

**MARCONI SQUARE**  
**4241 MARCONI AVE**  
**SACRAMENTO, CA**

**FOR SALE**

**±17,272 SF RETAIL BUILDING**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
[race@ethanconradprop.com](mailto:race@ethanconradprop.com)

**Ravjeet Basi**  
DRE: #02087094  
[basi@ethanconradprop.com](mailto:basi@ethanconradprop.com)

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

FEATURES:

- ±17,272 SF former Rite Aid Drug Store available for lease
- Drive-through equipped — ideal for pharmacy, QSR, or financial re-tenanting
- Excellent exposure on Marconi Ave with 151’ frontage and 152’ on Eastern Ave
- Hard corner at Marconi Ave & Eastern Ave — 21,036 VPD on Marconi
- Pylon signage and building signage available
- 65 surface parking spaces (3.76/1,000 SF)
- Dense infill location — Arden/Watt/Howe retail submarket
- Affluent trade area — avg HH income \$112,912 within 1 mile
- SC zoning supports retail, restaurants, medical/dental, offices & more
- Co-tenants include: Falafel Corner, Panda Express, and Jimboy’s Taco

PROPERTY DETAILS:

Marconi Square is a ±17,272 SF former Rite Aid neighborhood retail center located at the prominent corner of Marconi Ave and Eastern Ave in Sacramento’s Arden/Watt/Howe submarket.

The property sits on ±1.41 acres and features a drive-through, pylon signage, and 65 surface parking spaces.

Built in 2009, the building is ideally positioned to serve the dense, affluent residential communities of the Arden-Arcade area.

LEASE RATE:

\$22,281.00 (\$1.29 PSF, NNN)

| DEMOGRAPHICS:                | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------------|-----------|-----------|-----------|
| 2025 Total Population (est): | 18,367    | 137,988   | 391,764   |
| 2025 Average HH Income:      | \$123,432 | \$121,902 | \$110,837 |
| Traffic Count @ Marconi Ave: | 21,036    |           |           |

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.



# FOR LEASE

## MARCONI SQUARE 4241 MARCONI AVE SACRAMENTO, CA

### PROPERTY DETAILS:

Property Name: Marconi Square  
Address: 4241 Marconi Ave, Sacramento, 95821  
County/Submarket: Sacramento/Arden-Watt-Howe  
APN: 269-0082-032  
Zoning: SC (Shopping Center), County  
GLA: ±17,272 SF  
Land Area: ±1.41 AC (61,420 SF)  
Building FAR: 0.289  
Year Built: 2009  
Tenancy: Single  
Parking: 65 spaces (3.76/1,000 SF)  
Frontage: 152' on Eastern Ave, 151' on Marconi Ave  
Amenities: Drive-thru, Pylon Signage  
Former Tenant: Rite-Aid Drug Store



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**SITE PLAN**



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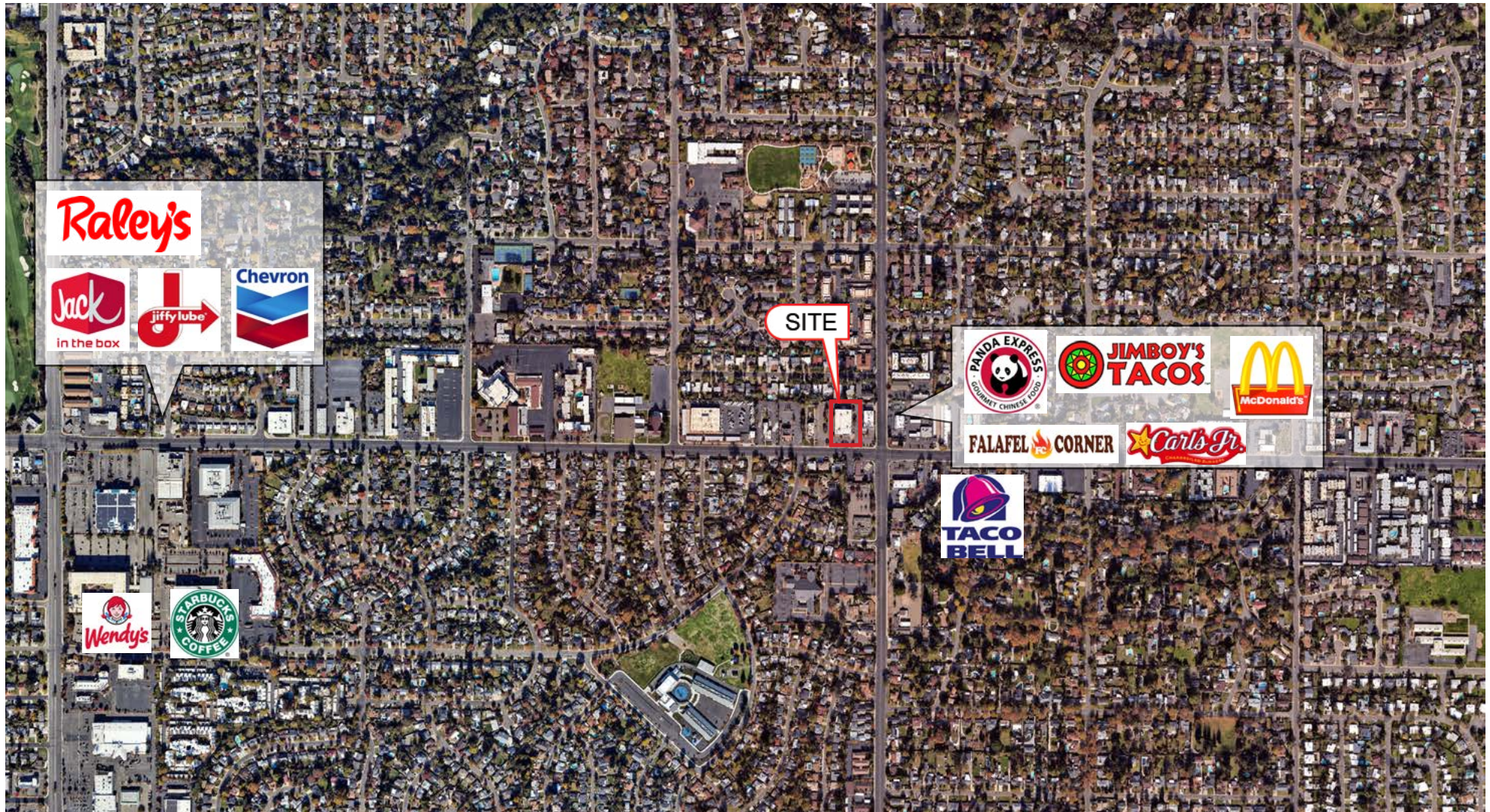
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