

FOR LEASE

RETAIL

4245 Marconi Ave, Sacramento, CA 95821

2nd Generation Endcap RESTAURANT, 2k SF



EXCLUSIVELY LISTED BY



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HIGHLIGHTS

- 2nd generation restaurant/QSR, former Jim Boys
- Modern building improvements
- Strong signalized intersection
- Building and monument signage
- Co-tenants include Panda Express, Falafel Corner
- Surrounding tenants include KFC, A&W, Carl's Jr., McDonald's, Taco Bell, Rocky's Chicken (formerly Kiki's Chicken Place), O'Reilly, Arco, and more
- Average household income is \$110.5k within a 1-mile radius

PROPERTY OVERVIEW

ADDRESS	4245 Marconi Ave, Sacramento, CA 95821	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 101: 2,000 sq ft	
PARCEL SIZE	0.62 acres	
ZONING	Shopping Center Commercial (SC)	
TRAFFIC	Marconi Ave	± 24,774 ADT
	Eastern Ave	± 13,682 ADT

MARKET OVERVIEW

Community-focused area with education, housing, civic services, and places of worship.



FALAFEL CORNER

SITE

Mix of local healthcare, retail, services, and nightlife.

ARCO

Marconi Ave: ± 24.8k ADT

Eastern Ave: ± 13.7k ADT



AERIAL VIEW

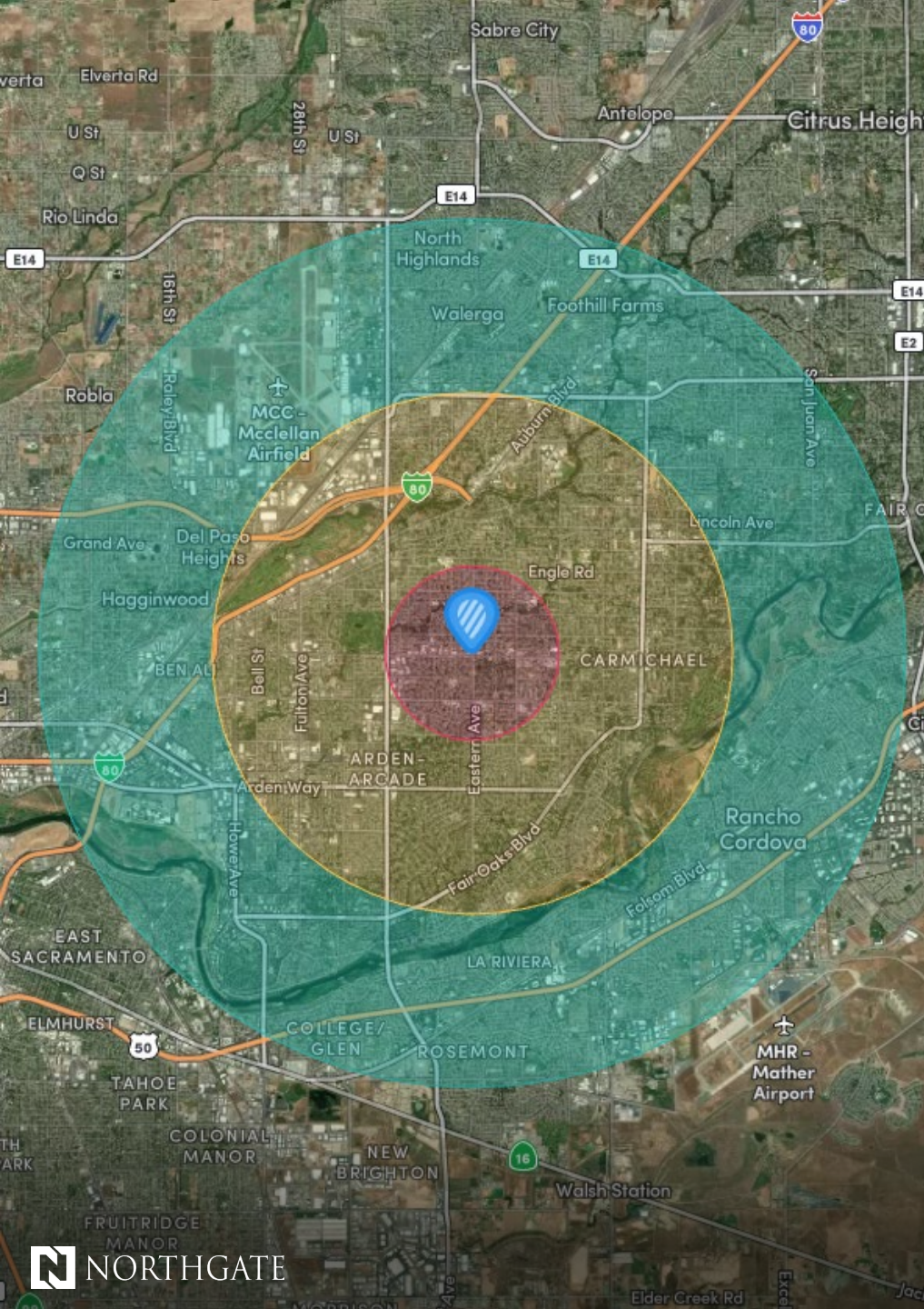


Eastern Ave: ± 13,682 ADT

Marconi Ave: ± 24,774 ADT



PHOTOS

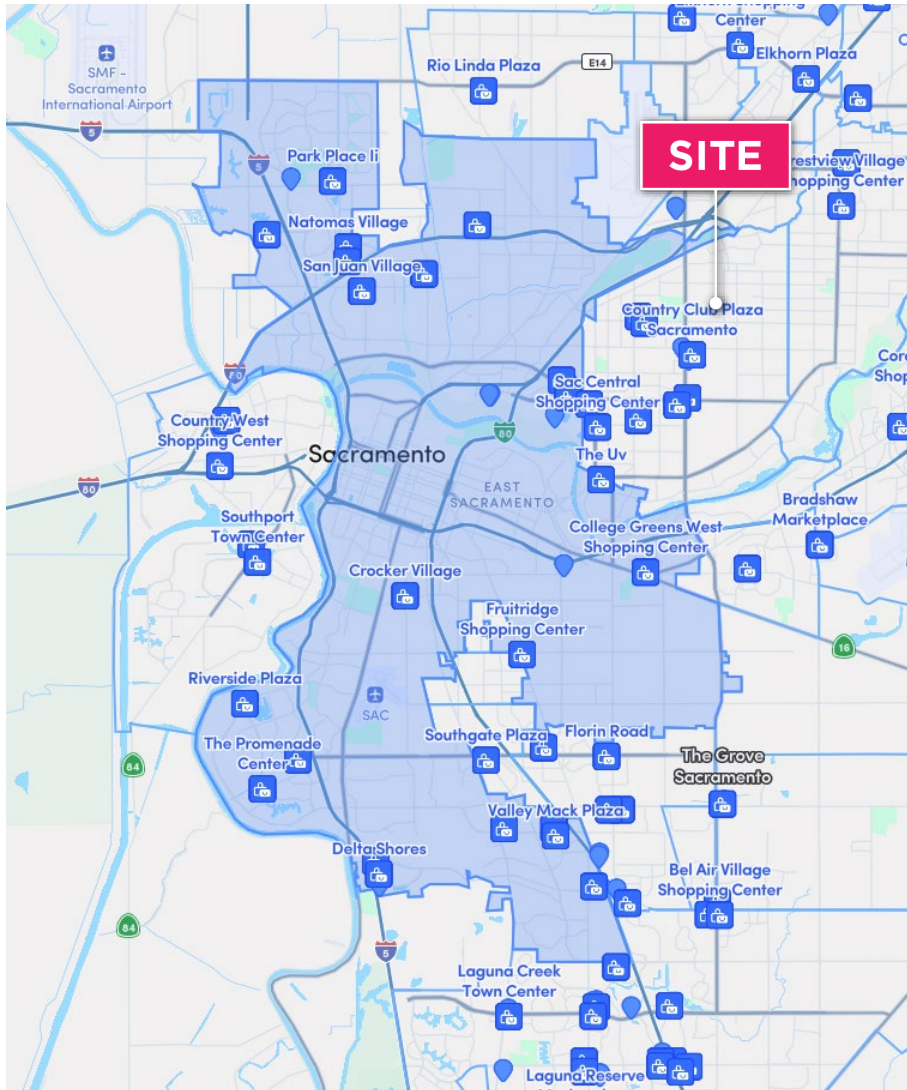




DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	18,697	140,392	421,956
Projected Population (5 Yr)	18,894	142,567	428,496
Average Age	40	41	39
Households	7,539	54,880	159,333
White Population	10,884	76,254	212,262
Black Population	1,370	11,931	41,326
Am Indian Population	181	1,437	5,352
Asian Population	2,175	17,188	44,941
Other Population	1,017	11,142	52,287
Hispanic Population	15.88%	18.99%	24.92%
Average HH Income	\$110.5k	\$108.8k	\$98.4k
High School Graduates	3,006	21,418	70,575
College Graduates	5,669	43,324	112,302
Total Employees	8,909	68,388	211,049

-  Retail
-  Shopping Center



Capital City Influence

As the capital of California, Sacramento serves as a major hub for government, policy, and public sector employment, creating a stable economic foundation and consistent daytime population.

Diverse Economic Drivers

Sacramento's economy is supported by a mix of government, healthcare, education, and a growing technology sector, attracting a skilled workforce and fostering long-term investment opportunities.

Expanding Education Hub

The city is home to institutions like California State University, Sacramento and is within proximity to major research universities, providing access to higher education and workforce development.

Urban Amenities & Outdoor Access

Sacramento blends urban living with outdoor recreation, featuring an extensive park system, riverfront access along the American River, and a nationally recognized network of bike trails.

Strategic Central Location

Positioned at the intersection of major highways including I-5 and I-80, Sacramento offers convenient access to the San Francisco Bay Area, Lake Tahoe, and the broader Central Valley.

Vibrant Culture & Farm-to-Fork Identity

Known as "America's Farm-to-Fork Capital," Sacramento features a thriving food scene, year-round farmers markets, and cultural attractions such as Old Sacramento Waterfront and the Golden 1 Center, home to the Sacramento Kings.



Investment Sales | Leasing | Asset Management | Property Management



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