

**3405 EL CAMINO AVE
SACRAMENTO, CA**

**FOR LEASE
5,763 SF RETAIL SUITE**

ETHAN CONRAD
PROPERTIES INC.



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:

- Well-located, attractive retail property
- Located in the most robust retail trade area in Sacramento
- Excellent signage on the corner of El Camino Ave and Yorktown Ave
- One block from Watt Ave between I-80 and Hwy 50
- Densely populated area with strong daytime traffic



PROPERTY DETAILS:

Located directly across the street from the remodeled Country Club Plaza near the intersection of El Camino Ave and Watt Ave.

Retailers at the intersection include Costco, WinCo, Planet Fitness, McDonald’s, That’s Cheap, WingStop, Chipotle, Panera Bread, and Michael’s.

LEASE RATE:

Suite 3 5,763 SF \$5,187.00 (\$0.90 PSF, NNN)

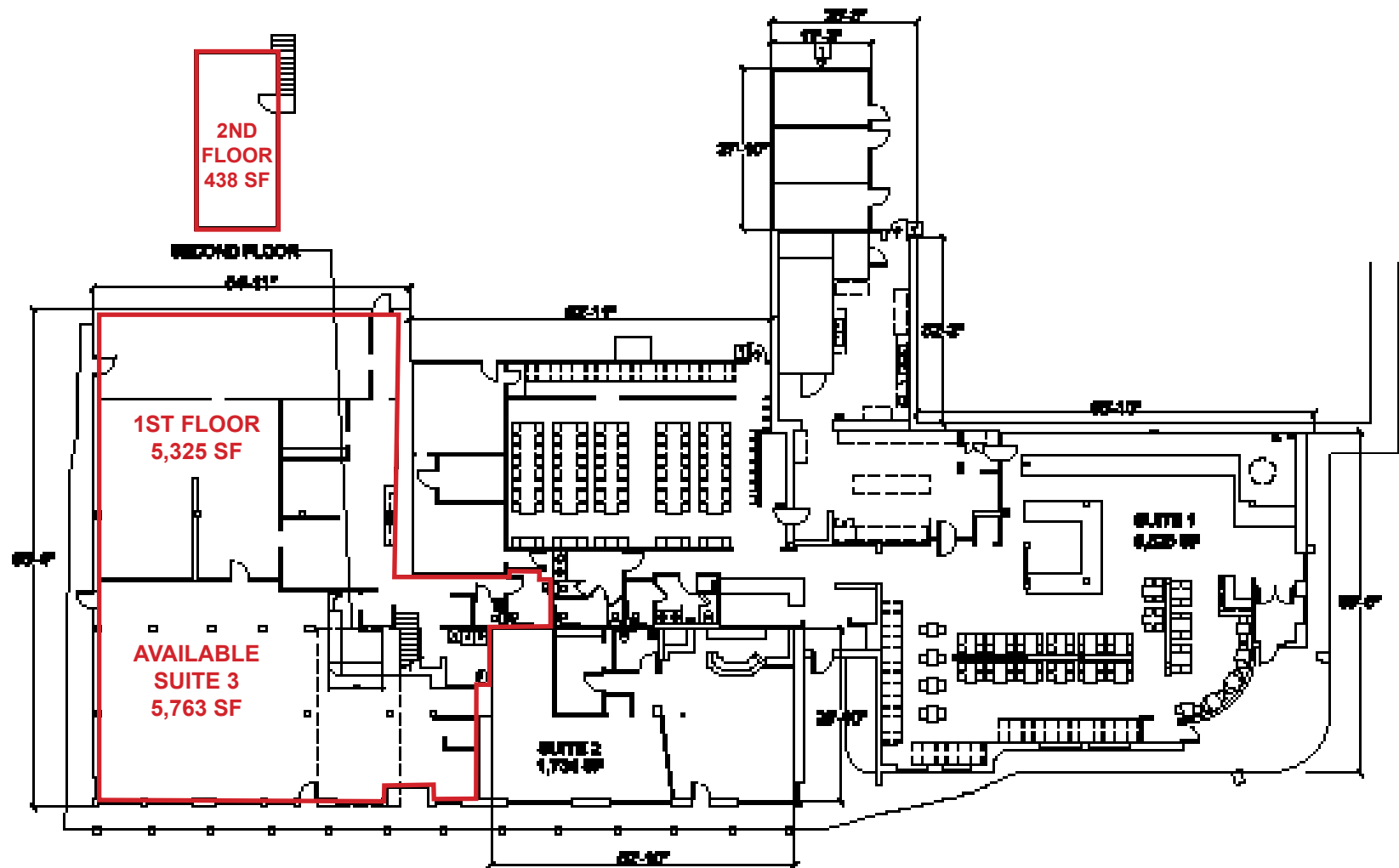
NNN costs are approximately \$0.37 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	17,197	42,852	381,340
2024 Average HH Income:	\$94,744	\$106,319	\$103,081
Traffic Count	El Camino: 23,000 Watt Ave: 45,000		

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

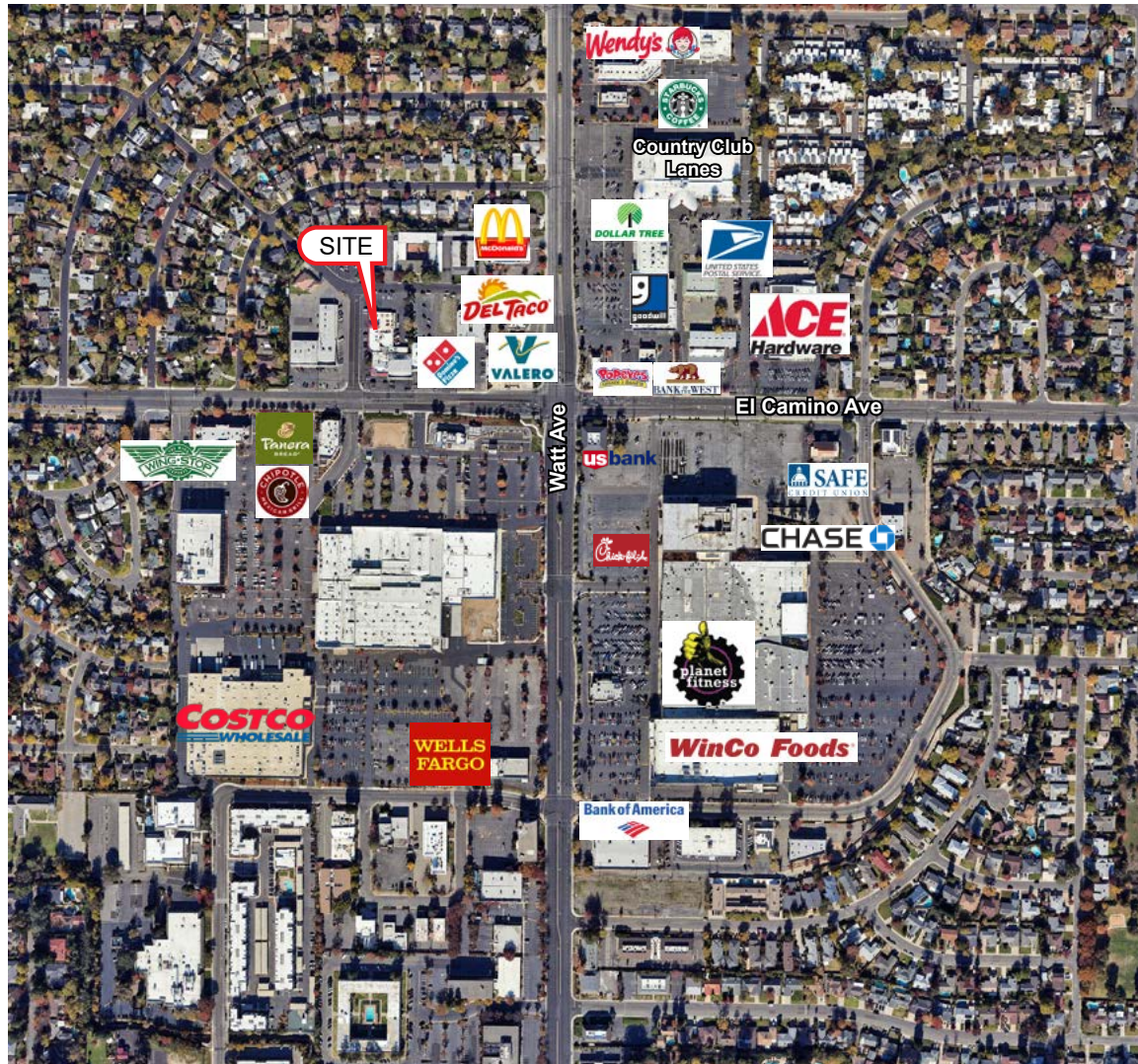


ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.



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

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.