3/1,000 SF Net Rentable Area)

Demographics (3 mile)

Total Population:	111,067
Total Households:	47,457
Median Household Income:	\$48,737
Median Age:	34.4
Average Household Size:	2.26 persons

Traffic Counts

Sacramento Avenue	15,100 ADT
Jefferson Blvd	20,200 ADT

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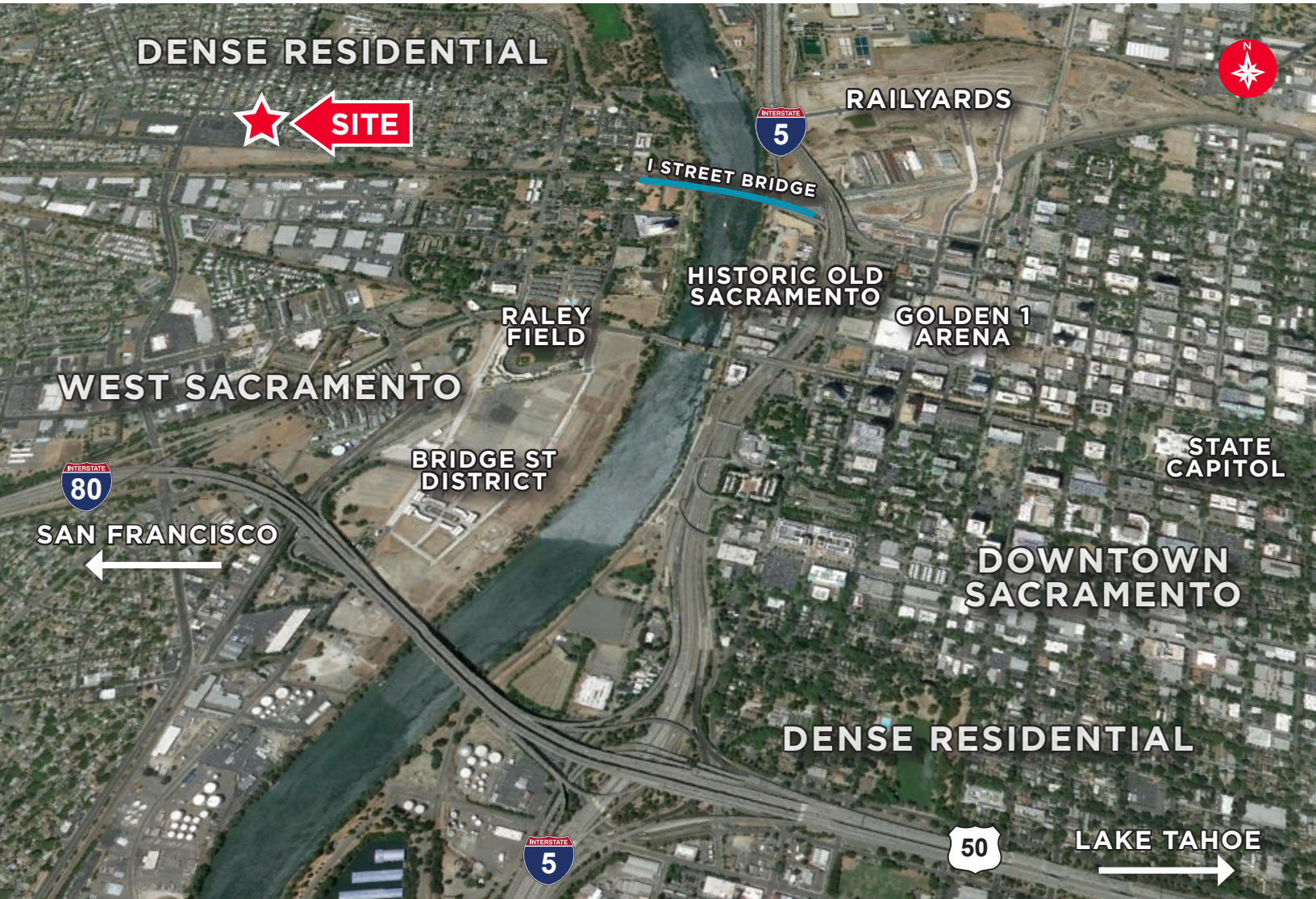


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AERIAL



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PROPERTY PHOTOS



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