

# PROMINENT RESTAURANT AVAILABLE PROMENADE AT SACRAMENTO GATEWAY

3511 N. Freeway Boulevard - Sacramento, CA

# Voit

REAL ESTATE SERVICES

## PROPERTY FEATURES:

- ±7,500 sq ft stand alone fully fixturized restaurant.
- It is part of the ±900,000 sq ft mixed use Promenade at Sacramento Gateway development and visible to I80.
- Anchored by Target, Ashley Furniture, Barnes & Noble, Old Navy, Sports Authority, Best Buy, Burlington Coat Factory and more.
- Located at the epicenter of nearly 2.6 million sq ft of retail and in close proximity to Sacramento International Airport, Sleep Train Arena and Downtown Sacramento.



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The ±7,500 square foot 2nd generation restaurant building is available within **Promenade at Sacramento Gateway**. It is extremely well positioned on the corner of N. Freeway and Gateway Park Boulevards within the epicenter of nearly 2.6 million square feet of retail at the northeast quadrant of Interstate 80 and Truxel Road in Sacramento, California. The restaurant building is fully fixtured and a rare opportunity within the North Natomas retail market. The traffic generators in the area include Sacramento International Airport, which recently underwent a \$1 billion expansion and renovation. The Sleep Train Arena is the region's premier venue for sports, entertainment and special events.

This excellent location will also benefit from a strong daytime population with a ±233,800 square foot office complex located directly adjacent. In addition, Staybridge Suites Hotel is in close proximity with 117 guest rooms and luxury amenities. There are several high quality residential communities surrounding the Promenade at Sacramento Gateway properties on both sides of Interstates 80 and 5. As such, the area has strong demographics within a three-mile radius with a total population of 117,747 and 39,643 households with an average household income of \$76,176.

One of the densest retail markets in Sacramento County, notable tenants that are located within close proximity include:

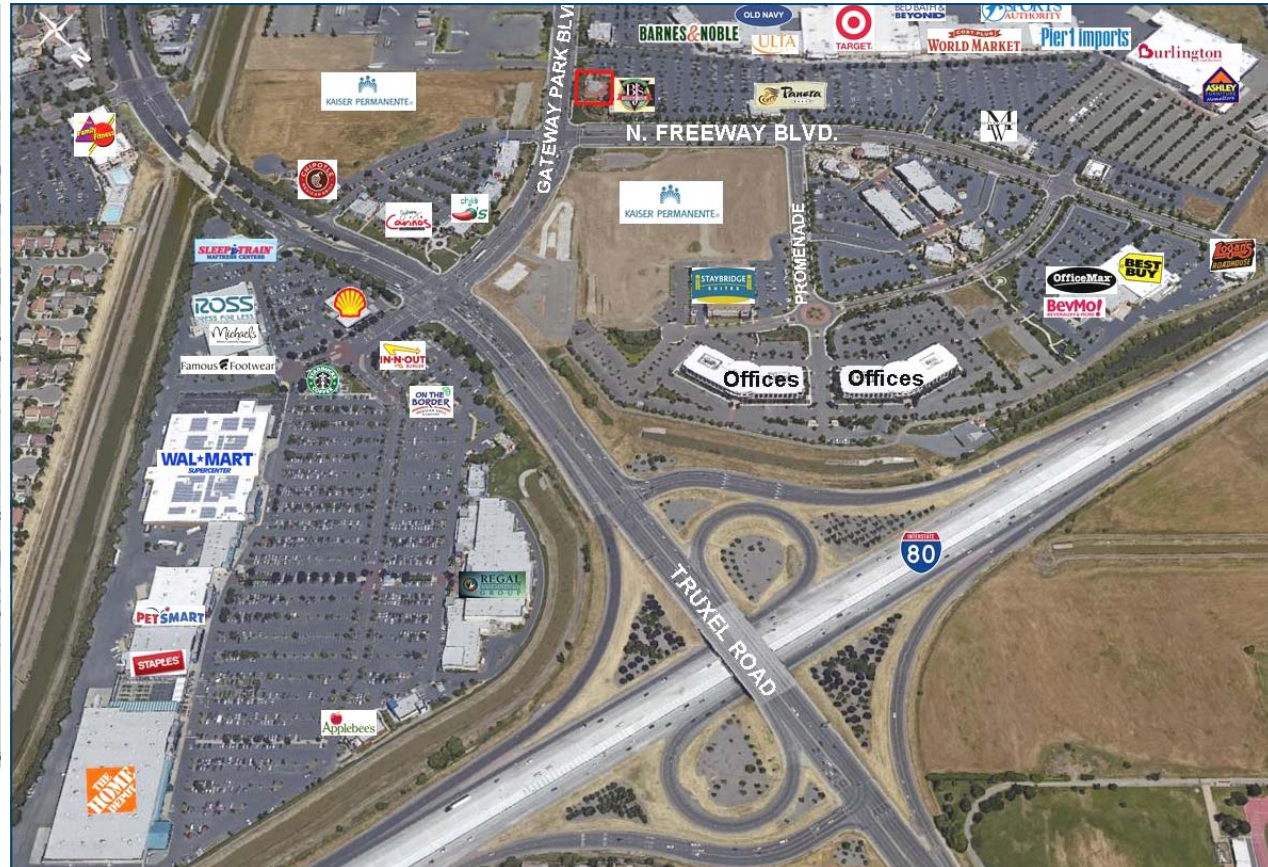
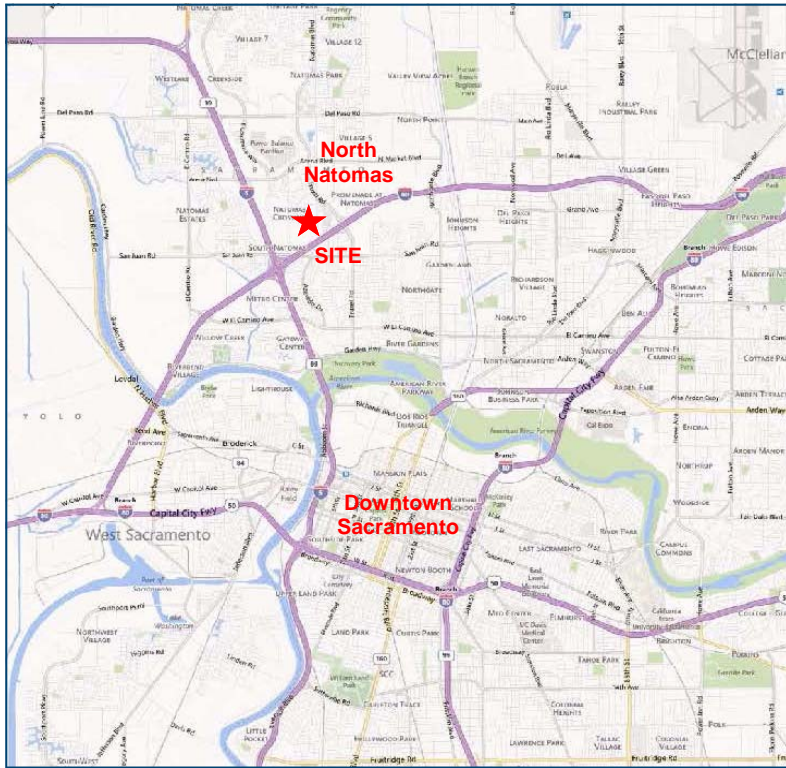


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<b>DEMOGRAPHICS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2014 Total Population	10,952	117,747	228,775
2019 Total Population	11,915	126,777	240,929
2014 Total Households	4,082	39,643	82,594
2019 Total Households	4,446	42,833	87,182
2014 Total Daytime Population	17,167	110,194	300,334
2014 Total Employees	11,219	42,298	164,302
2014 Average HH Income	\$69,144	\$76,176	\$67,307

## The Project at a Glance:

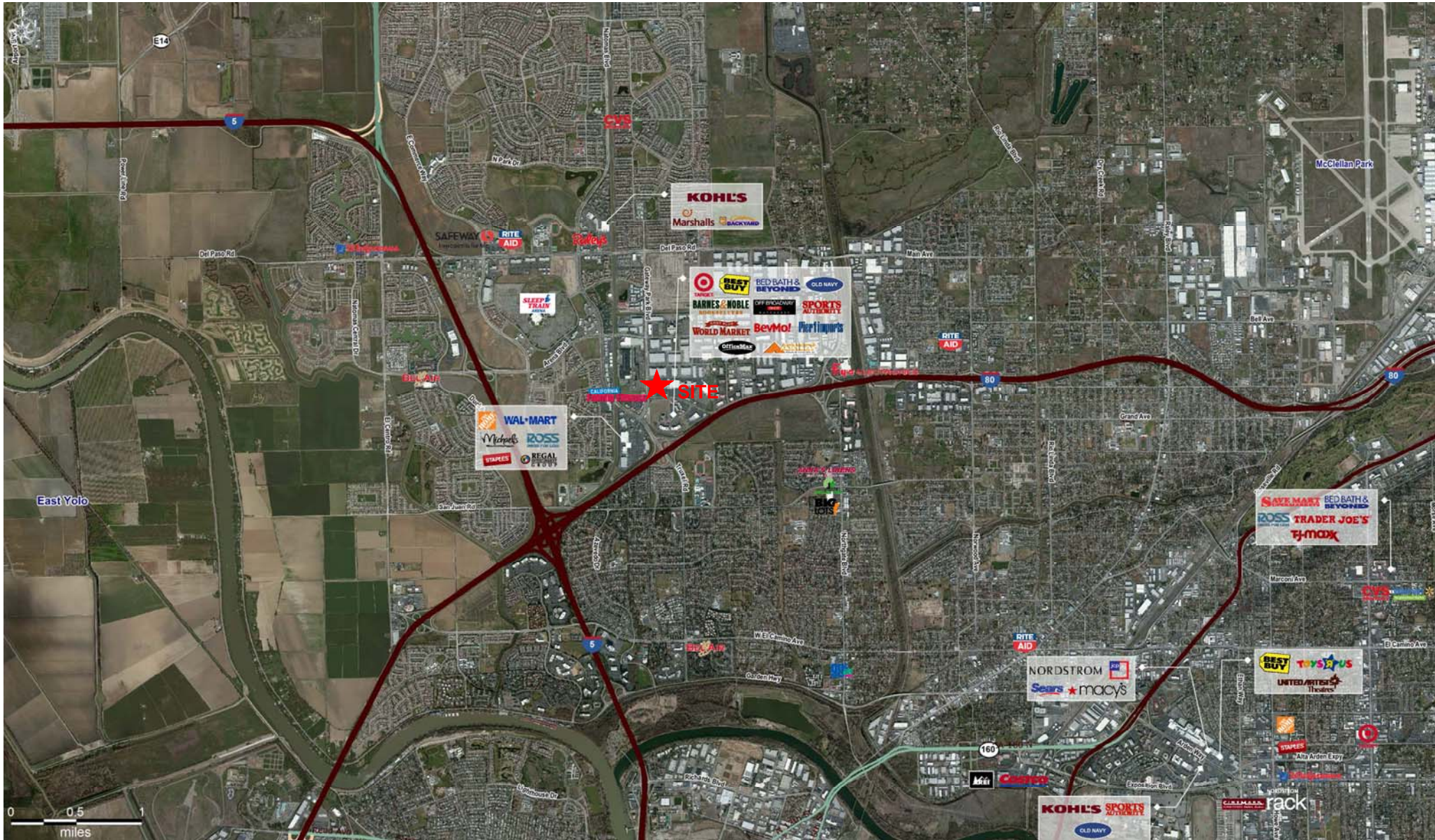
±665,600 Sq. Ft.      ±233,800 Sq. Ft.      4-Story Hotel  
 Regional Power Center    Class A Office Park    Featuring 117 rooms

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