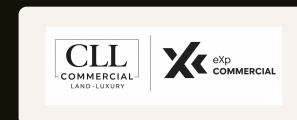




FOR LEASE • RETAIL SUITE

# ±1,690 SF on Stockton Boulevard

Lindale Plaza • 7725 Stockton Blvd, Suite I • Sacramento, CA 95823



**\$17.76** / SF / Yr • Modified Gross

**1,690 SF**  
AVAILABLE

**30 Days**  
AVAILABILITY

**121**  
PARKING SPACES

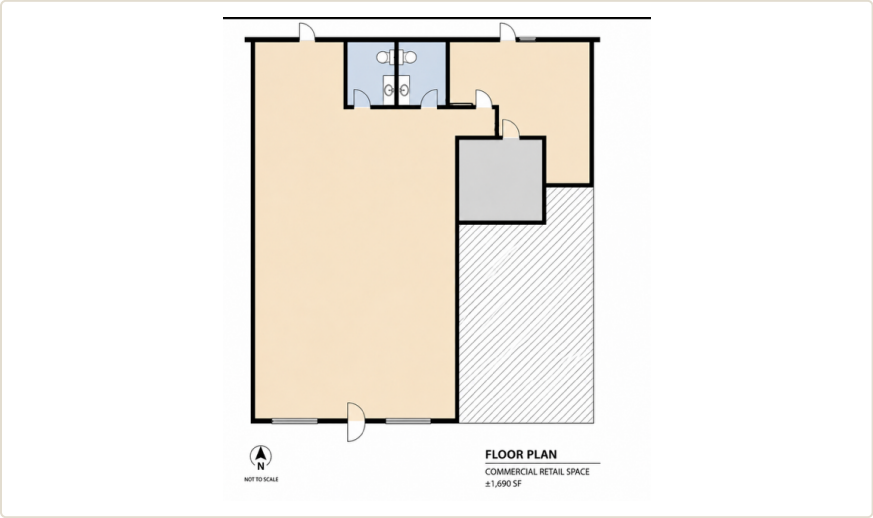
**SC Zoning**  
SHOPPING CENTER

**±33,500 VPD**  
STOCKTON BLVD

Suite I is a turnkey ±1,690-square-foot retail and service suite fronting Stockton Boulevard, one of South Sacramento's primary commercial corridors. The suite carries a clean second-generation build-out with an open sales floor, private rooms, and restrooms, ready for a service, personal-care, food, office, or medical-adjacent user. It sits inside Lindale Plaza, an established ±25,000-square-foot neighborhood strip center with strong surface parking and direct Highway 99 access.

|                 |                                    |
|-----------------|------------------------------------|
| AVAILABLE SUITE | Suite I • ±1,690 SF                |
| RENT            | \$17.76 / SF / Yr • Modified Gross |
| AVAILABILITY    | 30 days                            |
| PROPERTY TYPE   | Multi-tenant neighborhood center   |
| CENTER SIZE     | ±25,000 SF • single story          |
| YEAR BUILT      | 1988                               |
| LOT SIZE        | 1.96 AC (85,378 SF)                |
| PARKING         | 121 surface • 4.84 / 1,000 SF      |
| FRONTAGE        | ±200' on Stockton Blvd             |
| ZONING          | SC — Shopping Center               |
| JURISDICTION    | Unincorporated Sacramento County   |
| APN             | 115-0010-020                       |

Suite dimensions, prior build-out, and center rentable area subject to independent verification. Rate quoted Modified Gross; all terms negotiable and subject to a fully executed lease.



SUITE I FLOOR PLAN • ±1,690 SF • NOT TO SCALE



INTERIOR • OPEN RETAIL / SERVICE FLOOR

Lindale Plaza anchors a dense, high-traffic retail corridor at Stockton Boulevard and Mack Road, minutes from Highway 99 and the Golden State Highway interchange. Established co-tenancy at the center, deep daytime employment, and heavy passing traffic make the suite a strong fit for a visibility-driven service or retail user.

Daily Traffic Counts

| STREET · CROSS STREET      | VPD     | DIST.   |
|----------------------------|---------|---------|
| Stockton Blvd · Mimosa Way | 34,730  | 0.12 mi |
| Stockton Blvd · Mack Road  | 33,558  | 0.16 mi |
| Stockton Blvd · Quinta Ct  | 36,674  | 0.24 mi |
| Golden State Hwy · Mack Rd | 119,322 | 0.26 mi |
| Mack Rd · S Sacramento Fwy | 149,823 | 0.27 mi |

Traffic counts per CoStar / TrafficMetrix, most recent published year. Co-tenants at the center include Cinnabon, Rex Furniture, Asian Fusion Halal, and the Sacramento LGBT Community Center.

Permitted By Right – SC ZONING, NO USE PERMIT REQUIRED

General Retail (to 49,999 SF)

Restaurant · Sit-Down / Carry-Out

Neighborhood Market

Beauty · Barber · Spa

Massage

Personal & Business Services

General Office

Financial Institution

Medical / Dental / Optical Lab

Veterinary · Animal Grooming

Indoor Recreation

Event Center · Reception Hall

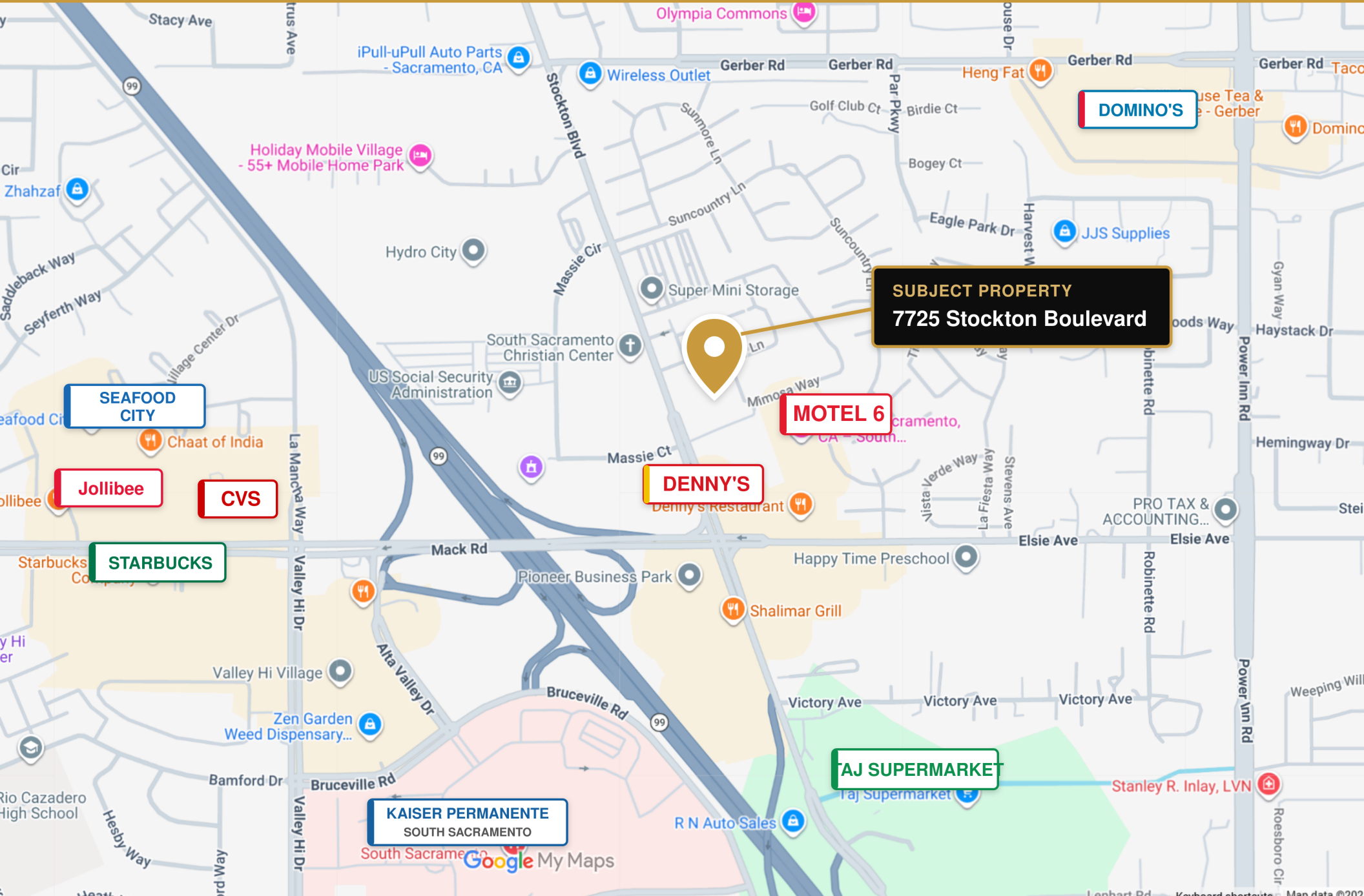
Child & Adult Day Care

Art Gallery · Studio

Representative uses permitted by right under Sacramento County SC (Shopping Center) zoning; the district defers to LC (Light Commercial) uses. Additional uses (bar, tavern, smoke shop, K-12 private school, and others) are allowed with a use permit. Confirm current designation, overlays, and use eligibility with Sacramento County Planning before committing.



SUITE INTERIOR · FLEXIBLE LAYOUT





2025 Trade-Area Demographics

| ESTIMATE          | 1 MILE   | 3 MILES  | 5 MILES   |
|-------------------|----------|----------|-----------|
| Population        | 24,178   | 181,985  | 376,601   |
| Households        | 7,707    | 53,671   | 116,251   |
| Median HH Income  | \$64,921 | \$75,214 | \$83,322  |
| Avg HH Income     | \$78,823 | \$92,567 | \$101,696 |
| Median Age        | 37.1     | 36.1     | 37.0      |
| Daytime Employees | 6,415    | 36,521   | ≈92,000   |

Demographic estimates per CoStar, 2025. A dense, growing South Sacramento trade area with strong daytime employment and consumer spending along the Stockton Boulevard / Mack Road corridor.

Why Suite I

Stockton Boulevard frontage and Highway 99 access, a turnkey second-generation build-out, Modified Gross terms that simplify a tenant's cost math, and broad by-right use flexibility — a clean, visible suite in an established center ready for immediate occupancy.

Matthew Bingaman

COMMERCIAL ADVISOR

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WEB      commercialandluxury.com  
DRE      02139034

This brochure has been prepared by CLL / eXp Commercial for marketing and informational purposes only. The information contained herein has been obtained from sources believed to be reliable, including CoStar and public records, but no representation or warranty, express or implied, is made as to its accuracy or completeness. Suite area, center rentable area, zoning, permitted use, parking, co-tenancy, build-out condition, and all other statements are subject to independent verification by the prospective tenant. The quoted rate is Modified Gross and is not an offer to lease; all terms are negotiable and subject to a fully executed lease. Prospective tenants should conduct their own due diligence and consult their own legal, tax, and financial advisors. The property is offered subject to prior lease, change in terms, or withdrawal without notice. Brokered by eXp Commercial · CalDRE #02134436 · Matthew Bingaman DRE #02139034. DRAFT for review.

Verification & Official Sources

SACRAMENTO COUNTY ASSESSOR · PARCEL VIEWER  
[assessorparcelviewer.saccounty.gov/jsviewer/assessor.html](https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html)

COUNTY ZONING · ALLOWED USES (TABLE 3.1)  
[landuse.saccounty.gov/tables/szc/table3-1.html](https://landuse.saccounty.gov/tables/szc/table3-1.html)

ZONING CONFIRMATION · COUNTY PLANNING  
[sacplan@saccounty.gov](mailto:sacplan@saccounty.gov) · 916-874-6141

SECURED TAX BILL · APN 115-0010-020  
[eproptax.saccounty.gov/#secured/BillSummary/11500100200000](https://eproptax.saccounty.gov/#secured/BillSummary/11500100200000)

ASSESSOR'S MAP · BOOK 115, PAGE 001  
[assessorparcelviewer.saccounty.gov/GISWebService/api/gisapps/AssessorMapImage/115001](https://assessorparcelviewer.saccounty.gov/GISWebService/api/gisapps/AssessorMapImage/115001)

BUILDING PERMITS · SACRAMENTO COUNTY  
Sacramento County Online Permits · 916-875-5296