

BRADVILLE SQUARE
3601-3659 BRADSHAW RD
SACRAMENTO, CA
FOR LEASE
3,521 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA
SUPERCHARGER

EVgo
FAST CHARGING

**GROCERY
OUTLET**
bargain market

NOW REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

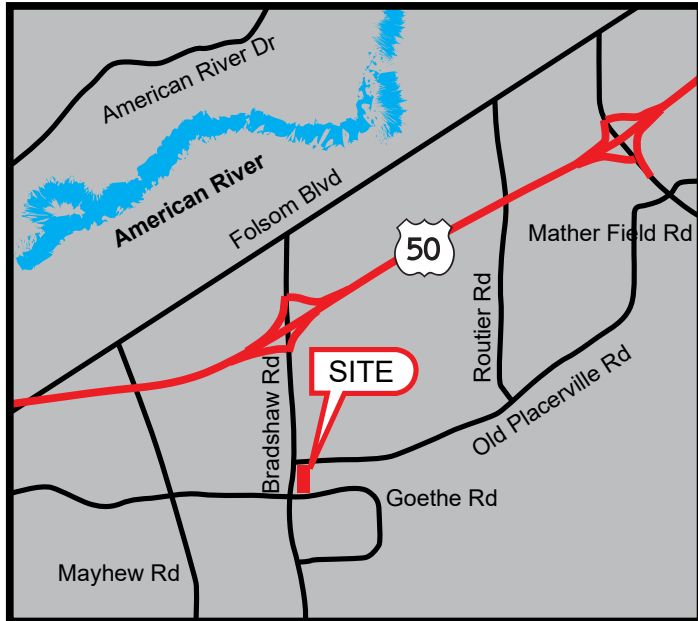
Austin Barron
DRE: #02082721
abarron@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Restaurant suite with available, Type-2 hood & inground grease interceptor
- Prominent exposure on busy Bradshaw Rd
- Easy access to Hwy 50
- Dense residential population
- Abundant parking
- 400 amps in premises
- Close proximity to Mather Airport

**PROPERTY DETAILS:**

Bradville Square is a well positioned daily needs shopping center in a dense and under-served part of Sacramento. The area borders the Rancho Cordova community and captures Hwy 50 office daytime population.

Center is anchored by Grocery Outlet, Dollar Tree, and Planet Fitness with many national tenants in and around the property. Tesla Superchargers and EVgo Fast Chargers on-site.

LEASE RATE:

3633-F 3,521 SF \$8,274.00 (\$2.35 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	12,165	84,243	221,747
2025 Average HH Income:	\$114,334	\$125,682	122,739
Traffic Count @ Bradshaw Rd & Old Placerville Rd:			40,978

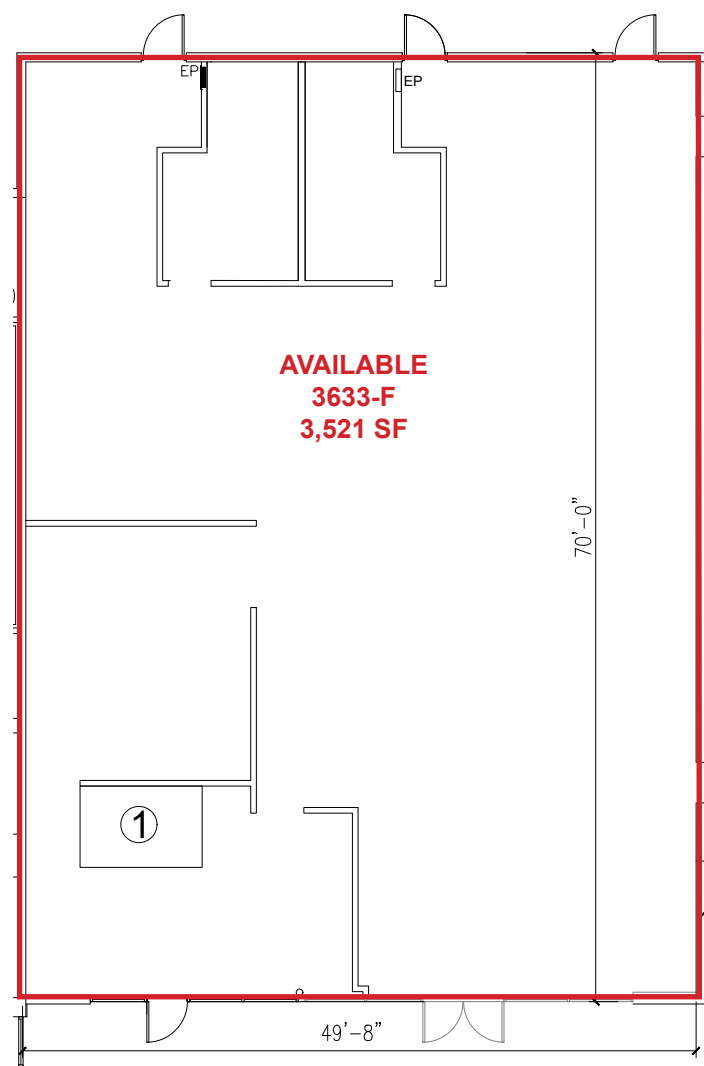
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FLOOR PLAN

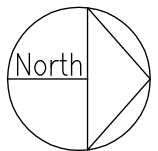


FF&E			
Attached		Non Attached	
Item Number	Item Name	Item Number	Item Name
1	Type 1 Hood		

Suite	SF	Lease Rate	Monthly Rent
3633-F	3,521	\$2.35 PSF	\$8,274.00
NNN costs are approximately \$0.42 PSF.			

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SITE PLAN



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