

PLAZA 56

NWC 56th & H Streets - East Sacramento
Sacramento, CA

Voit

REAL ESTATE SERVICES



LOCATION NWC 56th St & H St
Sacramento, California

CO-TENANTS Starbucks Coffee, HeavenLy's Yogurt, Subway

AVAILABLE SPACE **±900 SQ FT Inline Retail Space**
±1,401 SQ FT Second Generation Hair Salon
±1,500 SQ FT End Cap Space

TRAFFIC COUNT H Street - ±21,095 ADT (City of Sacramento - 1993)
56th Street - ±7,893 ADT (City of Sacramento - 1993)

For Leasing Information, Please Contact:

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NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

Plaza 56 is located in the East Sacramento Trade Area. East Sacramento is well known as being one of Sacramento's trendiest and most exciting destinations. The area continues to attract students and young professionals, as well as the very affluent, all wanting to take advantage of surrounding amenities, quaintness of the area and proximity to downtown. East Sacramento is the home of what is commonly known as the "Fabulous Forties", which contains Sacramento's oldest and well established "wealth belt".

Plaza 56 is a unique and rare re-development project in East Sacramento. This project has designed to provide the look and feel the area resident's desire while at the same time providing retailers with prominent placement in one of Sacramento's most sought after trade areas.

Strong traffic generators and retailers within close proximity include:



MARKET HIGHLIGHTS:

- ◆ Sits in the heart of East Sacramento's trade area
- ◆ Strong, "white collar" demographics
- ◆ Densely populated area
- ◆ Less than one mile from California State University of Sacramento
- ◆ Close proximity to Business 80 and Highway 50
- ◆ Excellent daytime population



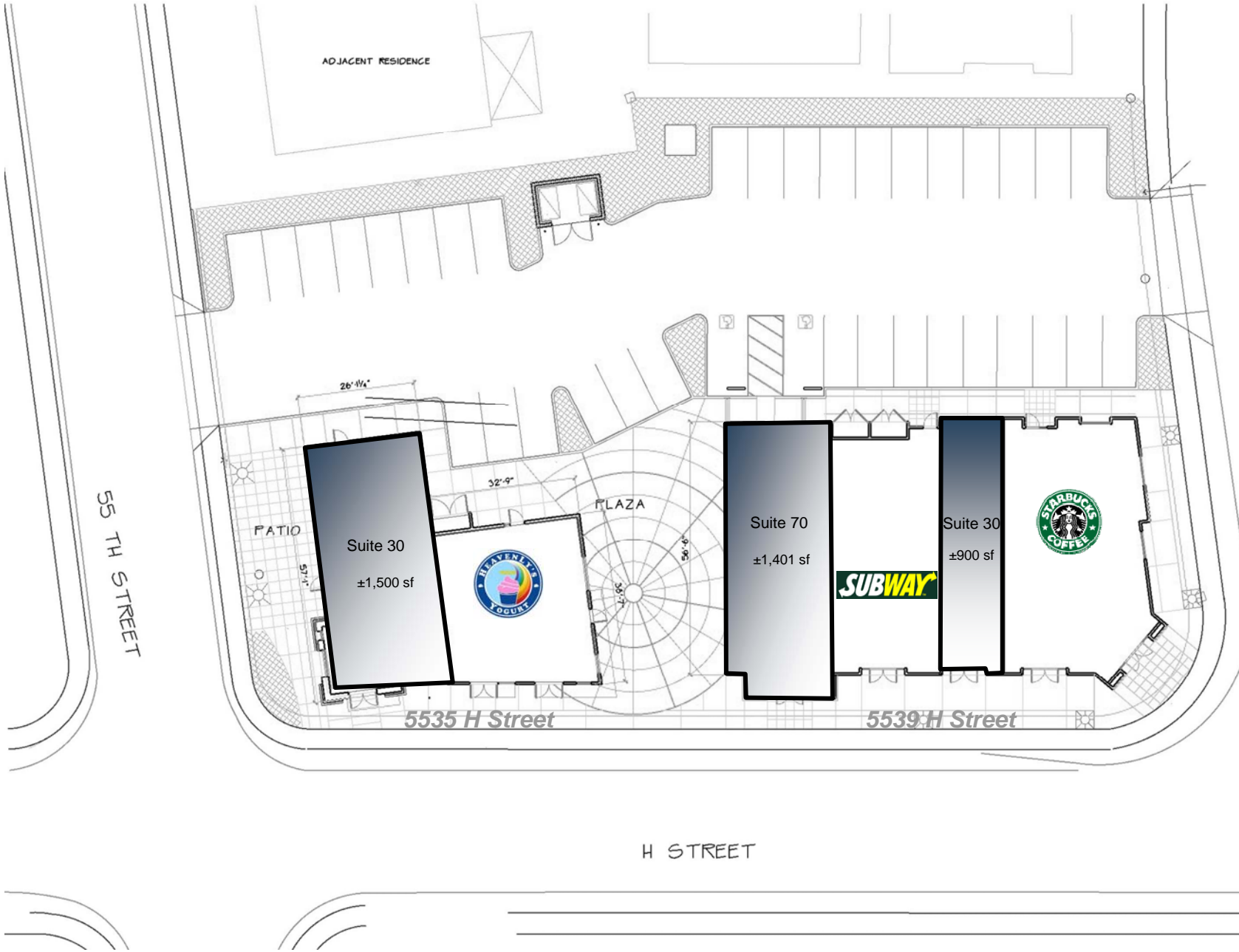
<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2011 Total Population	15,841	139,663	369,427
2016 Total Population	15,953	140,427	370,178
2011 Daytime Population	20,782	211,269	490,642
2011 Total Households	7,080	64,070	147,084
2011 Average HH Income	\$90,261	\$67,272	\$65,533

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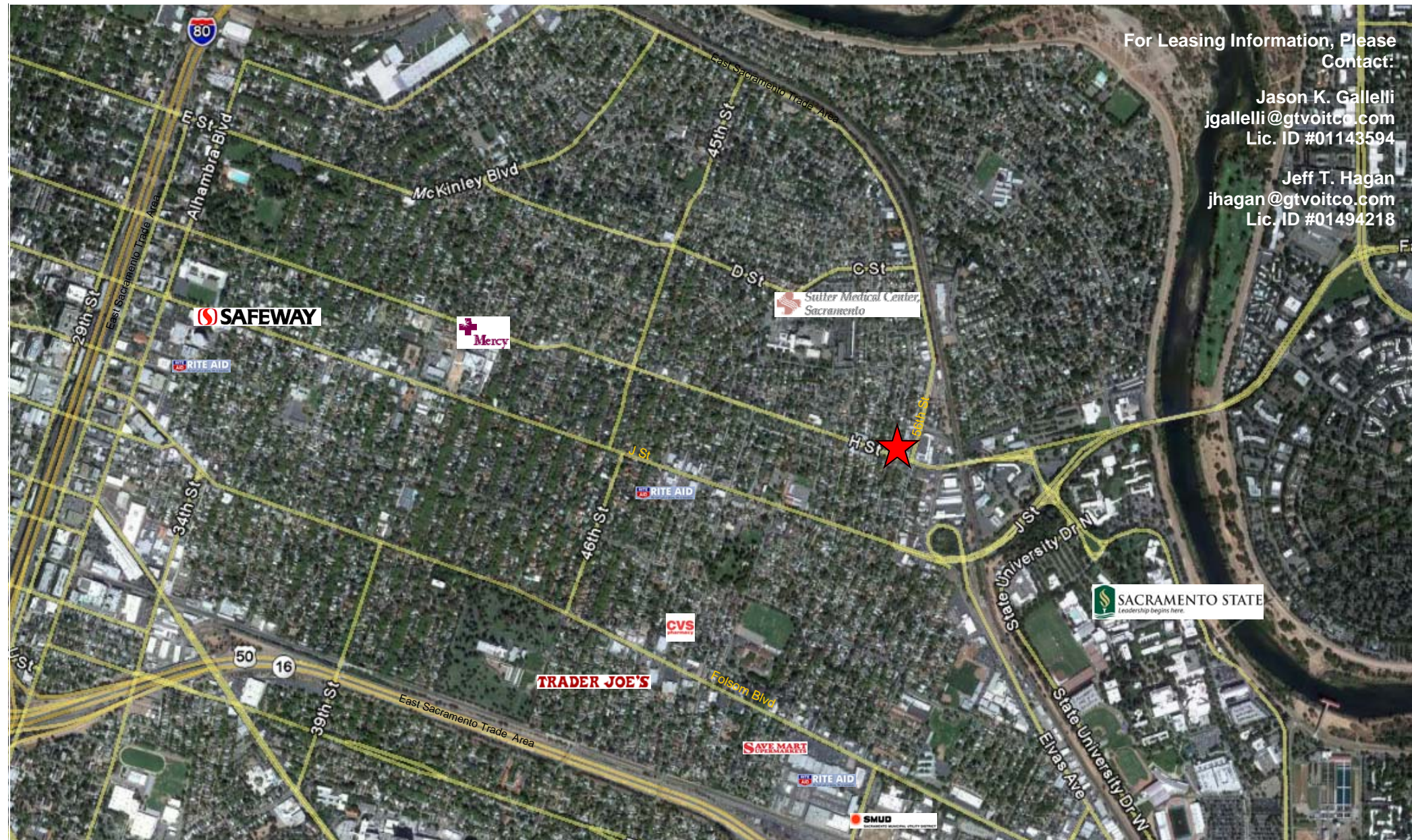
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