

WESTLAKE SHOPPING CENTER

SACRAMENTO | CA

For Lease

±1,140 to ±1,200 SF

Del Paso Road retail center
in North Sacramento's
high-income corridor.

- Features a high-performing Walgreens anchor and a signalized intersection.
- Convenient on-site parking serving customers and staff.
- Close proximity to I-5, Sacramento International Airport, I-80 and Downtown Sacramento.

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EXECUTIVE SUMMARY

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA

PROPERTY OVERVIEW

The Westlake Shopping Center, located at 3501-3521 Del Paso Road in Sacramento, CA, presents two retail opportunities ranging from $\pm 1,140$ to $\pm 1,200$ square feet. The shopping center accommodates retail, restaurant, and service users and is anchored by a high-performing Walgreens. The storefront design and layout accommodate flexible configurations, ideal for businesses seeking to establish or expand presence in a well-positioned, community-oriented center. Available suites include a $\pm 1,200$ square foot second-generation salon space with existing individual plumbing and sinks at each styling station, as well as a $\pm 1,140$ square foot tax office.

The location offers excellent connectivity, situated at a signalized intersection with daily traffic volumes exceeding 20,000 vehicles, and close access to Interstate 5 (130,157 ATC). It is also convenient to Interstate 80, Downtown Sacramento, and Sacramento International Airport. The center is adjacent to affluent residential neighborhoods in North Sacramento, capturing strong household spending. On-site parking serves both tenants and visitors, while surrounding businesses support foot traffic and visibility—making it a practical and accessible location for retail or service operations.

PROPERTY HIGHLIGHTS

- $\pm 1,140$ to $\pm 1,200$ square feet available.
- Nearby Interstate 5 frontage sees approximately 130,157 vehicles daily, boosting exposure.
- Professionally managed by Capital Rivers Asset Management.



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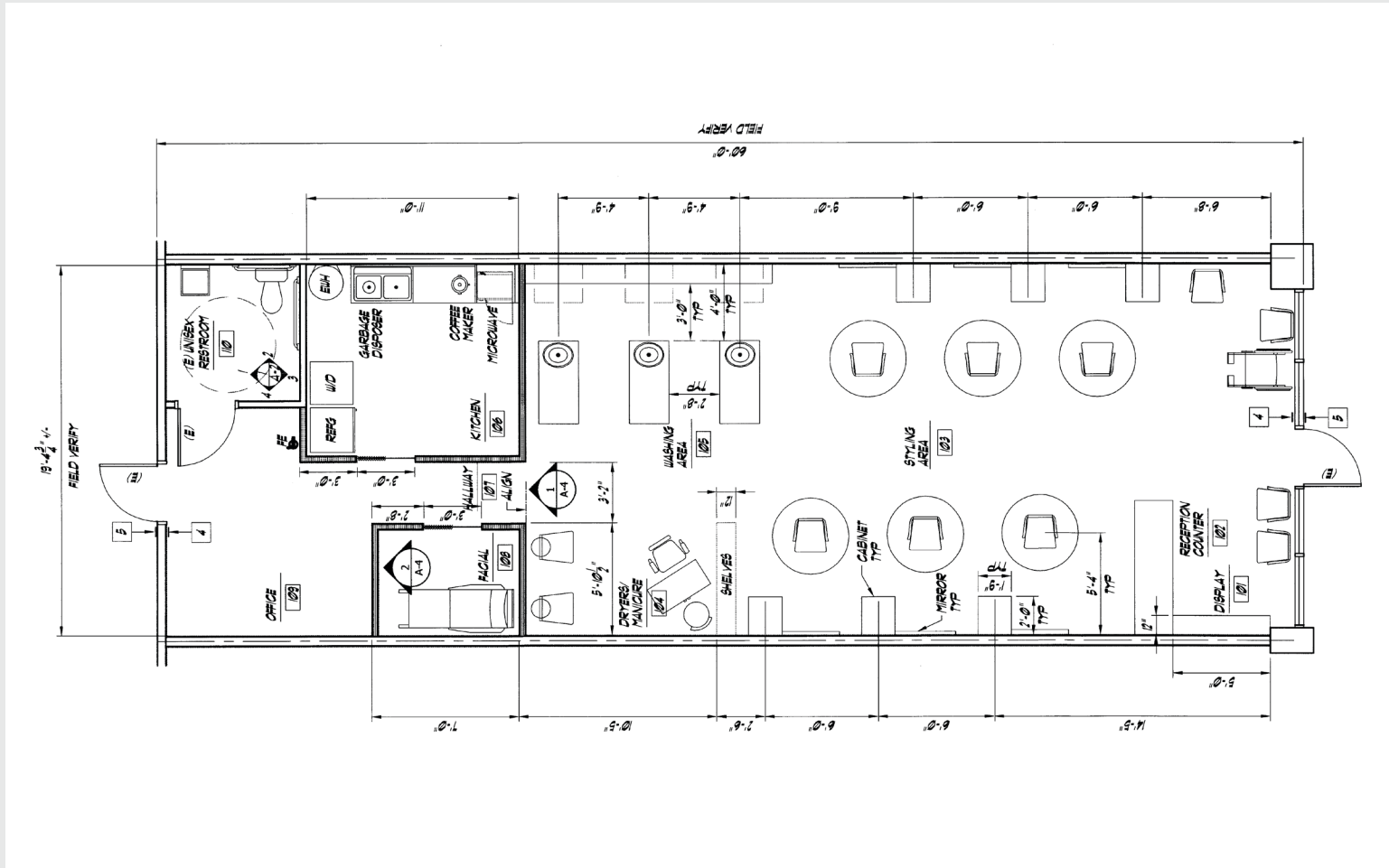
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FLOOR PLAN

Suite 3511-130 | ±1,200 Square Feet



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SITE PLAN AND AVAILABILITY



DEL PASO ROAD

EL CENTRO ROAD

SUITE	SIZE	TENANT
3501-100	±2,850	Coffee/Cafe
3501-120	±1,950	Indian Grocery Store
3501-140	±4,000	Chase Bank
3511-100	±1,200	Subway
3511-110, 120	±2,400	Pizza with a Twist
3511-130	±1,200	AVAILABLE 9/1/2026
3511-140	±1,140	Creative Nails
3511-150	±1,140	AVAILABLE 1/1/2027
3511-160	±1,320	AIM Mail Center
3521	±14,820	Walgreens Pharmacy

- SUBJECT PROPERTY
- AVAILABLE FOR LEASE
- NOT INCLUDED

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PROPERTY AERIALS

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RETAIL AREA

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EL CENTRO ROAD (±4,986 ATC)

DEL PASO ROAD (±15,967 ATC)

I-5 (±130,157 ATC)

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Logos of nearby businesses include: IN-N-OUT, Panda Express, KFC, RITE AID, Safeway, Bank of America, Wenerschnitzel, IHOP, Sizzler, UPS, Walgreens, Panera Bread, Denny's, Chicken 'n' Waffles, TACO BELL, SAFE CREDIT UNION, Papa Murphy's, DOS COYOTES, CHASE, SUBWAY eat fresh., Walgreens, FOUR POINTS BY SHERATON, HYATT house, AT&T, Hampton by Hilton, DaVita, Sutter Health, Holiday Inn Express, Jersey Mike's, Pizza Guys, SPROUTS FARMERS MARKET, Chevron, On the Border BBQ, CHIPOTLE MEXICAN GRILL, Jack in the box, CLUB PILATES, and Cook Out Casette. Hilton Garden Inn is also shown near the I-5 interchange.

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RESIDENTIAL AREA

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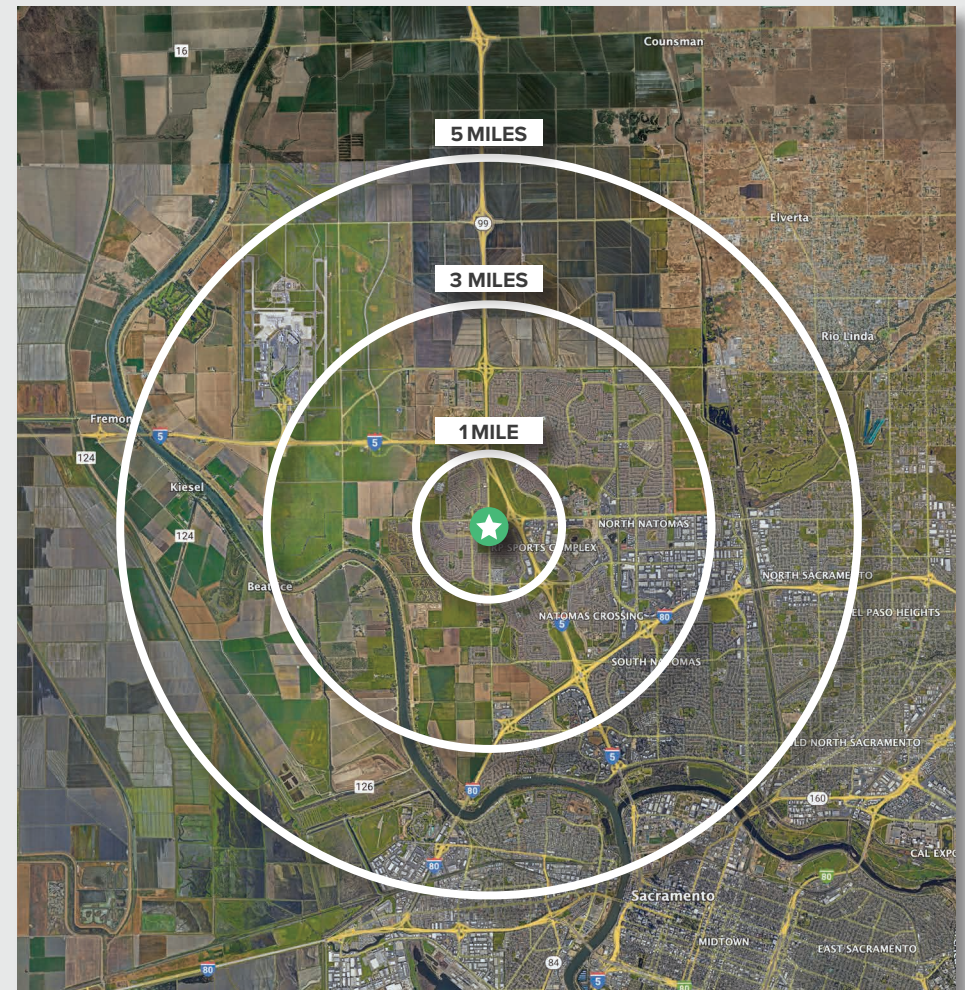


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REGIONAL DEMOGRAPHICS

**WESTLAKE
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	18,091	86,549	169,255
2020 Census Population	15,744	74,401	157,860
2010 Census Population	11,362	61,382	137,506
2026 Median Age	36.5	36.6	35.2
HOUSEHOLDS			
2026 Estimated Households	7,187	32,630	61,448
2020 Census Households	6,324	27,085	54,289
2010 Census Households	4,457	22,379	47,706
INCOME			
2026 Estimated Average Household Income	\$144,904	\$148,128	\$131,573
2026 Estimated Median Household Income	\$116,086	\$118,847	\$106,866
BUSINESS			
2026 Estimated Total Businesses	540	2,582	5,323
2026 Estimated Total Employees	3,963	23,611	57,363



Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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