

FOR LEASE - West Sacramento

1600 Sacramento Avenue, West Sacramento CA 95605

FOR LEASE

Perfect For Small Retail

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
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01912126



GQNorth
real estate

THE SPACE

Location	1600 Sacramento Avenue West Sacramento , CA 95605
County	Sacramento
APN	014-054-010-000
Cross Street	Yolo Street

PROPERTY VIDEO

HIGHLIGHTS

- ✓ Suite #3 - 766 SF - \$0.85 PSF / NNN
- ✓ Wide Open Floor Plan With One Private Restroom
- ✓ Perfect Retail Suite For a Small Business in West Sacramento
- ✓ With High residential Density, High Visibility, and Monument Signage
- ✓ Add All Your Own Unique Window Advertisement
- ✓ Down the street from the IKEA and Super Walmart Shopping Center
- ✓ Convenient Parking With Quick to Go Clients / Tenants
- ✓ Current Neighboring Tenants Pizza Shop, Cigarette Store, Massage, Barber / Salon ,
- ✓ I-80 & Reed Avenue Thoroughfare and very close to the freeway

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

-  San Francisco (415) 982-9496
-  Sacramento (916) 798-8559
-  info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,024	87,047	242,738

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$75,029	\$102,426	\$120,241

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,735	34,657	96,820

PROPERTY FEATURES

TOTAL TENANTS	5
BUILDING SF	3,830
LAND ACRES	0.087
YEAR BUILT	1970
PROPERTY TYPE	Retail
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	3.26/1,000 SF
CORNER LOCATION	No

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Tire Shop
EAST	Vacant Land
WEST	Cornerstone Cafe & Bar

TENANT INFORMATION

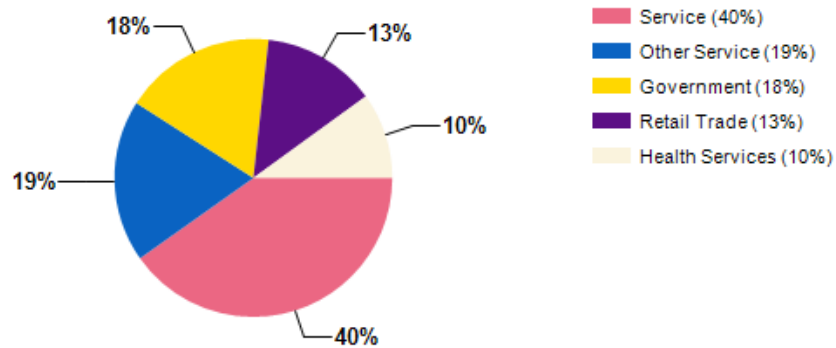
PRICING	\$0.85 PSF
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Take an Instant
Walkthrough.

<https://www.youtube.com/@matrixCREai>



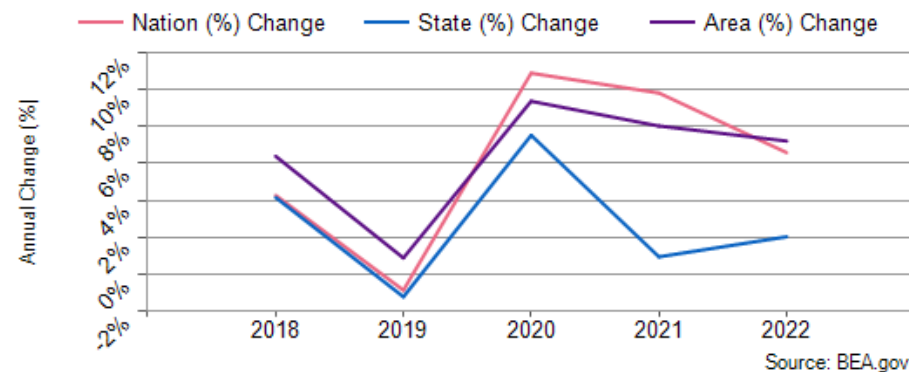
Major Industries by Employee Count

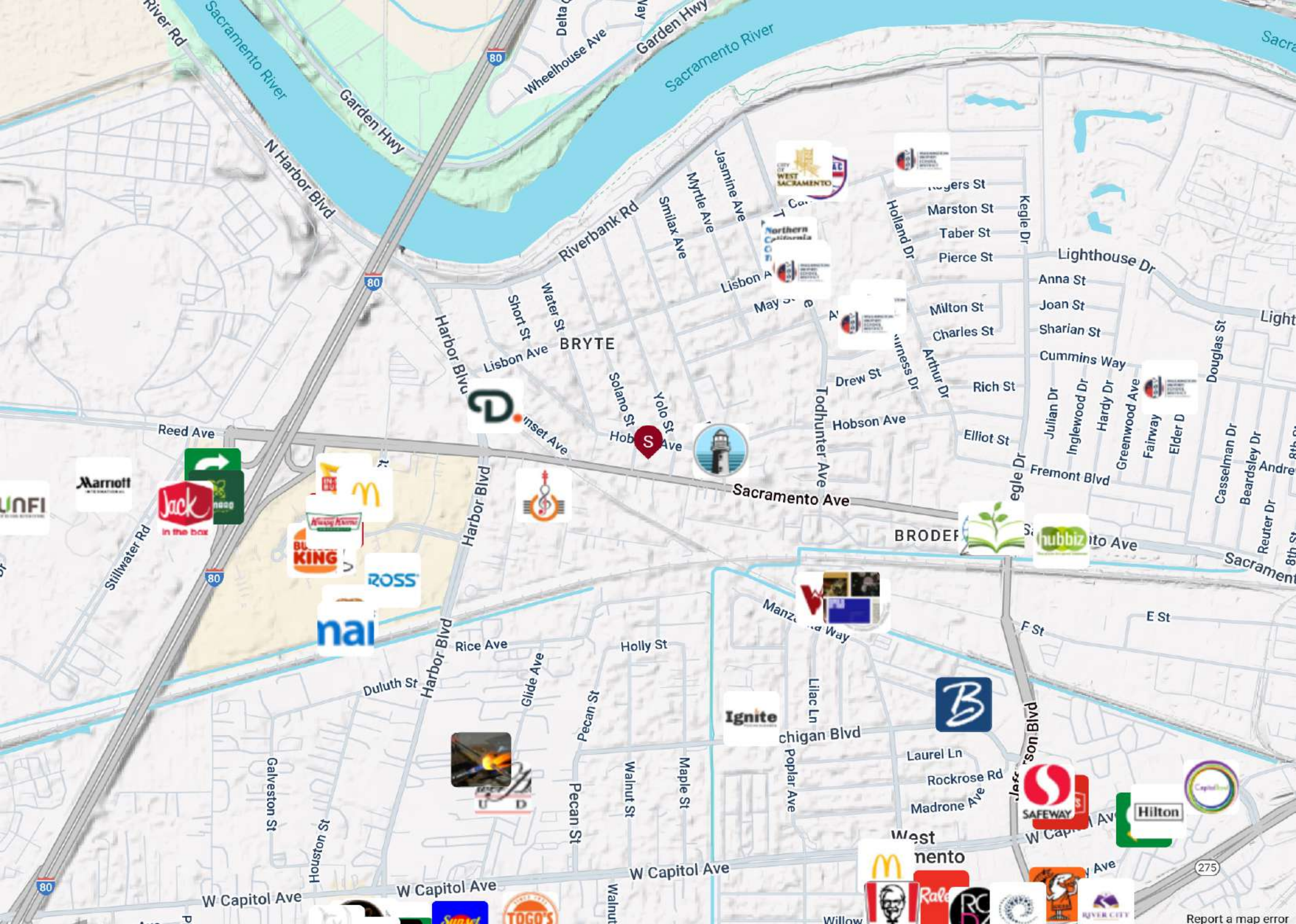


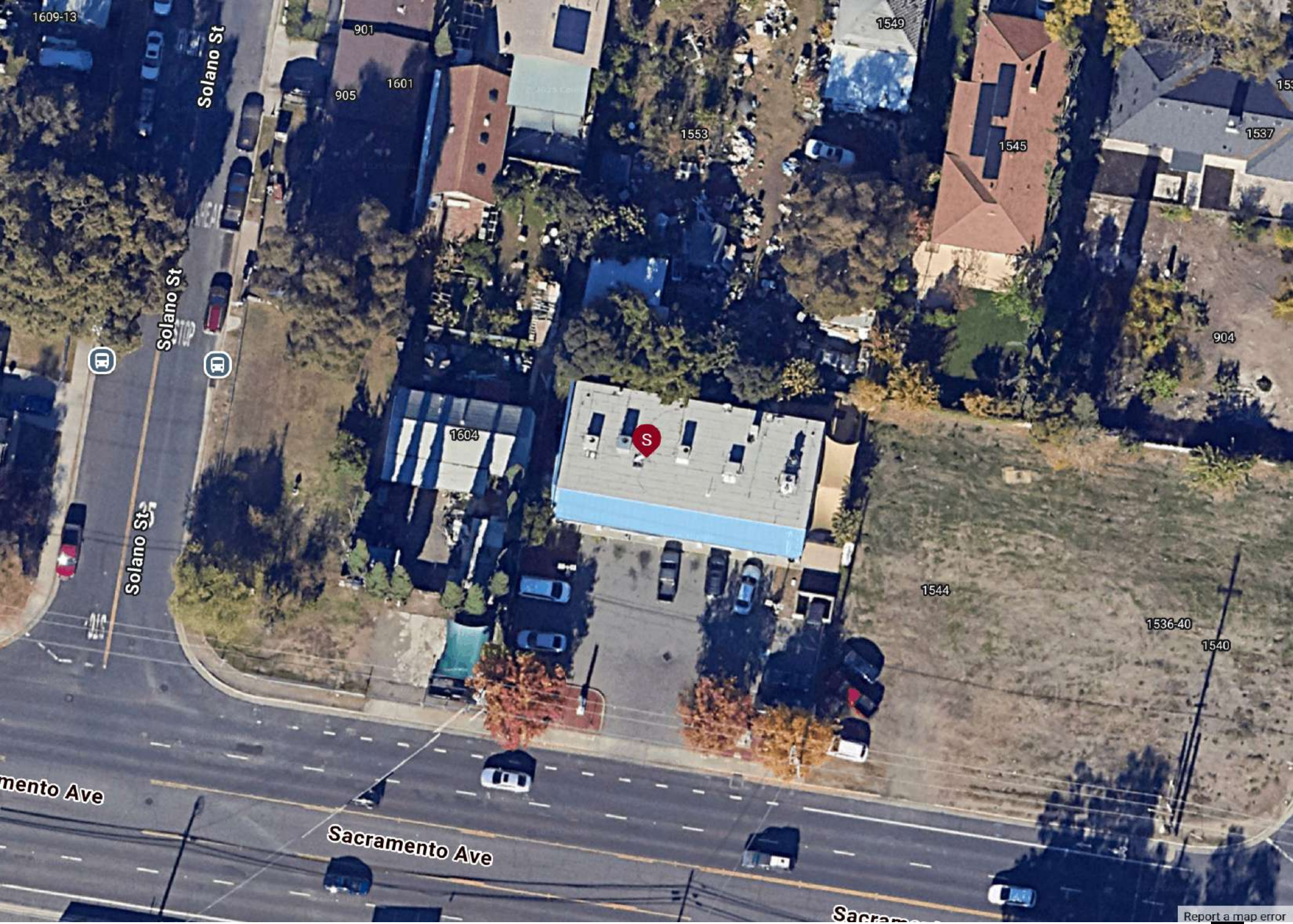
Largest Employers

State of California	107,876
UC Davis Health	16,075
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Sutter Health	9,350
Dignity Health/Catholic Healthcare West	7,353
Intel	5,000

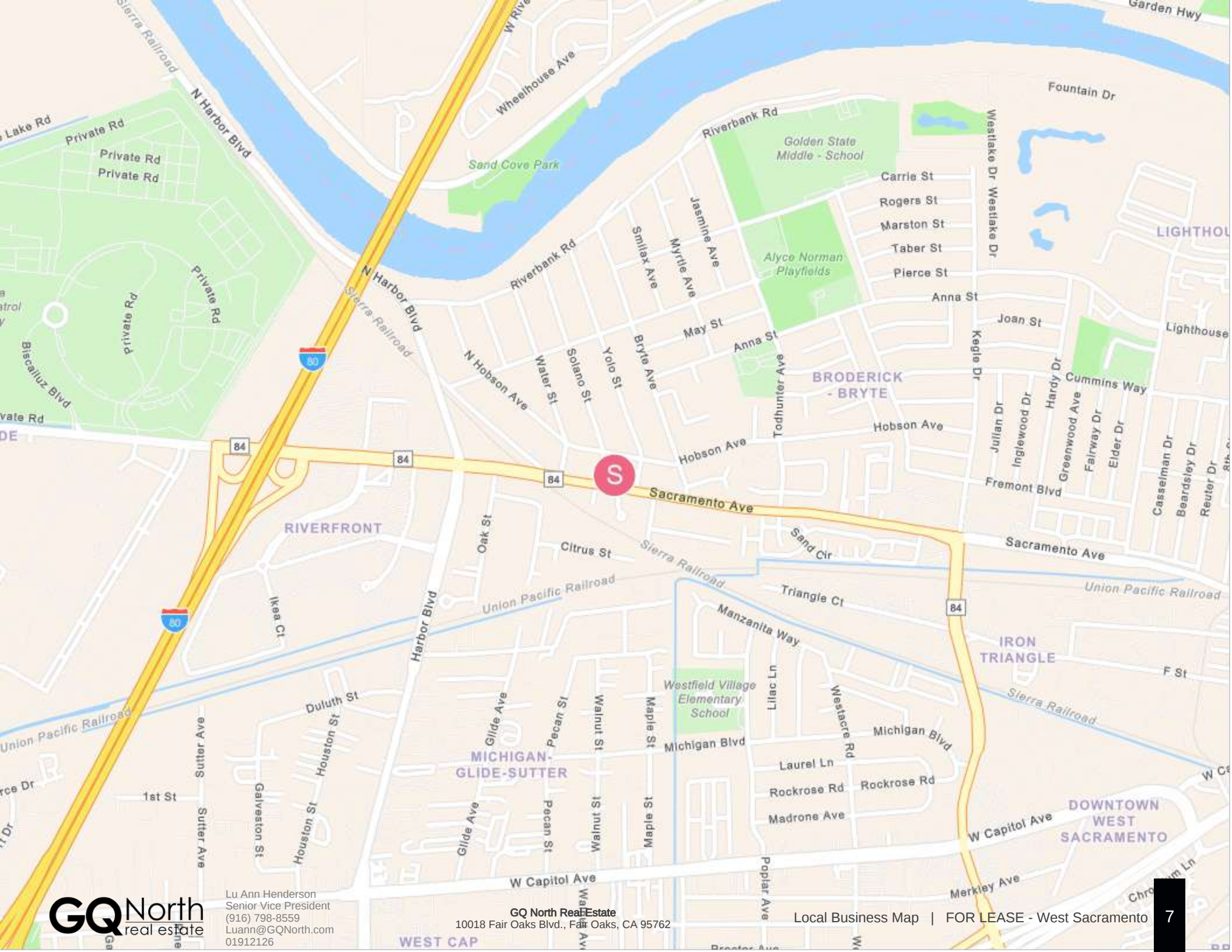
Sacramento County GDP Trend

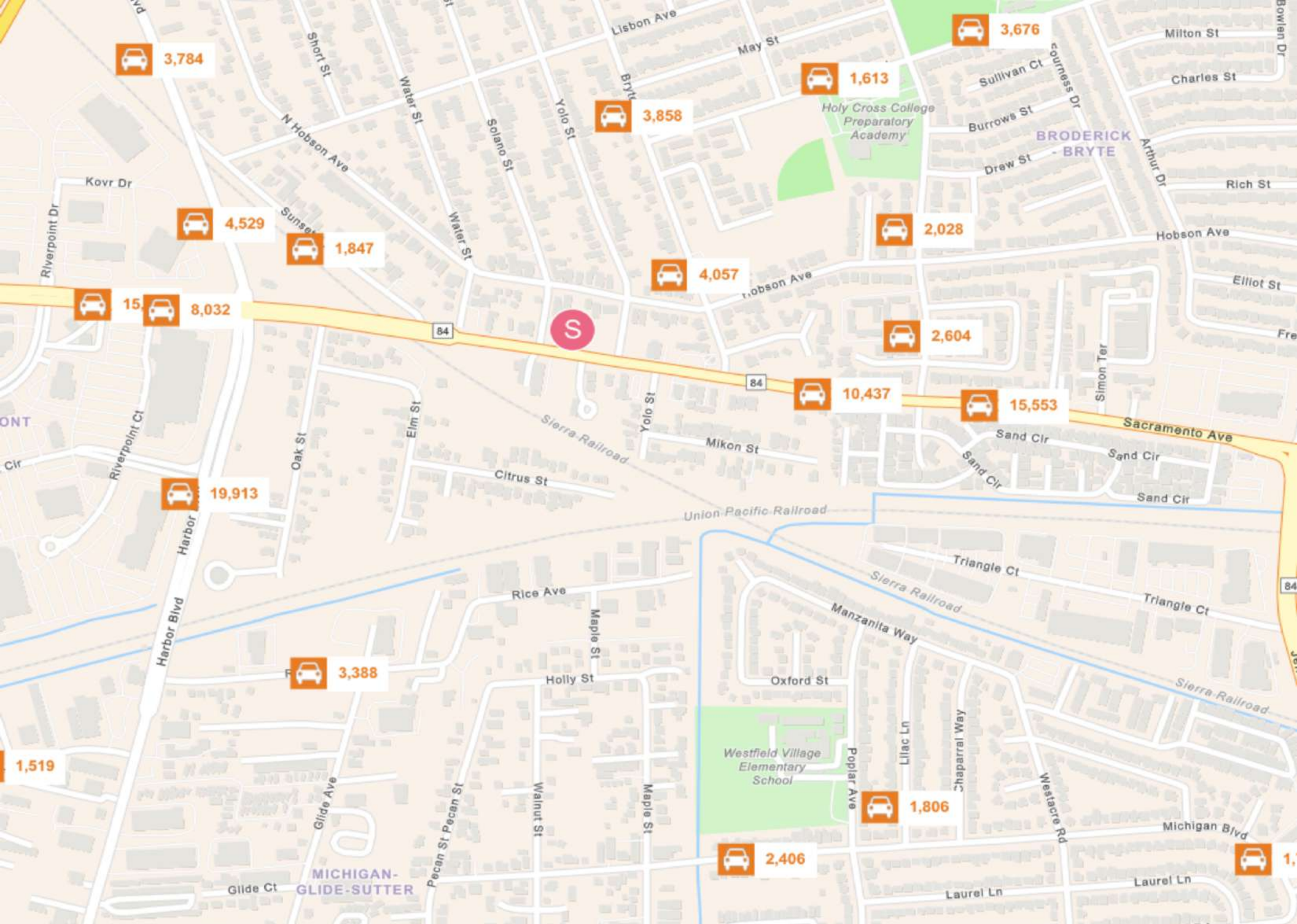






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ROSS
TJ-MAXX
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Guitar Center
WORLD MARKET

KOHL'S
OLD NAVY
PETCO
Pier 1 Imports

Howe 'Bout Arden
HomeGoods
rack
CINEMARK
The Container Store

SITE

Walmart
Michaels
Sam's Club

Country Club Plaza
WinCo FOODS
Cinema West
planet fitness

Smart & Final
PETSMART
RITE AID

SAFeway
CVS pharmacy
DOLLAR TREE

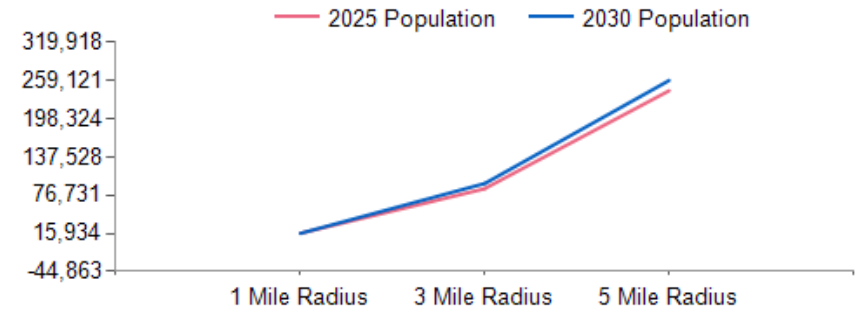
BevyMo! JO-ANN
OfficeMax



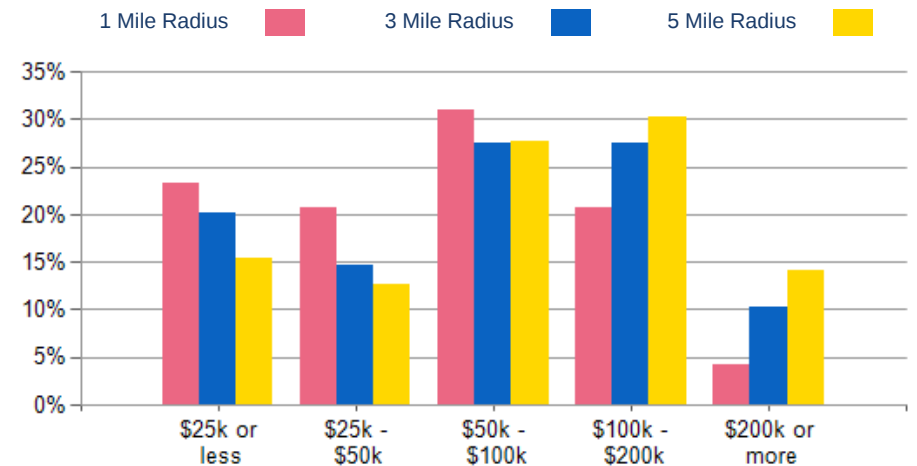


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,290	57,320	156,308
2010 Population	16,331	70,840	197,306
2025 Population	16,024	87,047	242,738
2030 Population	15,934	95,235	259,121
2025 African American	647	10,511	26,328
2025 American Indian	421	1,534	3,636
2025 Asian	1,485	12,414	37,802
2025 Hispanic	7,522	26,952	70,441
2025 Other Race	3,967	12,702	33,508
2025 White	6,552	34,990	100,717
2025 Multiracial	2,725	13,833	38,202
2025-2030: Population: Growth Rate	-0.55%	9.05%	6.55%

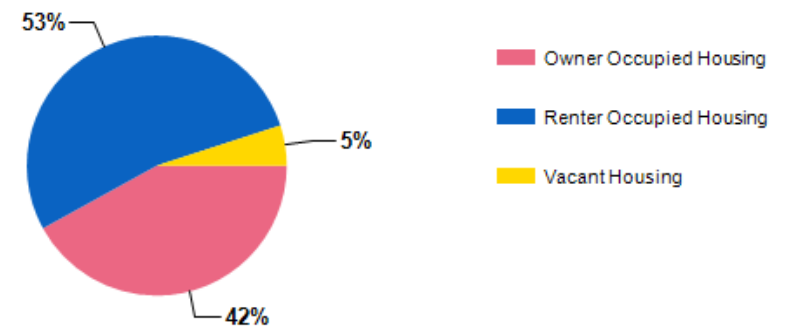
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	892	4,783	9,861
\$15,000-\$24,999	447	2,197	5,036
\$25,000-\$34,999	703	2,469	5,403
\$35,000-\$49,999	483	2,610	6,799
\$50,000-\$74,999	967	4,934	13,367
\$75,000-\$99,999	812	4,590	13,367
\$100,000-\$149,999	987	6,177	18,913
\$150,000-\$199,999	205	3,324	10,467
\$200,000 or greater	240	3,572	13,608
Median HH Income	\$56,818	\$76,386	\$88,142
Average HH Income	\$75,029	\$102,426	\$120,241



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

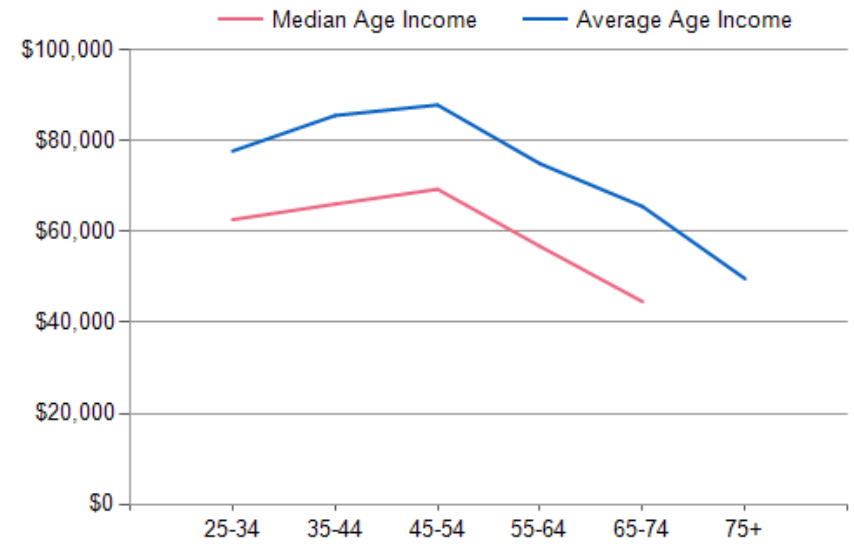
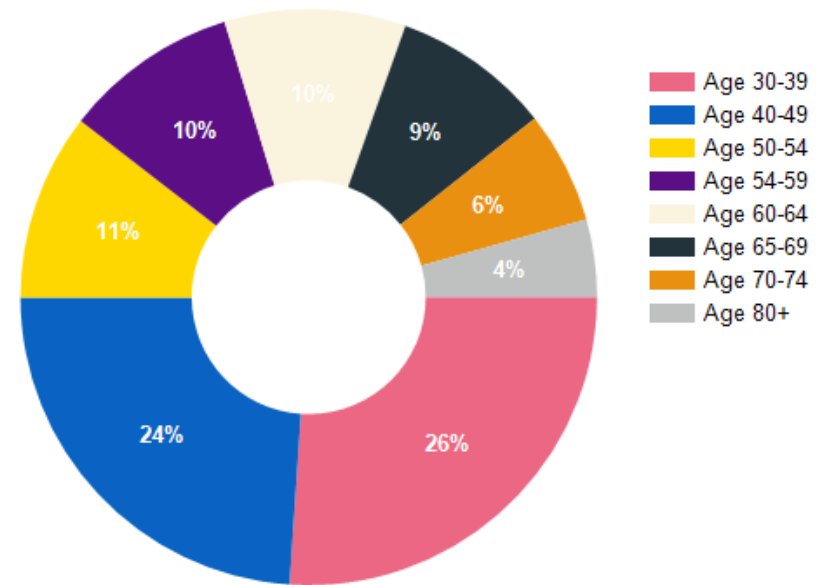


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,217	9,195	25,058
2025 Population Age 35-39	1,171	7,670	21,946
2025 Population Age 40-44	1,208	6,528	19,037
2025 Population Age 45-49	982	5,172	15,016
2025 Population Age 50-54	963	5,006	14,324
2025 Population Age 55-59	897	4,545	12,864
2025 Population Age 60-64	932	4,537	12,623
2025 Population Age 65-69	815	3,904	11,028
2025 Population Age 70-74	577	3,107	9,006
2025 Population Age 75-79	399	2,189	6,289
2025 Population Age 80-84	278	1,197	3,347
2025 Population Age 85+	310	1,325	3,421
2025 Population Age 18+	12,416	69,979	195,148
2025 Median Age	37	36	37
2030 Median Age	38	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,663	\$77,385	\$84,242
Average Household Income 25-34	\$77,778	\$99,193	\$110,487
Median Household Income 35-44	\$66,086	\$93,903	\$105,418
Average Household Income 35-44	\$85,589	\$121,881	\$138,961
Median Household Income 45-54	\$69,365	\$99,332	\$110,900
Average Household Income 45-54	\$87,922	\$127,054	\$147,643
Median Household Income 55-64	\$56,775	\$78,181	\$94,120
Average Household Income 55-64	\$74,986	\$106,712	\$129,631
Median Household Income 65-74	\$44,603	\$54,344	\$71,392
Average Household Income 65-74	\$65,567	\$81,697	\$101,861
Average Household Income 75+	\$49,662	\$59,457	\$78,598

Population By Age





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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Exclusively Marketed by:



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