

FOR SALE

Colliers



±14,400 SF | Former Retail Box & Pharmacy

1401 Broadway, Sacramento, CA

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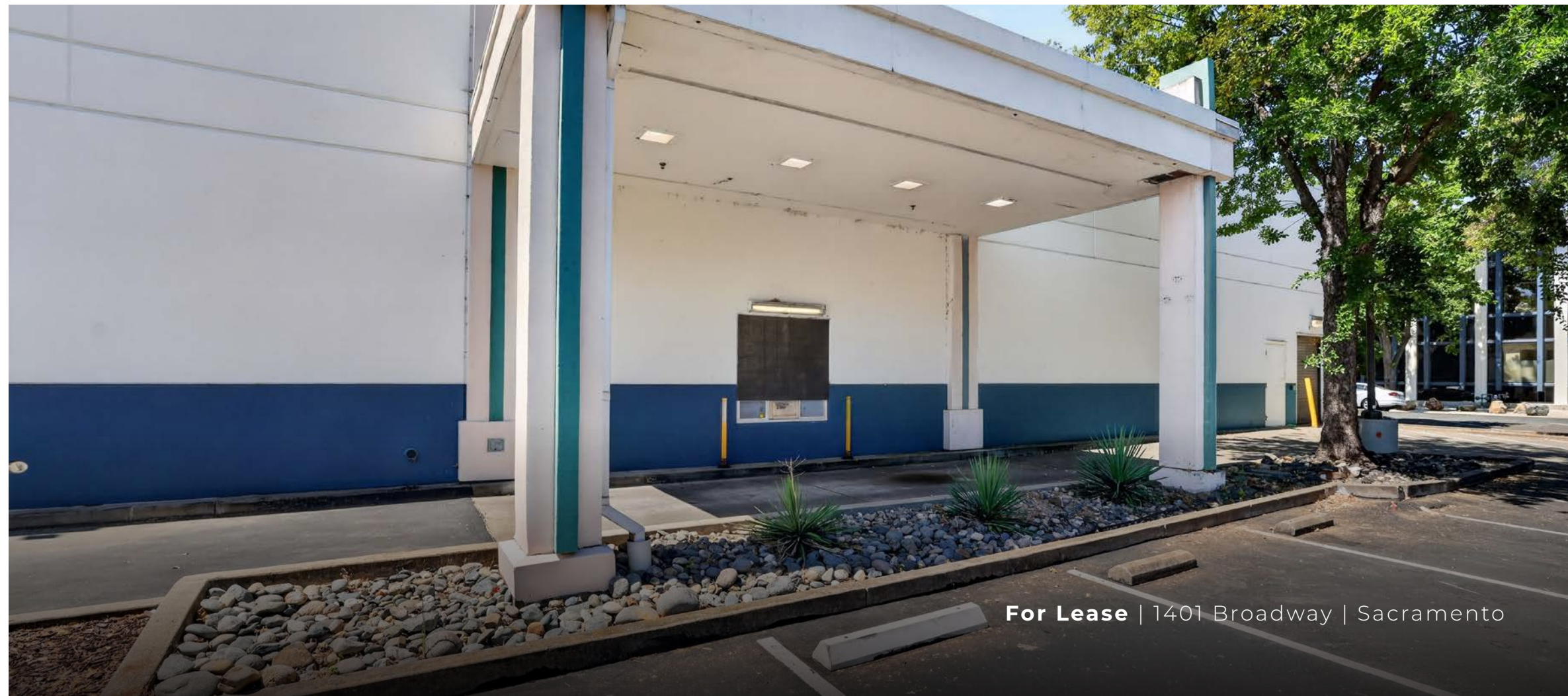
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Property Highlights

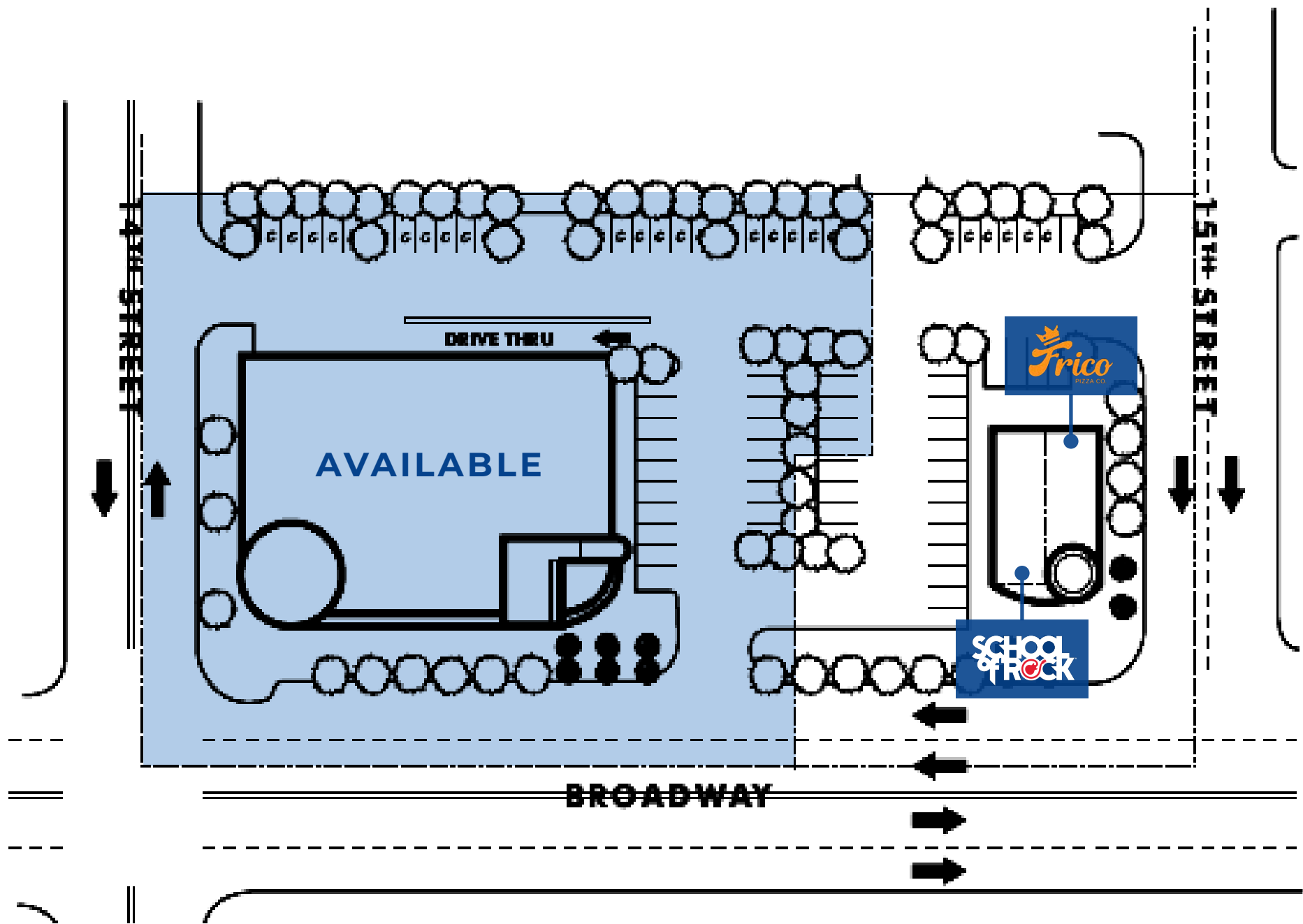
Available SF: ±14,400 SF

- » Rare ± 14,400 SF former retail box and pharmacy opportunity along Broadway
- » Existing 2nd Gen pharmacy drive-thru infrastructure
- » Ample on-site parking with ±50 stalls, approx. 3.47/1,000 SF
- » 20' building height providing flexible interior functionality
- » Strong Broadway visibility with convenient access
- » C-2-SPD zoning allowing for a range of commercial uses
- » Constructed in 2001

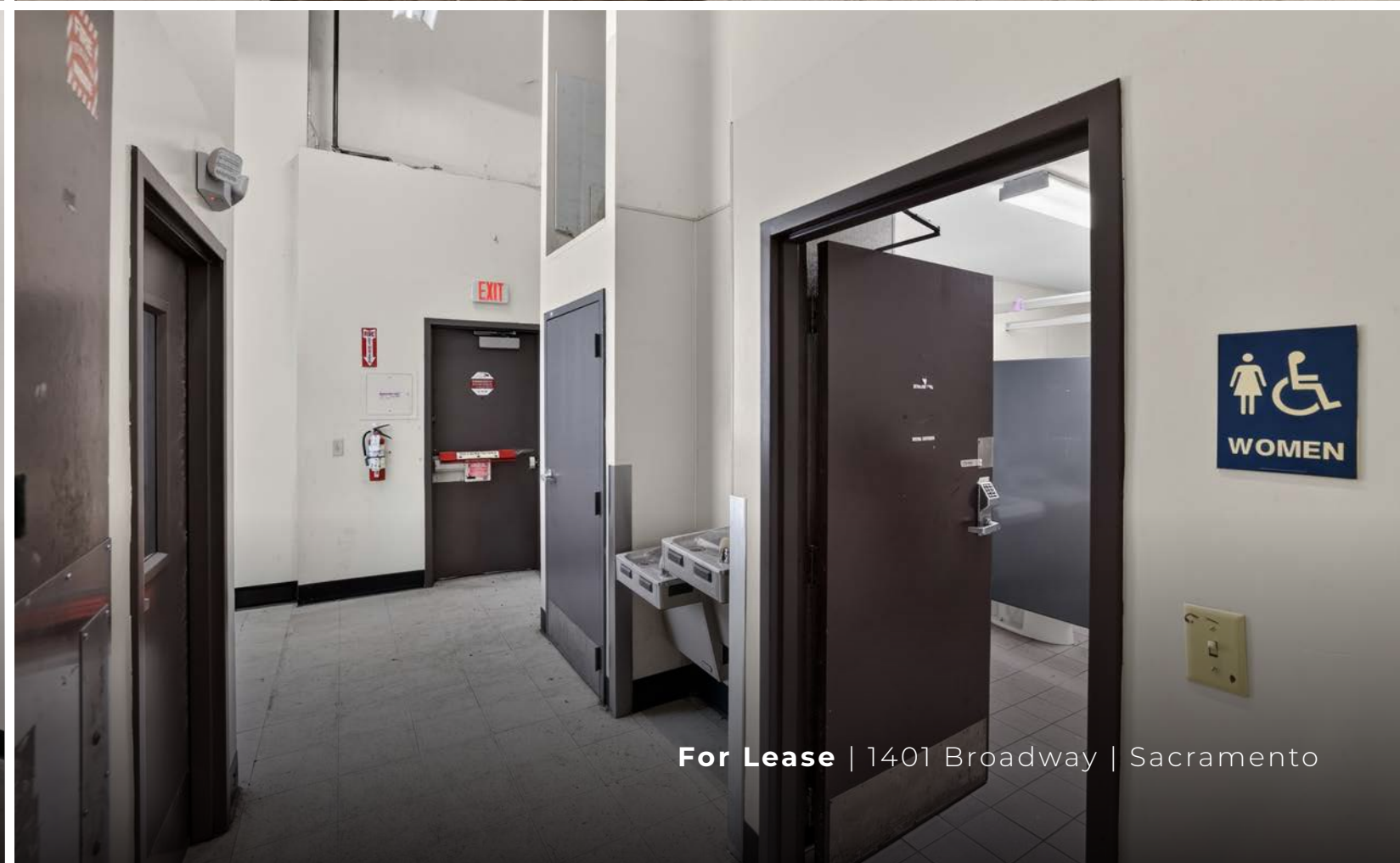
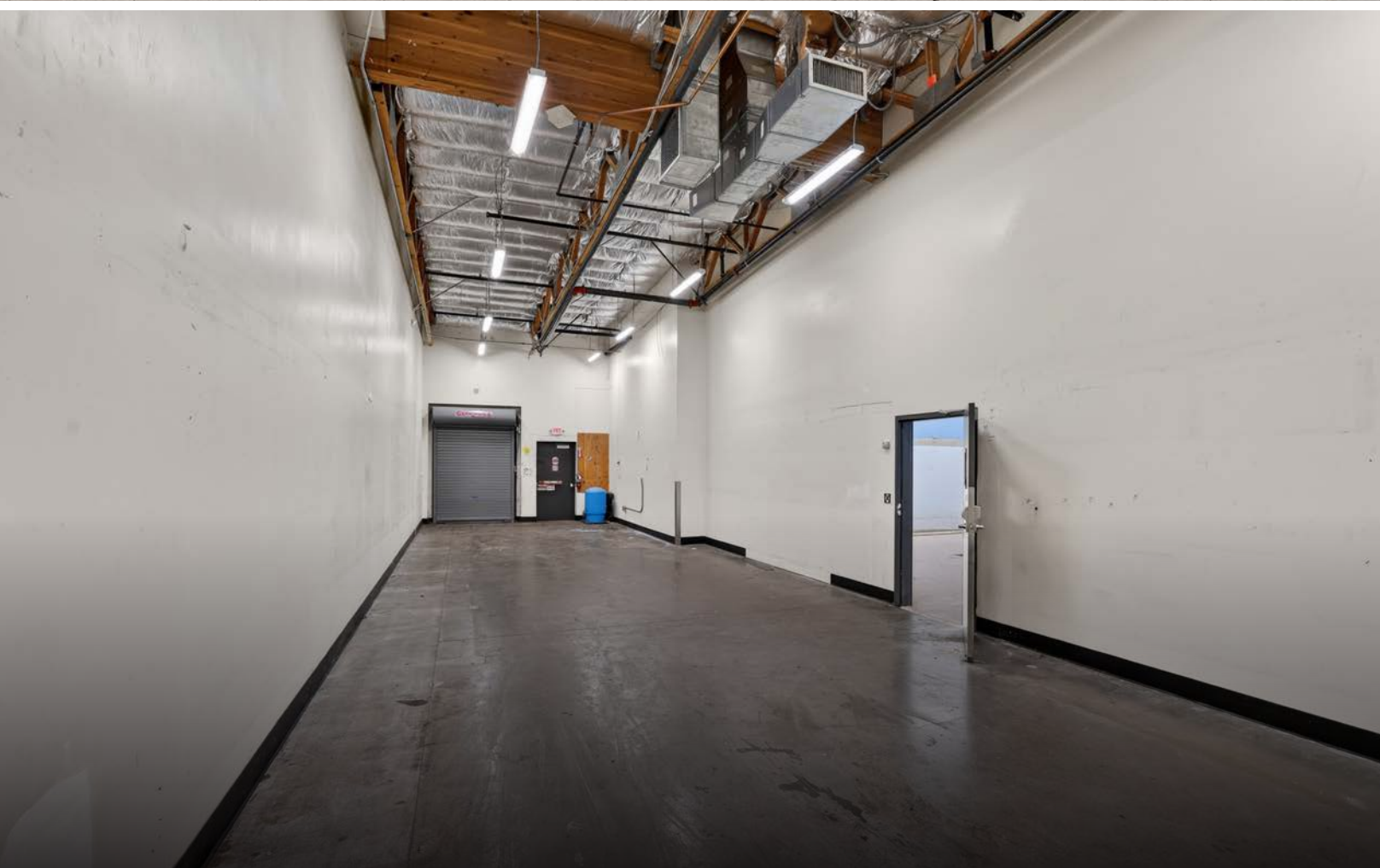
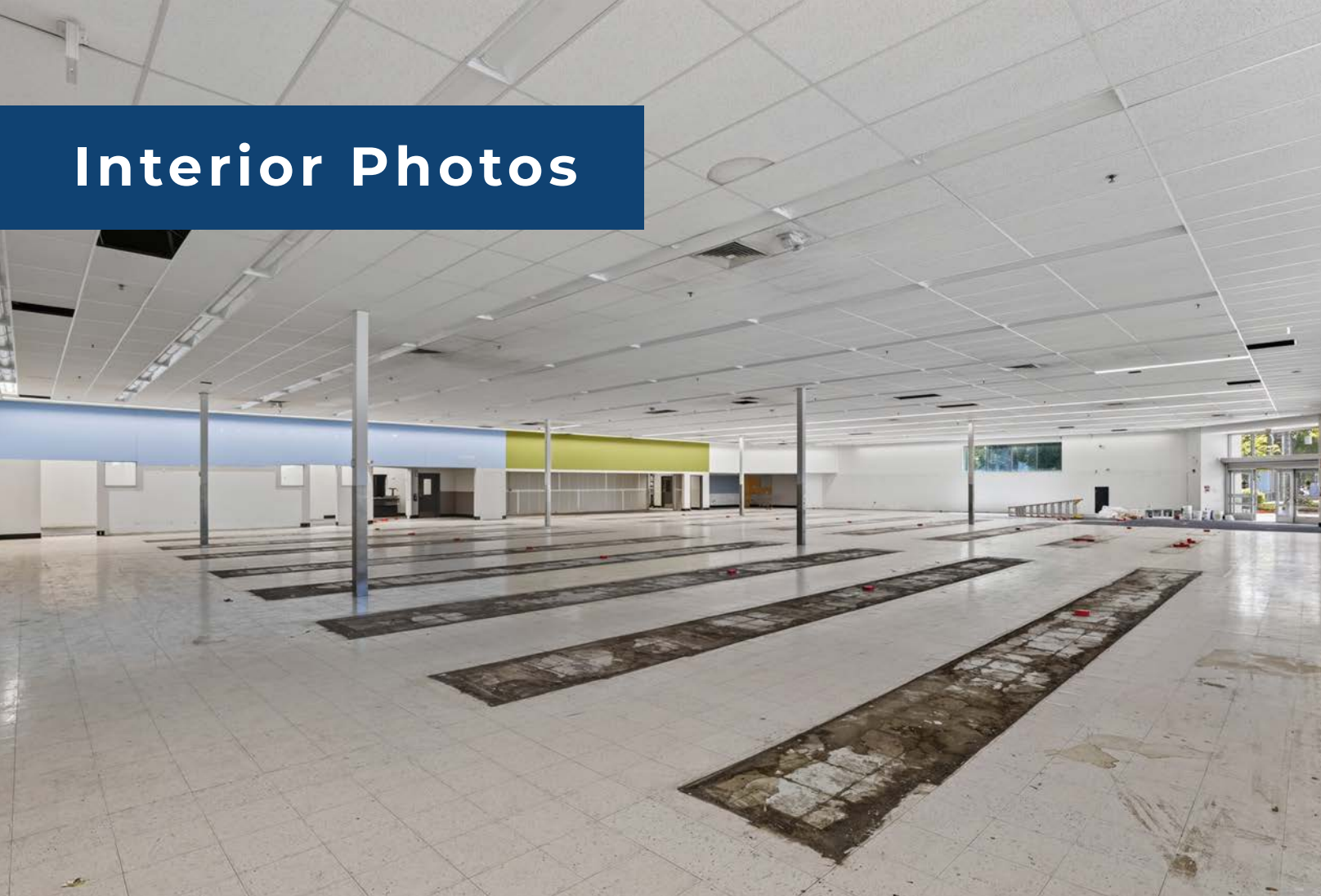


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Site Plan



Interior Photos



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Nearby Amenities

Located along Sacramento's active Broadway corridor, **1401 Broadway** offers a well-positioned retail setting surrounded by established restaurants, retail, service providers, and everyday conveniences. The property benefits from close proximity to Downtown Sacramento, Midtown, Southside Park, and major regional thoroughfares, creating a highly accessible location for both tenants and customers.



Demographics (2025)

	1 MILE	3 MILES	5 MILES
Total Population	27,662	158,835	390,704
2025-2030 Annual Rate	0.6%	0.5%	0.4%
Households	13,894	69,374	153,966
Median Household Income	\$90,788	\$87,337	\$81,611
Median Home Value	\$773,586	\$670,002	\$544,320
Median Age	38.8	39.5	38



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