



FOR LEASE

Existing QSR Drive Thru 0.97 Acre Pad

4205 Marconi Ave, Sacramento, CA 95821

Sacramento County · Sacramento-Roseville-Folsom, CA MSA

EXECUTIVE SUMMARY

AVAILABLE SPACE

2,662 SF

Free-Standing Drive-Thru Building

LOT SIZE

0.97 AC

42,300 SF Land Area

ZONING

SC

Shopping Center – Sacramento County

LAND USE

Retail / QSR

Former Fast-Food Drive-Thru

APN

269-0082-029

Sacramento County Assessor



PROPERTY HIGHLIGHTS

- ◆ **High-Traffic Corridor:** ±21,036 VPD Marconi Ave & ±24,800 VPD Eastern Ave signalized intersection.
- ◆ **Drive-Thru Ready:** 2,662 SF building on a 0.97-acre pad; 9–10 car stack.
- ◆ **Ample Parking:** 54 surface parking stalls (10.0 : 1,000 SF) — well above typical QSR requirements.
- ◆ **Convenient Access:** A center two-way left-turn lane on Marconi Ave allows customers to easily enter the site from either direction.
- ◆ **Dense Trade Area:** ±137,845 residents, daytime employment of ±47,161 workers, and average household income of \$104,492 (3-mile radius).
- ◆ **National Co-Tenancy:** Surrounded by nationally recognized retailers including McDonald's, Panda Express, Taco Bell, ARCO, Starbucks, Jack in the Box, KFC, O'Reilly Auto Parts, WinCo Foods, and Raising Cane's — driving consistent cross-shopping traffic.
- ◆ **Healthy Submarket Fundamentals:** Strong retail demand — 0.0% subject vacancy in a submarket where retail assets leased ±262,462 SF over the trailing 12 months, up 42.5% year-over-year.

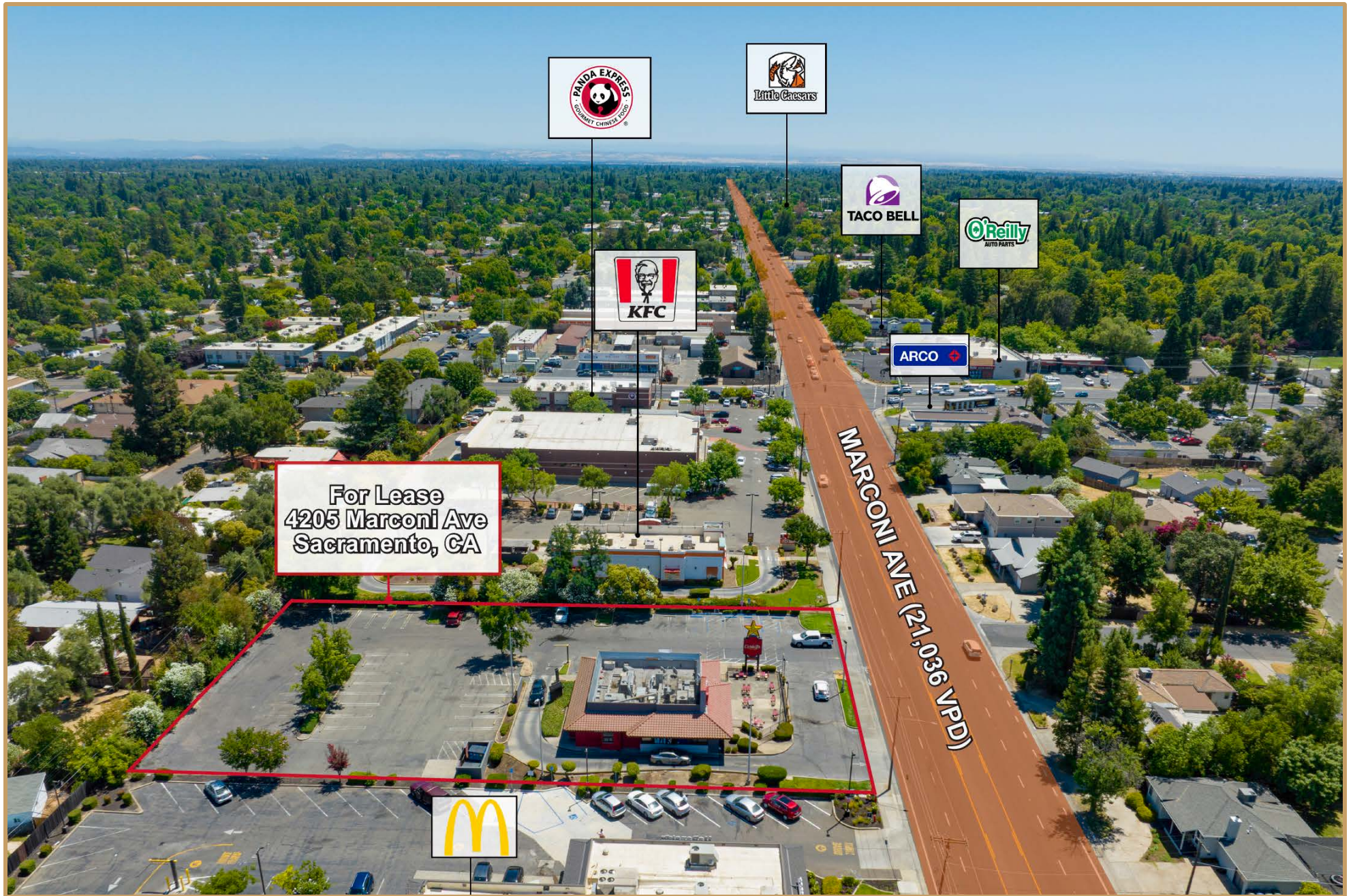
PROPERTY PHOTOS



Trade Area Co-Tenancy — Sacramento, CA · ±1-Mile Radius



SURROUNDING RETAIL



Sacramento, CA

Sacramento is California's capital and the anchor city of the Sacramento-Roseville-Folsom MSA, a region of roughly 2.46 million residents and one of the fastest-growing state capital economies in the country.

The Arden-Arcade submarket, home to 4205 Marconi Avenue, sits along one of the area's most heavily trafficked retail corridors, anchored by dense residential density and consistent cross-shopping among national retailers including McDonald's, Taco Bell, O'Reilly Auto Parts, and Panda Express.

With government, healthcare, and technology sectors driving regional employment and trade-area household incomes ranging from \$76,000 to \$87,000, Sacramento continues to offer strong fundamentals for retail and quick-service tenants seeking infill, high-traffic locations.



DEMOGRAPHICS

METRIC	1-MILE	3-MILE	5-MILE
Population	17,792	137,845	391,281
Households	7,205	53,916	148,223
Avg HH Income	\$114,844	\$104,492	\$98,719
Med HH Income	\$87,089	\$76,314	\$77,148
Med Home Value	\$559,000 (Sacramento MSA)		

Source: CoStar Research; U.S. Census Bureau ACS 2026 5-Yr Estimates

CITY AT A GLANCE

+42.5% SUBMARKET LEASING GROWTH (YOY)	\$4.7B TOTAL CONSUMER SPENDING (5-MI)
\$1.3B FOOD & ALCOHOL SPENDING (5-MI)	\$31,538 AVG HH CONSUMER SPENDING (5-MI)

SUBMARKET LEASING ACTIVITY

Arden-Watt-Howe retail assets absorbed ±262,462 SF over the trailing 12 months, up 42.5% year-over-year, while time-on-market compressed to 12.3 months — signaling accelerating tenant demand.

Source: CoStar Market Analytics, 2026

SACRAMENTO RETAIL INVESTMENT MARKET

Trailing 12-month retail sales volume in the submarket reached \$154.57M, up sharply from \$50.1M the prior year, with pricing steady near \$218/SF — reflecting sustained investor confidence in the corridor.

CENTERCHECK RETAIL SALES DATA

Estimated Annual Sales — Nearby National & Regional Retailers

RETAILER	EST. ANNUAL SALES	PERCENTILE RANK
WinCo Foods	±\$112.78M	96th Percentile
Trader Joe's	±\$46.25M	89th Percentile
T.J. Maxx	±\$17.39M	81st Percentile
Starbucks	±\$6.56M	98th Percentile
Jiffy Lube	±\$2.12M	99th Percentile
Once Upon a Child	±\$1.81M	84th Percentile
Domino's Pizza	±\$1.59M	73rd Percentile

Source: CenterCheck. Percentile rank reflects estimated annual sales performance relative to other locations nationally for the same retailer.

CONSUMER SPENDING BY INDUSTRY — TRADE AREA (2025)

CATEGORY	1-MILE	3-MILE	5-MILE
Apparel	\$12.4M	\$88.8M	\$245.6M
Entertainment & Hobbies	\$37.0M	\$258.9M	\$692.8M
Food & Alcohol	\$66.5M	\$480.0M	\$1.31B
Household	\$40.9M	\$278.8M	\$736.7M
Transportation & Maintenance	\$60.3M	\$428.3M	\$1.18B
Health Care	\$11.9M	\$84.6M	\$221.3M
Education & Daycare	\$16.4M	\$111.0M	\$285.2M
Total Consumer Spending	\$245.4M	\$1.73B	\$4.67B

Source: CoStar Research, 2025. Reflects total annual consumer spending by category within each radius of the subject property.

Disclaimers & Agreement

Alpha Real Estate Advisors ("Alpha RE") has been retained as the exclusive leasing agent to arrange the leasing of the above referenced property.

PURPOSE AND INTENT

This Leasing Package has been prepared by Alpha RE for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective tenants may need or desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Landlord/Owner and Alpha RE and, therefore, are subject to material change or variation. An opportunity to inspect the property will be made available to qualified prospective tenants.

INFORMATION PROVIDED AS AN OPINION

In this Leasing Package, certain documents, including financial information, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. The information contained herein is not a substitute for a thorough due diligence investigation. Alpha RE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs, or asbestos, the compliance with local, state and federal regulations, or the physical condition of the improvements thereon.

FORWARD-LOOKING STATEMENTS

This Leasing Package may contain forward-looking statements representing the intent, belief, or current expectations of the Landlord/Owner and their respective management teams. While the Landlord/Owner and Alpha RE believe such statements are based on reasonable assumptions, they can give no assurance that such expectations will be achieved. Prospective tenants should exercise caution in relying on forward-looking statements.

LANDLORD'S RESERVED RIGHTS

The Landlord/Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the property, and/or to terminate discussions at any time with or without notice to the prospective tenant. The Landlord/Owner shall have no legal commitment or obligation to any prospective tenant reviewing this Leasing Package or making an offer to lease the property unless a written agreement for the lease of the property has been fully executed, delivered, and approved by the Landlord/Owner.

CONFIDENTIALITY

This Leasing Package contains select information pertaining to the property and the Landlord/Owner, and does not purport to be a representation of the state of affairs of the Landlord/Owner or the property. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective tenant of the property. It is not to be used for any other purpose or made available to any other person without the written consent of the Landlord/Owner or Alpha RE. The material is based in part upon information supplied by the Landlord/Owner and in part upon financial information obtained from sources it deems reliable. Landlord/Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package, and no legal liability is assumed or shall be implied with respect thereto.

PROPERTY INFORMATION NOTICE

All property information, including square footage, lot dimensions, zoning classifications, traffic counts, and demographic data, has been gathered from sources deemed reliable but has not been independently verified by Alpha RE. Prospective tenants are strongly encouraged to conduct their own independent investigation and engage qualified professionals to inspect the property and verify all information material to their leasing decision.



EXCLUSIVELY LISTED BY:

Steve Kalyk

PARTNER & MANAGING DIRECTOR

O: 628.203.8489

C: 415.813.0019

steve@alphare.com

LIC #02018743

Braden Crockett

FOUNDER & CHIEF EXECUTIVE OFFICER

O: 310.947.8007

C: 714.345.6206

braden@alphare.com

Broker LIC #1946071 (CA)