

**2100 - 2110 DEL PASO BLVD
SACRAMENTO, CA**

FOR LEASE

2,245 SF - 2,305 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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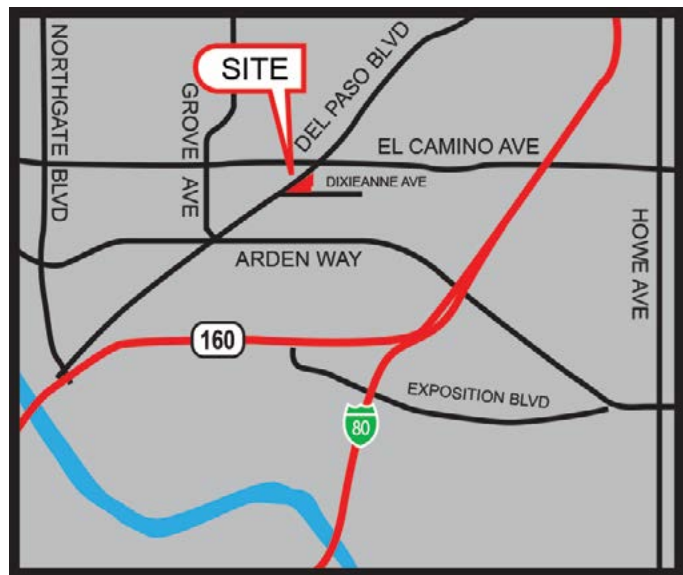
916.779.1000

FEATURES:

- Excellent visibility on the corner of Del Paso Blvd and Dixieanne Ave
- Building is in great condition now that the remodel has been completed
- Four tenant retail building with onsite parking
- Zoning: C-2 SPA
- Inline space with high visibility from Del Paso Blvd

PROPERTY DETAILS:

This retail building is located in the Uptown Arts & Entertainment District. Close proximity to Light Rail. Recently completed \$4.7 million in streetscape improvements.



LEASE RATES:

Suite A: 2,245 SF \$2,600.00/mo, MG
 Suite 2110: 2,305 SF \$2,512.00 (\$1.09 PSF, NNN)

NNN costs are approximately \$0.52 PSF.

DEMOGRAPHICS:

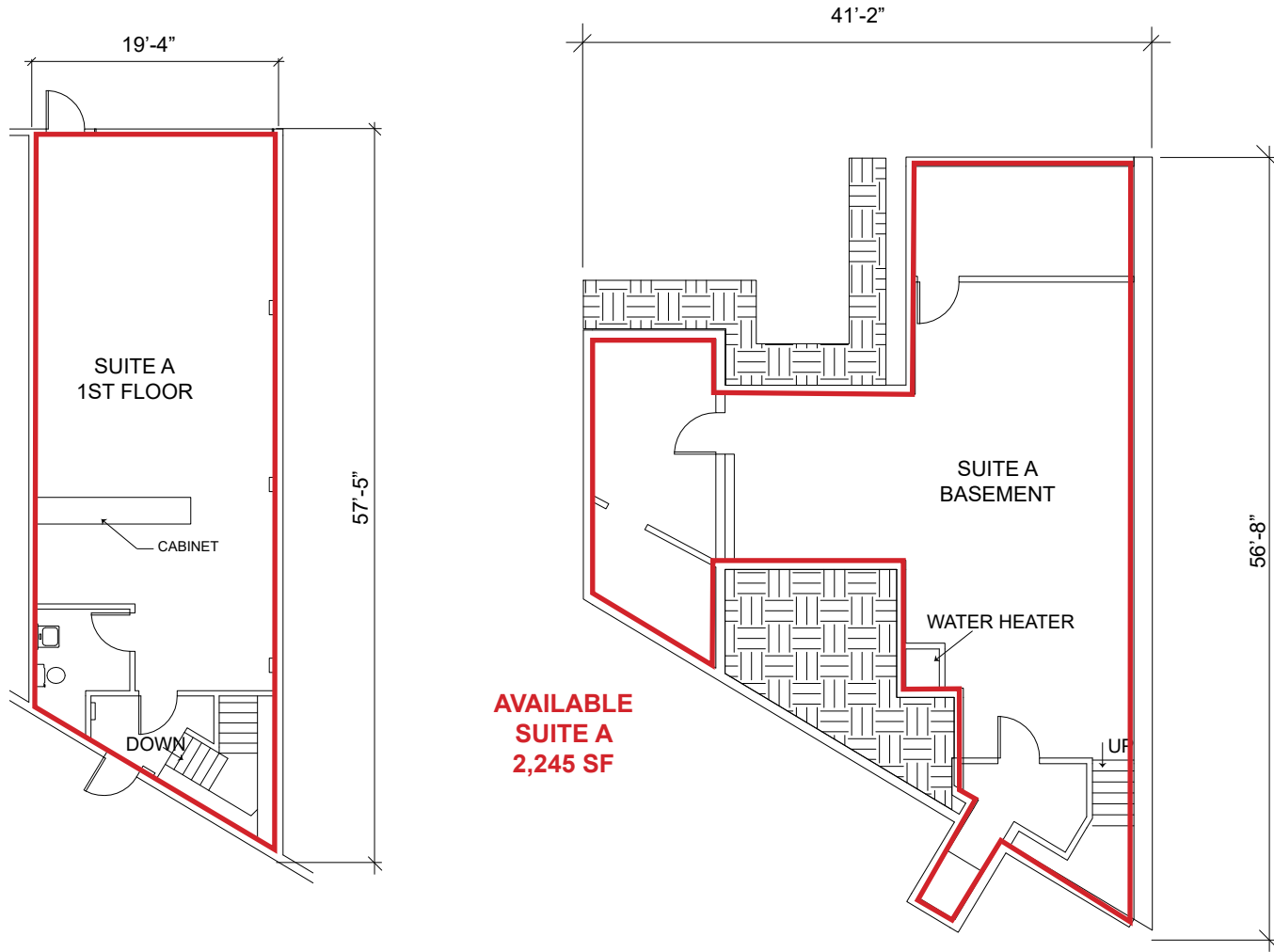
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,767	161,312	392,484
2025 Average HH Income:	\$89,408	\$10,7543	\$120,666
Traffic Count:	Del Paso Blvd 11,425	Arden Way 44,994	

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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



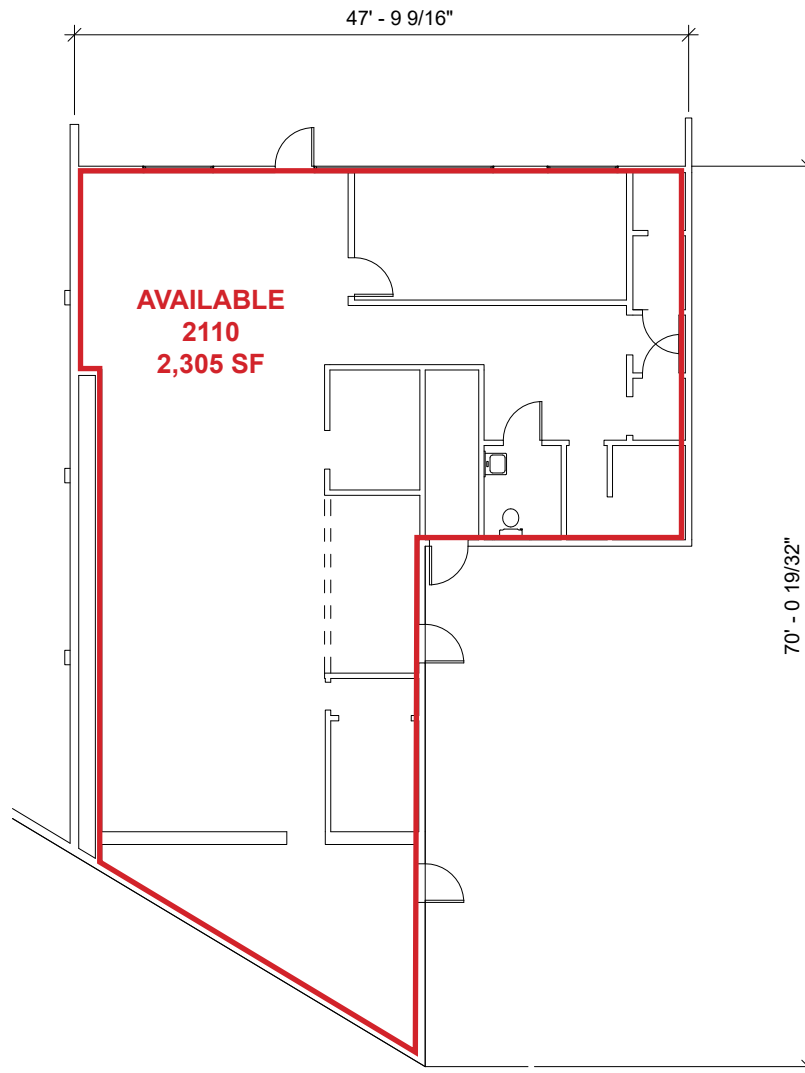
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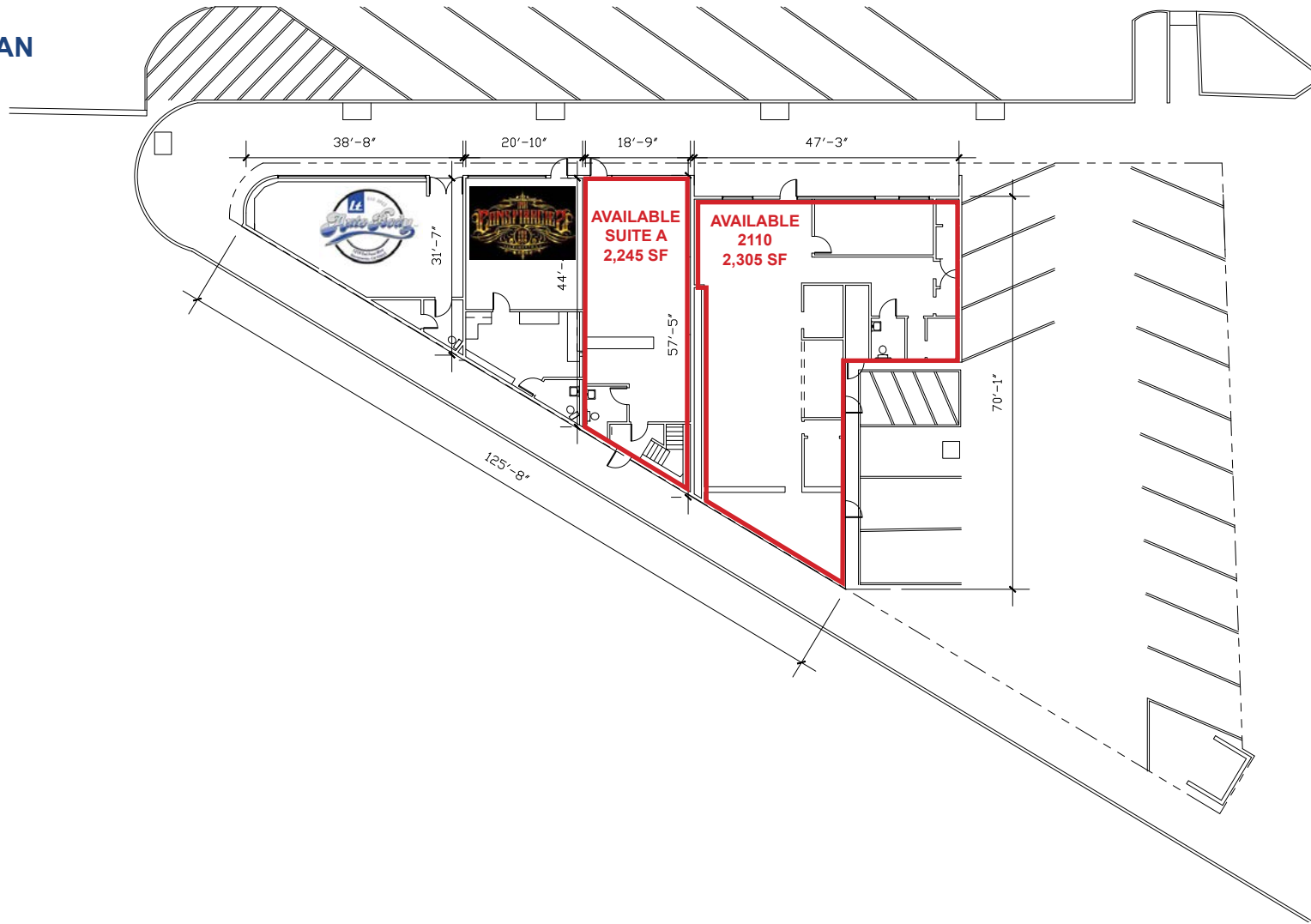
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SITE PLAN

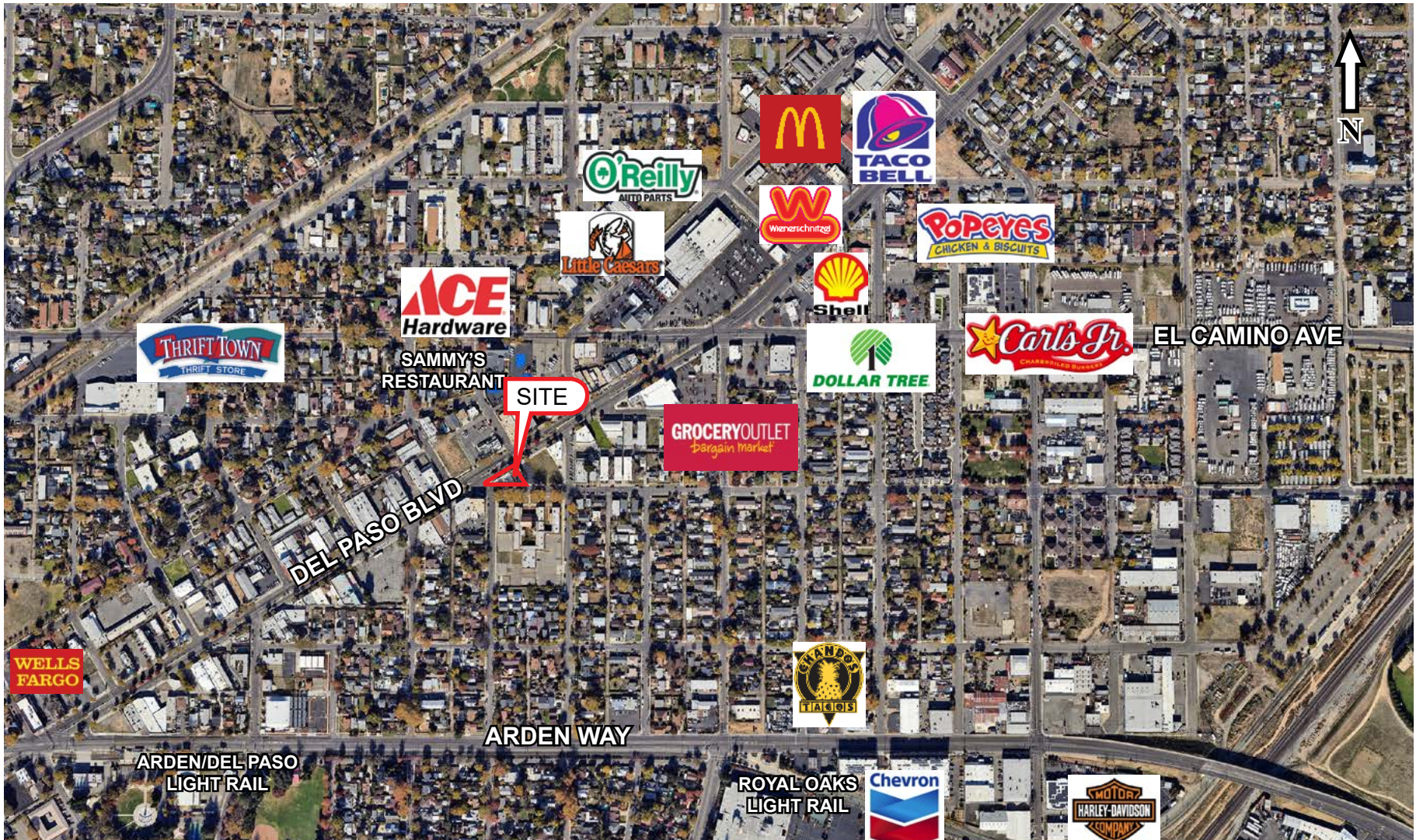


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