

# FOR LEASE COLLEGE OAK PLAZA | RETAIL AND FLEX SPACE

5037 - 5111 College Oak Dr, Sacramento, CA 95841



## Christina Snyder, Sr.VP

Dir: 916.677.8162  
Cell: 916.660.3377  
christina.snyder@tricommercial.com  
CalDRE #01884659

## Brenda Miller, VP

Dir: 916.677.8154  
brenda.miller@tricommercial.com  
CalDRE #01159058

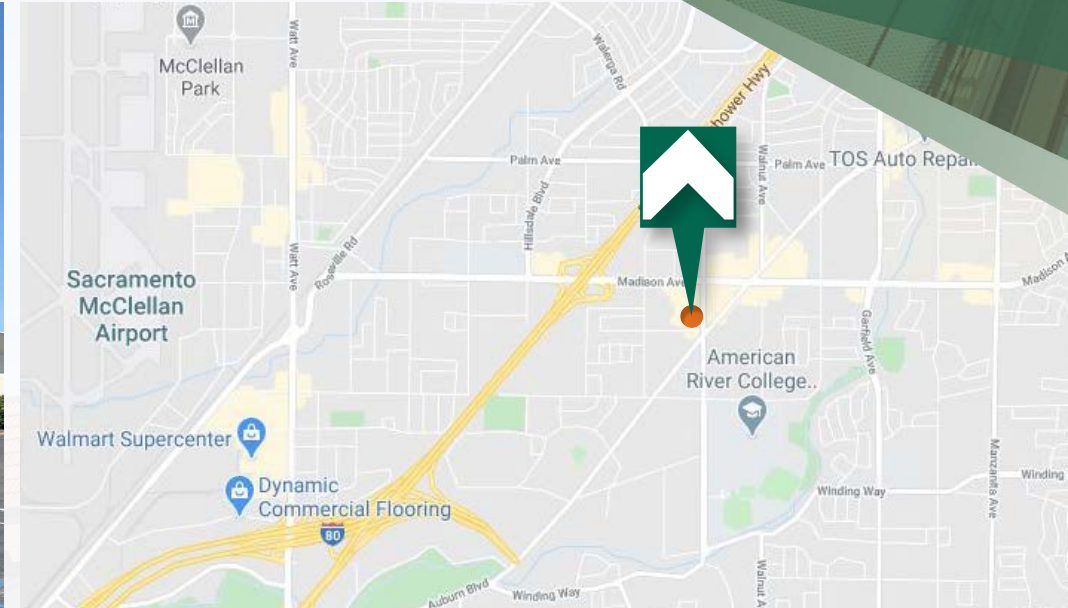
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



# FOR LEASE COLLEGE OAK PLAZA

## PROPERTY SUMMARY

5037 - 5111 College Oak Dr  
Sacramento, CA 95841



## PROPERTY DETAILS

- Five (5) Buildings Total in a Business Park Setting
  - Four (4) Zoned for General Commercial
  - One (1) Zoned for Limited Commercial
- 5037 College Oak - Flex Space Available
  - Suites C/D:  $\pm$  2,880 SF
- 5045 College Oak - Flex Space Available
  - Suites L/M:  $\pm$  3,600 SF (30 - Day Notice)
- 5111 College Oak - Retail Space Available
  - Suites E/F/L/J:  $\pm$  4,400 SF (30 - Day Notice)
  - Suites D:  $\pm$  1,200 SF 2nd Gen Restaurant (30 - Day Notice)

## LEASE SUMMARY

AVAILABLE SF:  $\pm$ 2,880 - 4,400 SF (30- Day Notice)

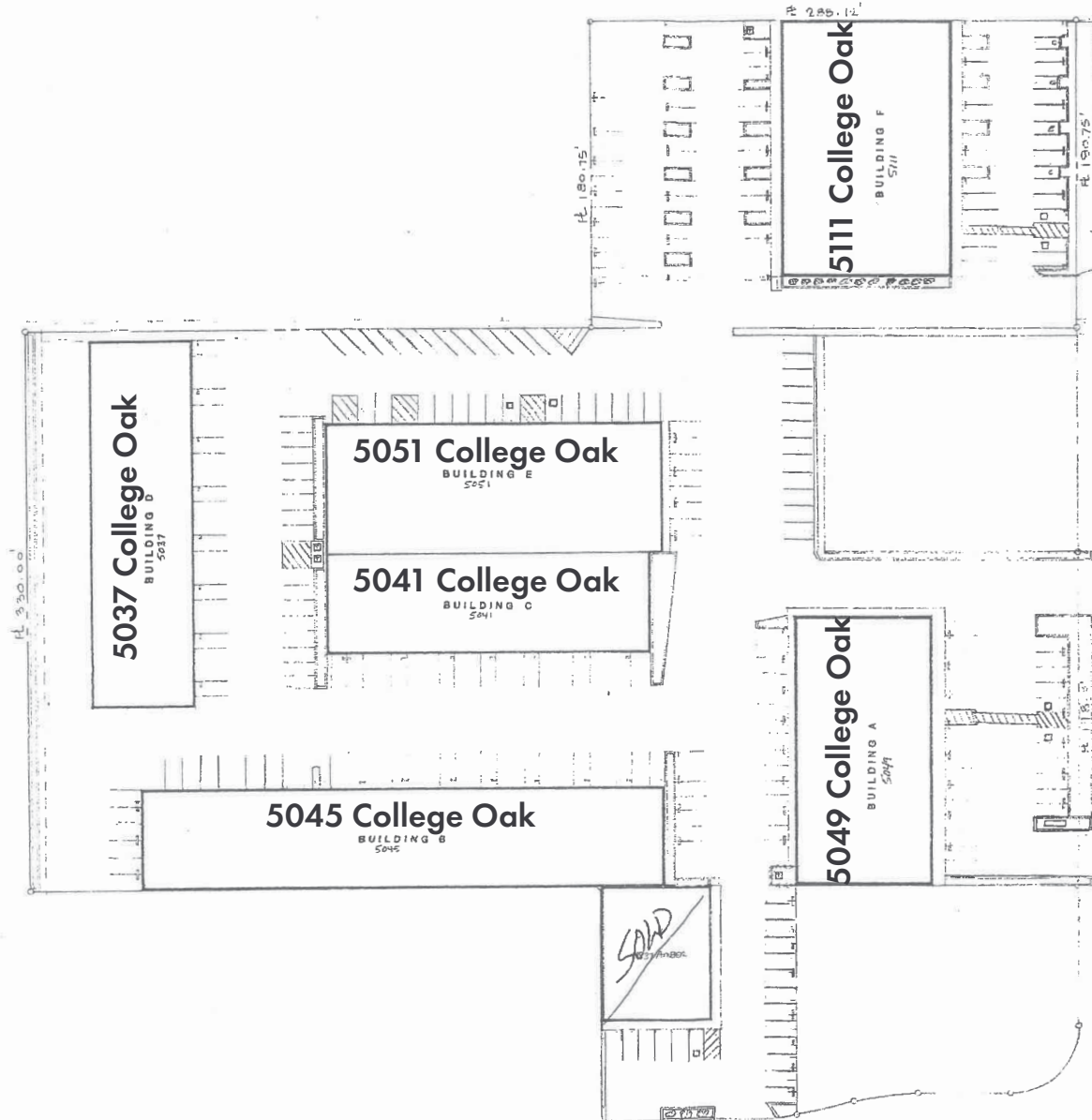
LEASE RATE: Retail - \$1.40/ SF / Month  
Flex - \$0.90 / SF / Month

LEASE TYPE: NNN (\$0.32/SF)

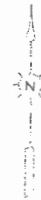
ZONING: GC - 5037, 5041, 5045, & 5049 College Oak  
LC - 5111 College Oak

# FOR LEASE COLLEGE OAK PLAZA

**SITE PLANS**  
5037 - 5111 College Oak Dr  
Sacramento, CA 95841



College Oak Drive



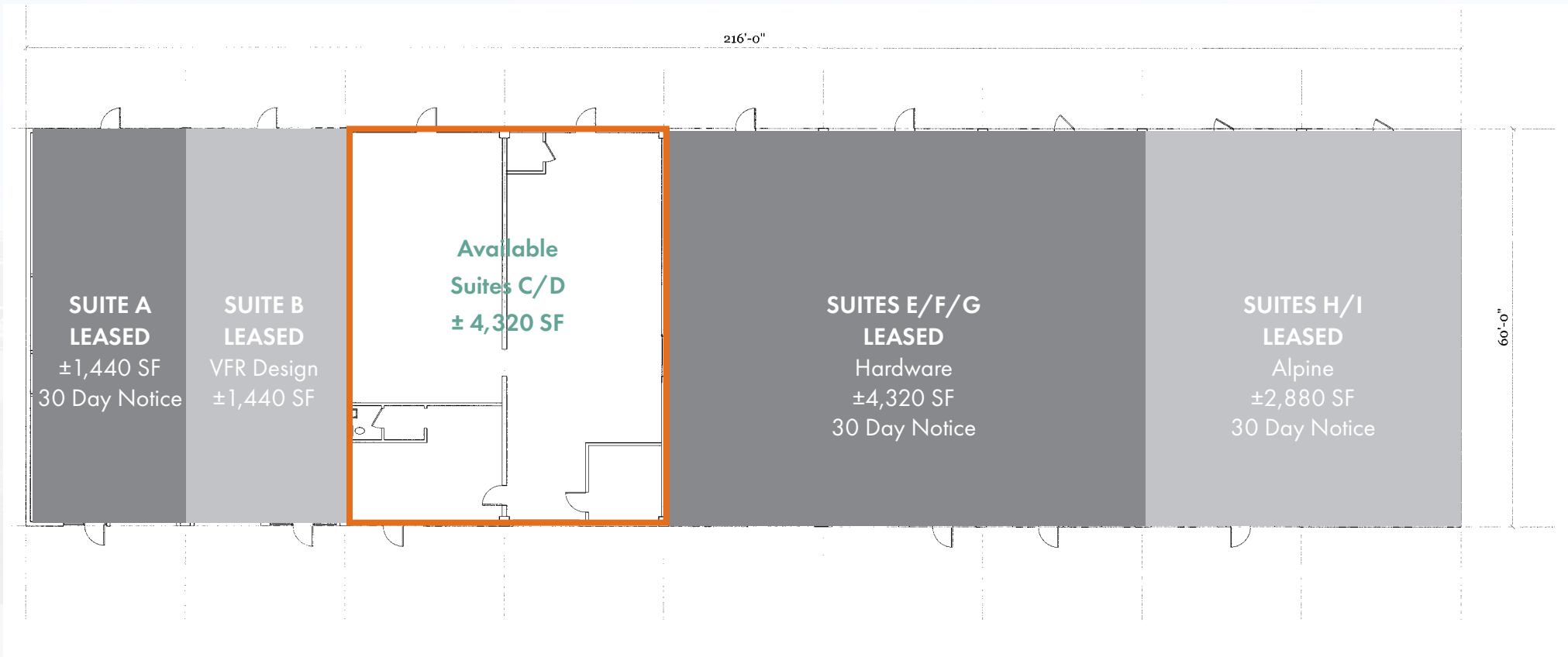
VINCINTY MAP

# FOR LEASE COLLEGE OAK PLAZA

## 5037 COLLEGE OAK - FLOOR PLANS

5037 - 5111 College Oak Dr  
Sacramento, CA 95841

### 5037 College Oak Flex Building

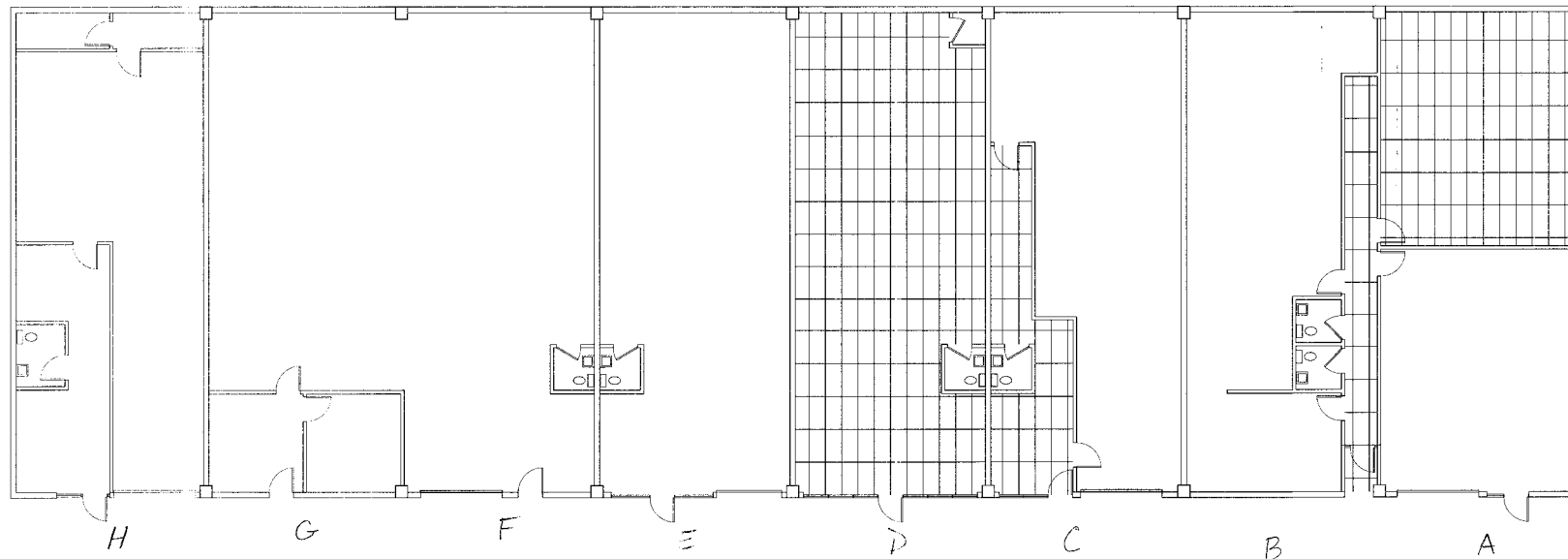


# FOR LEASE COLLEGE OAK PLAZA

## 5041 COLLEGE OAK - FLOOR PLANS

5037 - 5111 College Oak Dr  
Sacramento, CA 95841

### 5041 College Oak Flex Building

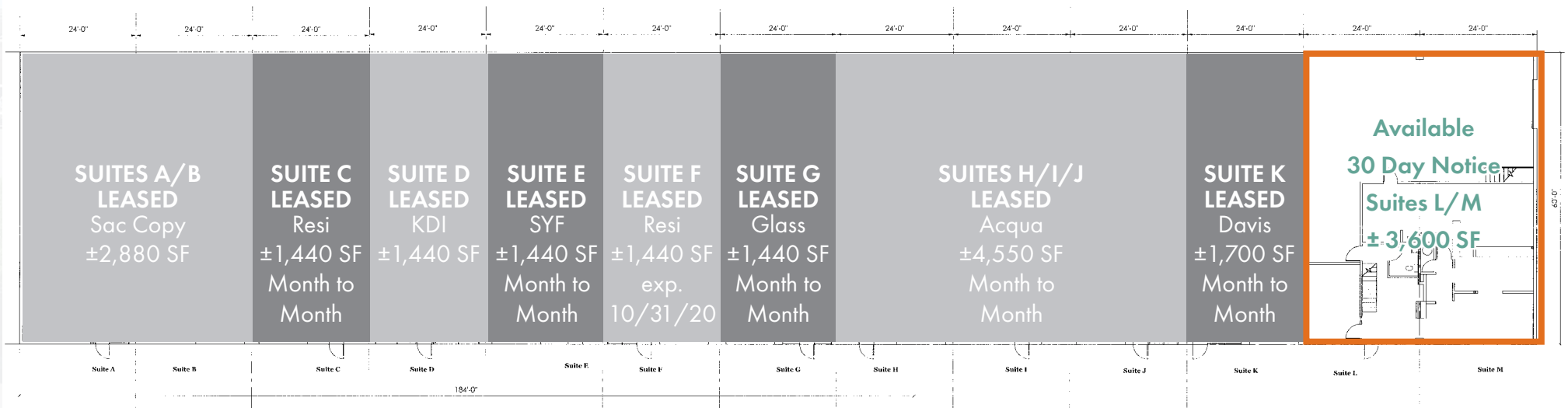


# FOR LEASE COLLEGE OAK PLAZA

## 5045 COLLEGE OAK - FLOOR PLANS

5037 - 5111 College Oak Dr  
Sacramento, CA 95841

### 5045 College Oak Flex Building

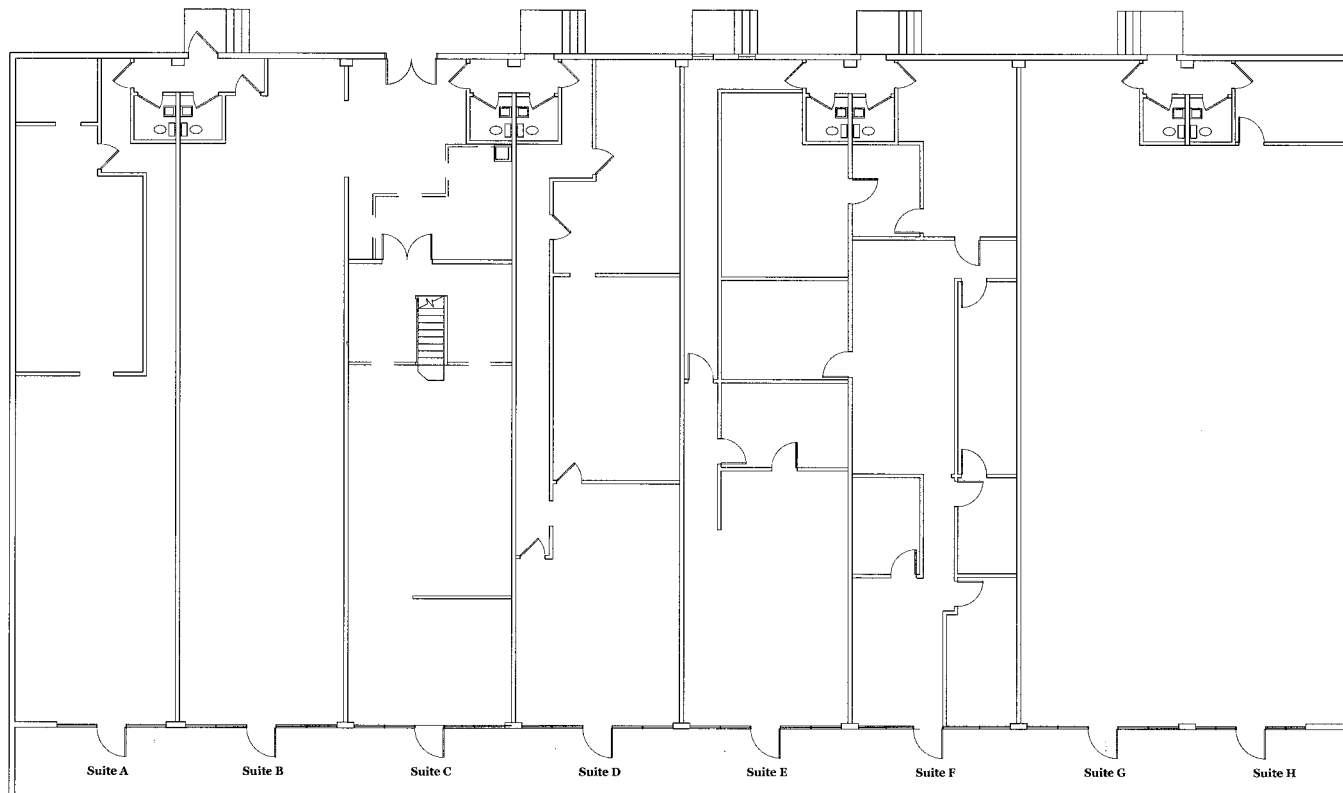


# FOR LEASE COLLEGE OAK PLAZA

## 5049 COLLEGE OAK - FLOOR PLANS

5037 - 5111 College Oak Dr  
Sacramento, CA 95841

### 5049 College Oak Flex Building



# FOR LEASE COLLEGE OAK PLAZA

PHOTOS

5037 - 5111 College Oak Dr  
Sacramento, CA 95841



Building - 5045 College Oak Ave, Suite L/M  
Private Yard Available





# FOR LEASE COLLEGE OAK PLAZA

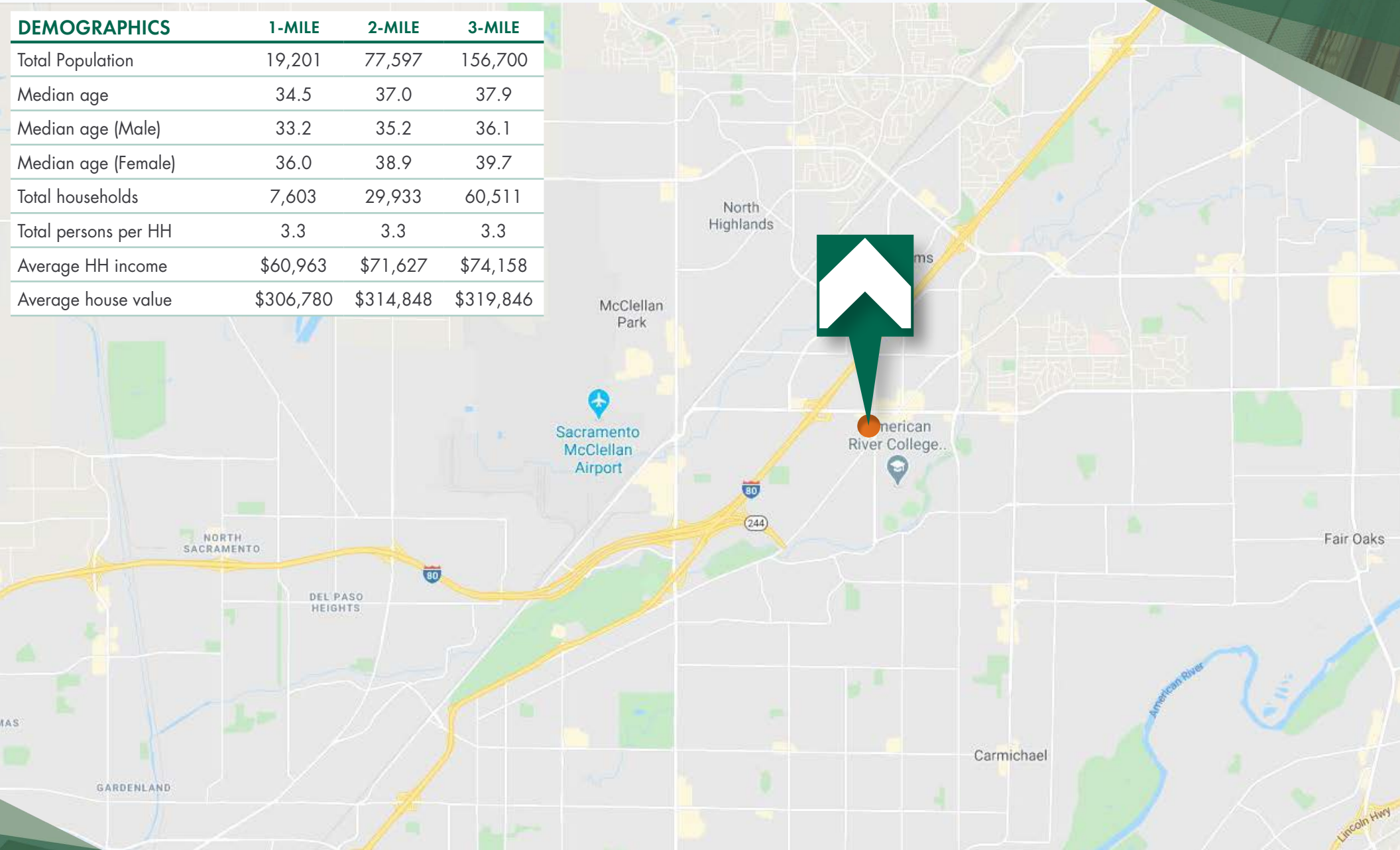
**RETAILER MAP**  
5037 - 5111 College Oak Dr  
Sacramento, CA 95841



# FOR LEASE COLLEGE OAK PLAZA

**LOCATION MAP**  
5037 - 5111 College Oak Dr  
Sacramento, CA 95841

DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
Total Population	19,201	77,597	156,700
Median age	34.5	37.0	37.9
Median age (Male)	33.2	35.2	36.1
Median age (Female)	36.0	38.9	39.7
Total households	7,603	29,933	60,511
Total persons per HH	3.3	3.3	3.3
Average HH income	\$60,963	\$71,627	\$74,158
Average house value	\$306,780	\$314,848	\$319,846



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.