

ELKHORN PLAZA
4307 - 4419 ELKHORN BLVD
SACRAMENTO, CA
1,646 SF - 3,984 SF RETAIL SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- 99 Cent Only and Goodwill anchored
- Mature residential neighborhood
- Very busy, well-located center
- 2nd generation restaurant suite available
- Good mix of tenants, including Metro PCS and O'Reilly Auto Parts

PROPERTY DETAILS:

Elkhorn Plaza Center is a neighborhood retail center serving a dense residential area. The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

LEASE RATES:

Suite	Size	Lease Rate	Space Condition	Rent
4345	1,904	\$1.45 PSF, NNN	Retail space	\$2,761.00
4353*	2,726	\$1.39 PSF, NNN	Retail space	\$3,789.00
4403	3,984	\$1.45 PSF, NNN	Former Round Table	\$5,777.00
4405	1,983	\$1.45 PSF, NNN	Dry cleaner suite	\$2,875.00
4409	1,646	\$1.49 PSF, NNN	Wide open area	\$2,453.00

NNN costs are approximately \$0.54 PSF. *Available with 30 days notice.

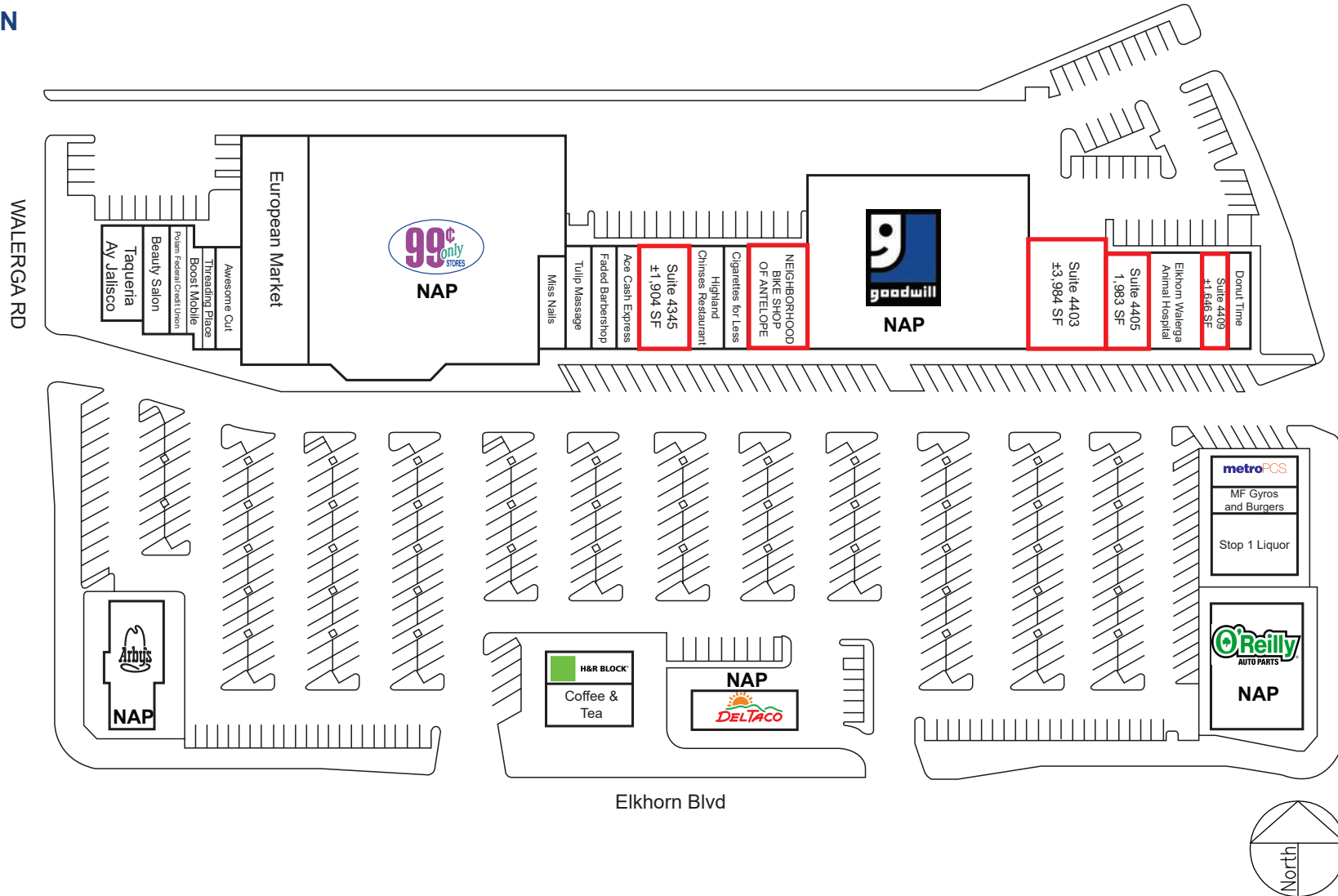
DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2019 Population (est):	24,130	155,969	304,895
2019 HH Income:	\$49,023	\$52,078	\$59,670

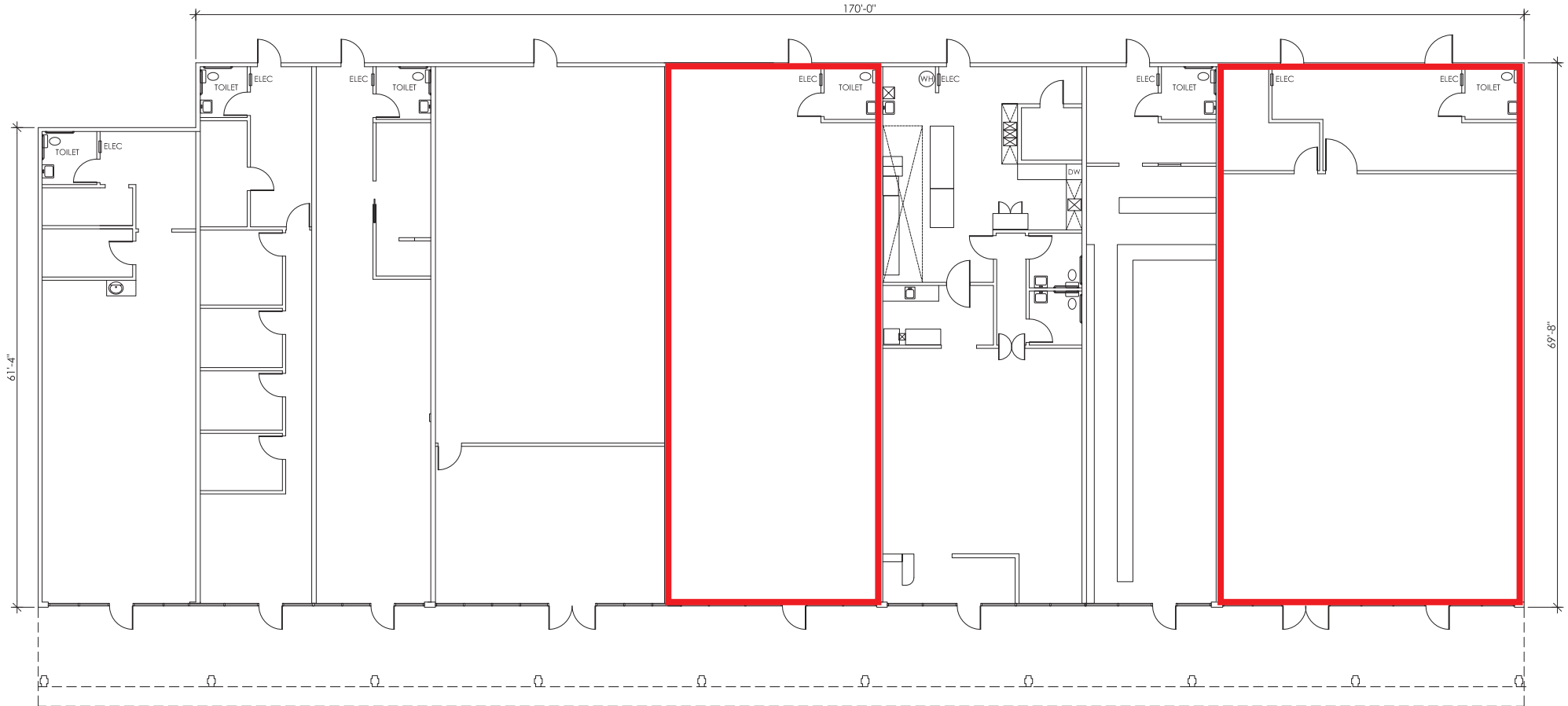
DAILY TRAFFIC COUNTS:

Elkhorn Blvd and Walerga Rd 83,806



SITE PLAN





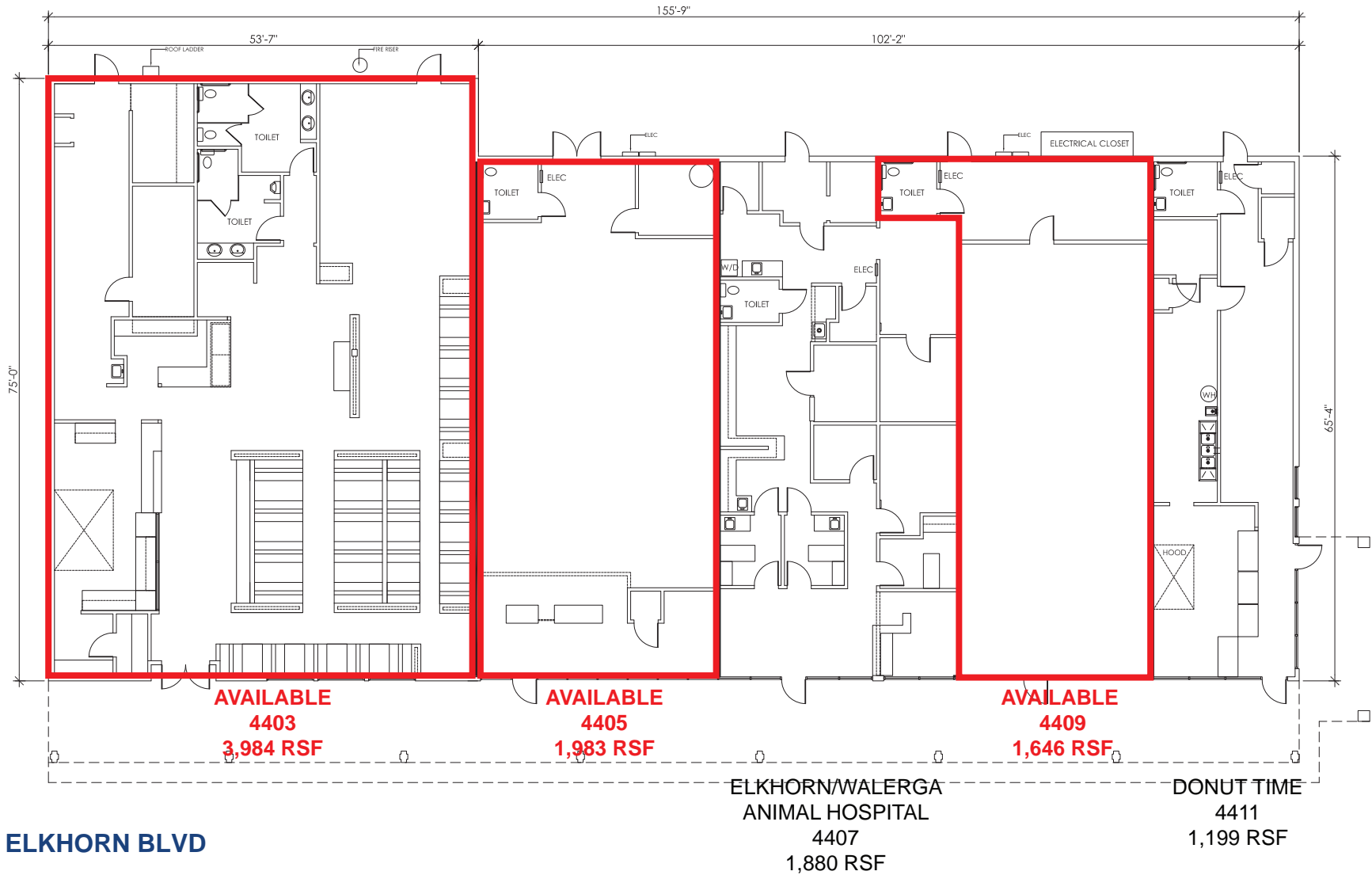
MISS NAILS 4333 1,256 RSF	TULIP MASSAGE 4335 1,036 RSF	FADED BARBERSHOP 4339 1,062 RSF	ACE CASH EXPRESS 4341 2,084 RSF	AVAILABLE 4345 1,904 RSF	HIGHLAND CHINESE CAFE 4347 1,816 RSF	CIGARETTES FOR LESS 4349 1,196 RSF	NEIGHBORHOOD BIKE SHOP OF ANTELOPE 4353* 2,726 RSF
---------------------------------	---------------------------------------	--	--	---	---	---	---

4333-4353 ELKHORN BLVD

*Available with 30 days notice.

ETHAN CONRAD PROPERTIES, INC.
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



4403-4411 ELKHORN BLVD

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ELKHORN PLAZA
4307 - 4419 ELKHORN BLVD
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.