

RIVERSIDE PLAZA II

6373-6389 Riverside Blvd | Sacramento, CA

FOR LEASE

800 – 2,100 SF

NAINorthgate

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PROPERTY SUMMARY



SUITES AVAILABLE

0102 – ±800 SF
0108 – ±1,080 SF
0109 – ±1,020 SF



LEASE TERMS

Negotiable



LEASE TYPE

NNN



HIGHLIGHTS

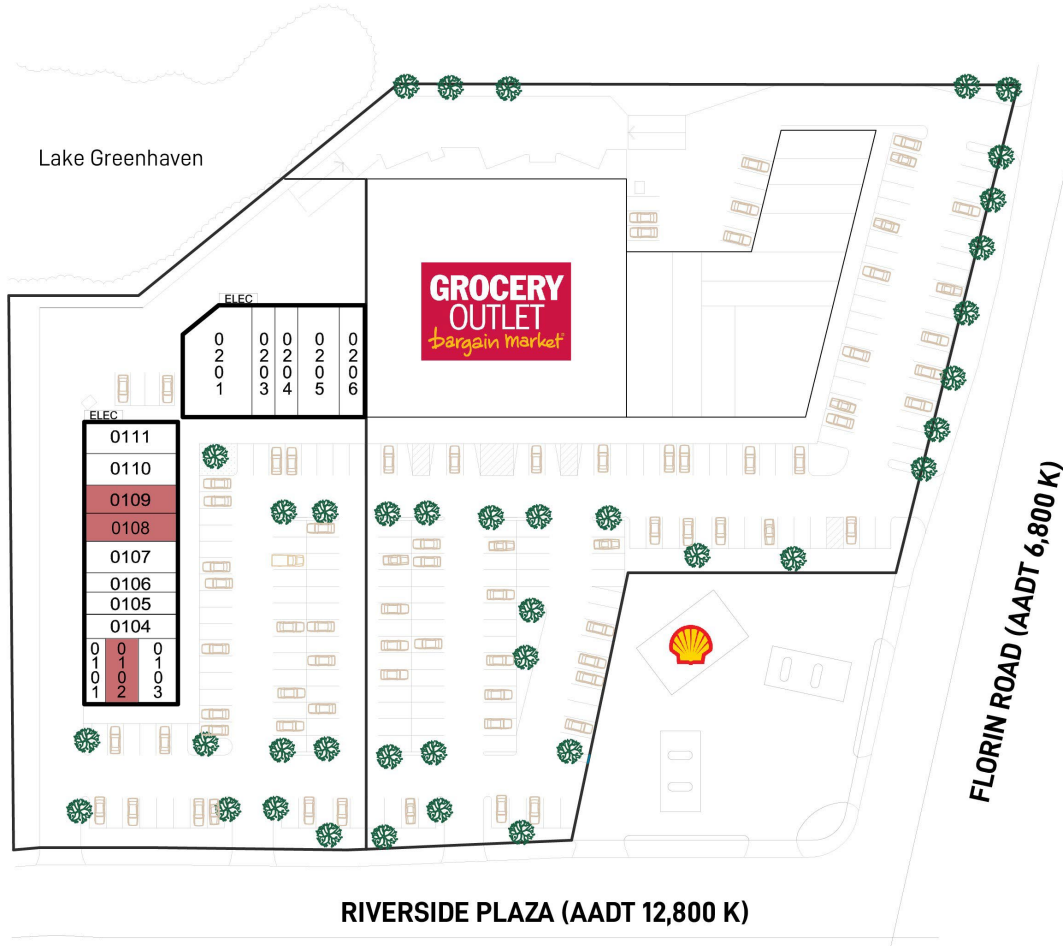
Retail space available for lease in the Riverside Plaza II Center located in the Greenhaven area of Sacramento, CA. The Grocery Outlet anchored Center is located on the corner of Florin Road & Riverside Boulevard.

- 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.
- Suite 0108 is a second-generation beauty suite with 3 private rooms equipped with sinks and other existing improvements.
- Suite 0109 is a vanilla shell suite perfect for multiple retail & office uses.

PROPERTY OVERVIEW

LEASE PRICE	Contact Broker	
AVAILABLE SUITES	#0102	± 800 SF
	#0108	± 1,080 SF
	#0109	± 1,020 SF
	Contiguous Space	± 2,100 SF
ZONING	SC: Shopping Center	
LEASE TYPE	NNN	
LEASE TERMS	Negotiable	
PARCEL SIZE	1.64 acres	
APN	030-0330-016	
TRAFFIC	Riverside Blvd	12.8k ADT
	Florin Rd	6.8k ADT

SITE PLAN



Suite #	Tenant	SF
0101	Lifetime Nails	600
0102	AVAILABLE	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	AVAILABLE	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



JOHN F KENNEDY HIGH SCHOOL

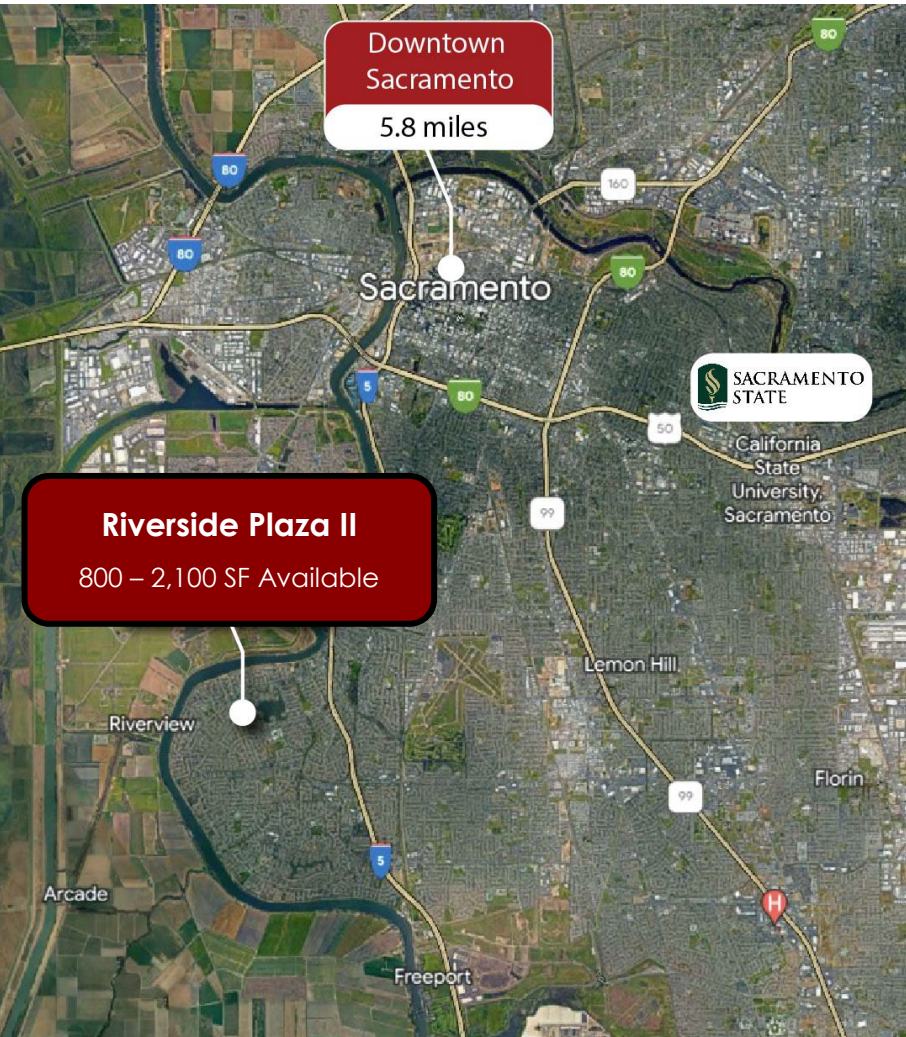
SITE

GROCERY OUTLET
bargain market



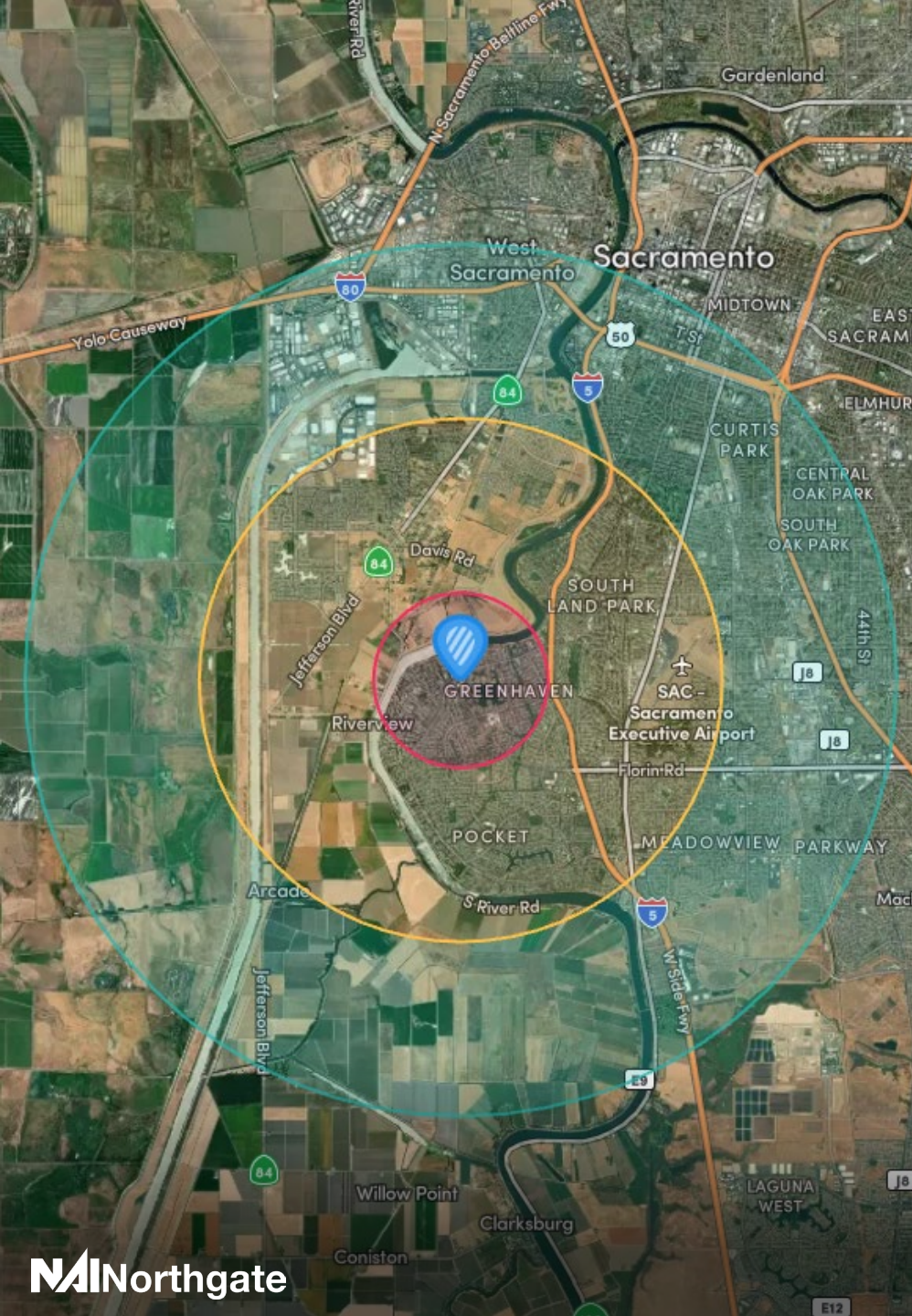
RIVERSIDE BLVD (± 12.8K ADT)

FLORIN ROAD (± 6.8K ADT)



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

	1 MILE	3 MILES	5 MILES
Population	12,176	87,008	204,408
Projected Growth	12,277	89,127	209,349
Median Age	47	43	39
Households	5,330	34,476	76,905
White Population	4,193	32,024	66,193
Black Population	1,735	9,587	24,625
Am Indian Population	96	886	2,968
Asian Population	3,089	21,071	43,670
Other Population	3,164	25,560	71,892
Hispanic Population	22.28%	25.12%	31.88%
Average HH Income	\$122k	\$136.8k	\$112.8k
Median HH Income	\$92.1k	\$105.7k	\$88.1k
High School Graduates	8,602	57,976	123,419
College Graduates	5,251	33,459	63,859
Total Employees	5,388	43,069	97,190

NAI Northgate

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