

**ELKHORN PLAZA**  
**4307 - 4419 ELKHORN BLVD**  
**SACRAMENTO, CA**  
1,268 SF - 3,984 SF RETAIL SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- 99 Cent Only and Goodwill anchored
- Mature residential neighborhood
- Very busy, well-located center
- 2nd generation restaurant suites 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:**

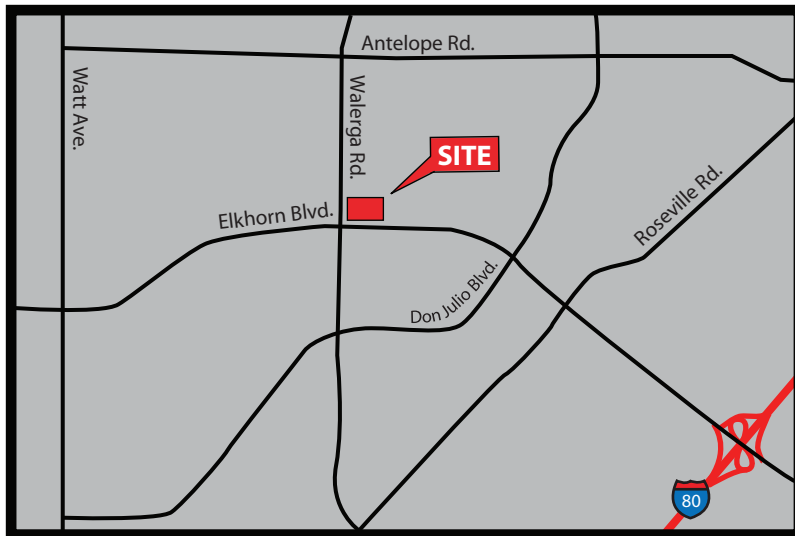
Suite	Size	Rent	Space Condition
4403	3,984	\$1.45 PSF	Former Round Table
4405*	1,983	\$1.45 PSF	Dry cleaner suite
4409	1,646	\$1.49 PSF	Wide open area
4419	1,268	\$1.65 PSF	Former pizza

NNN costs are approximately \$0.49 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

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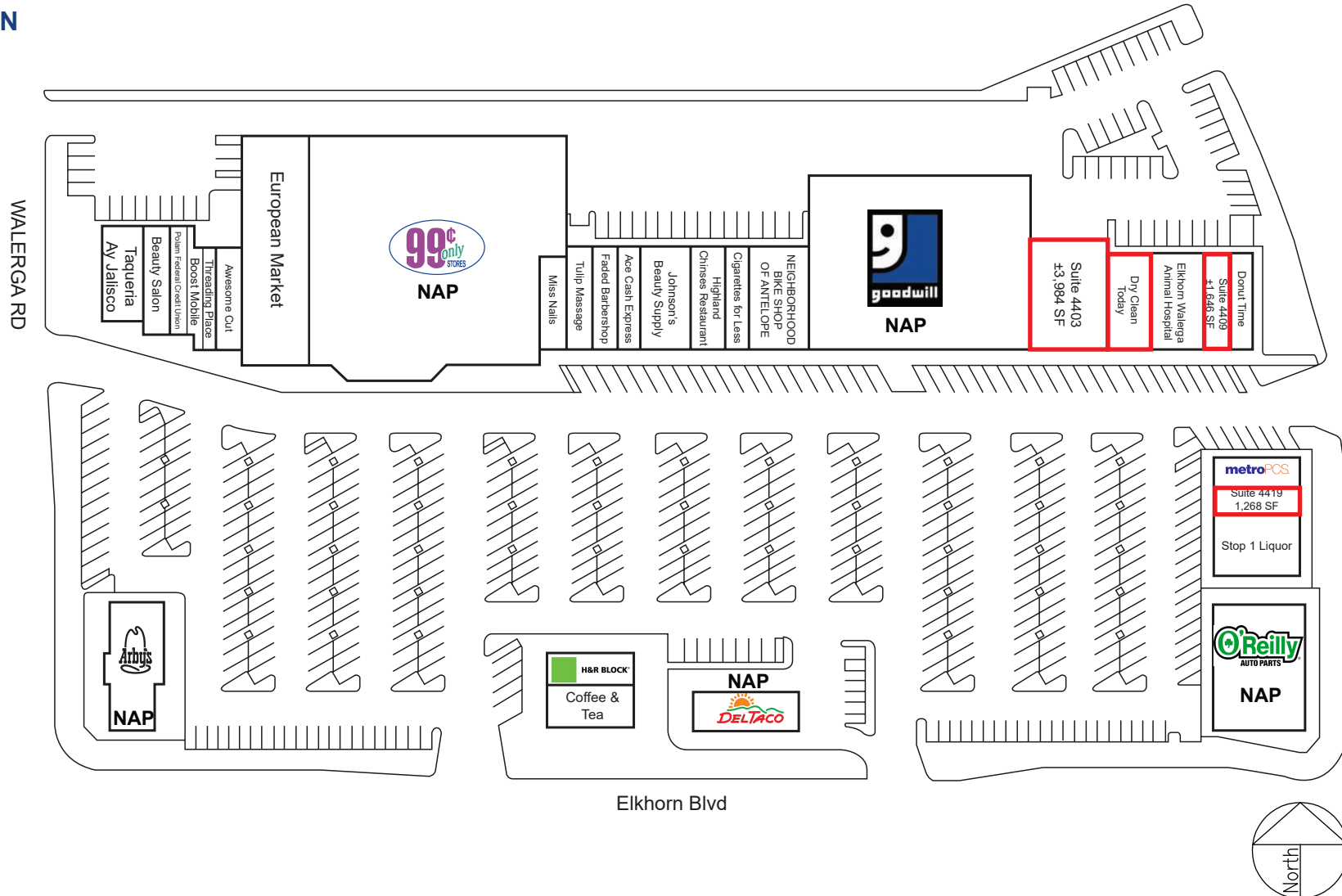
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SITE PLAN



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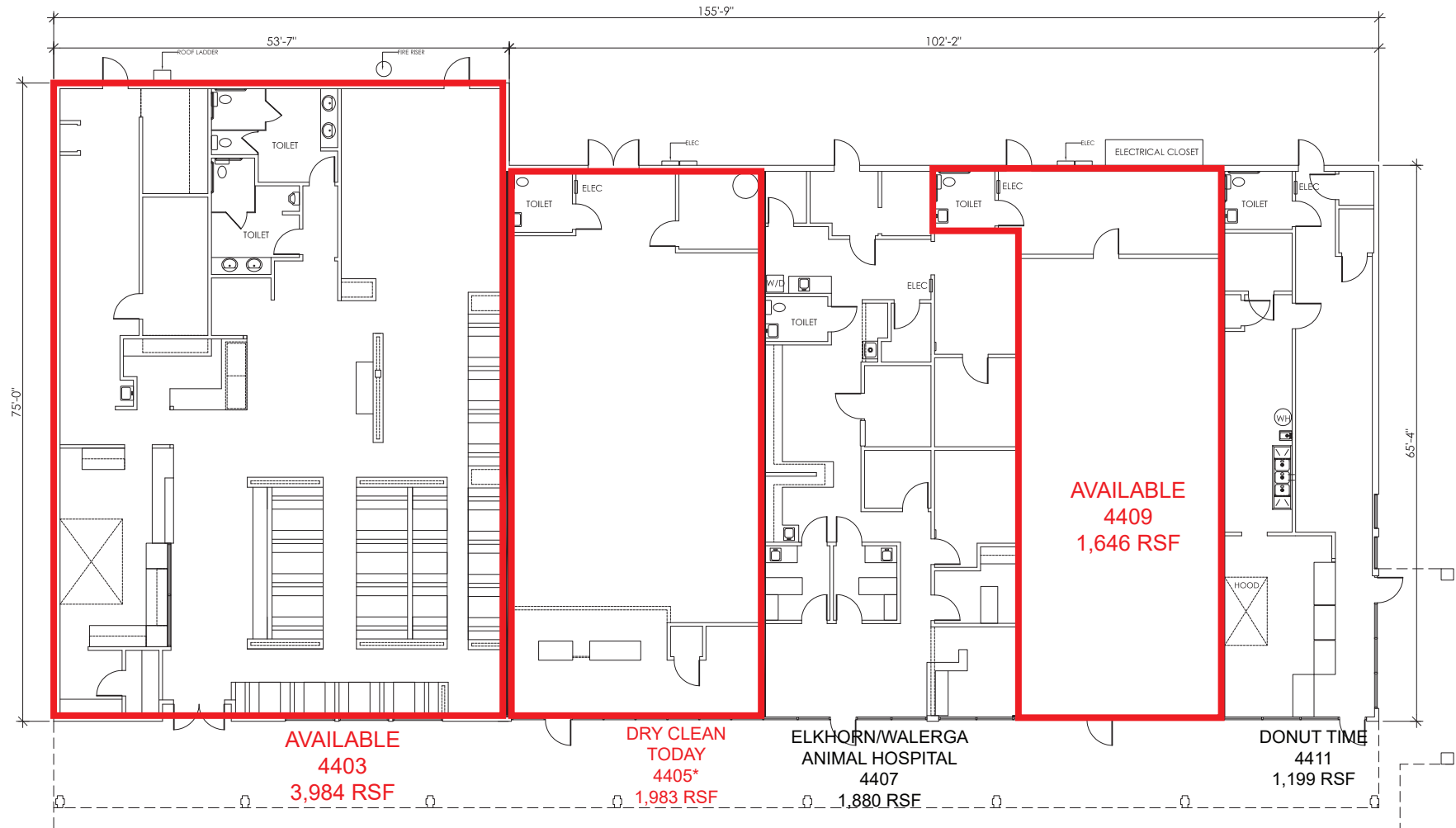
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**4403-4411 ELKHORN BLVD**

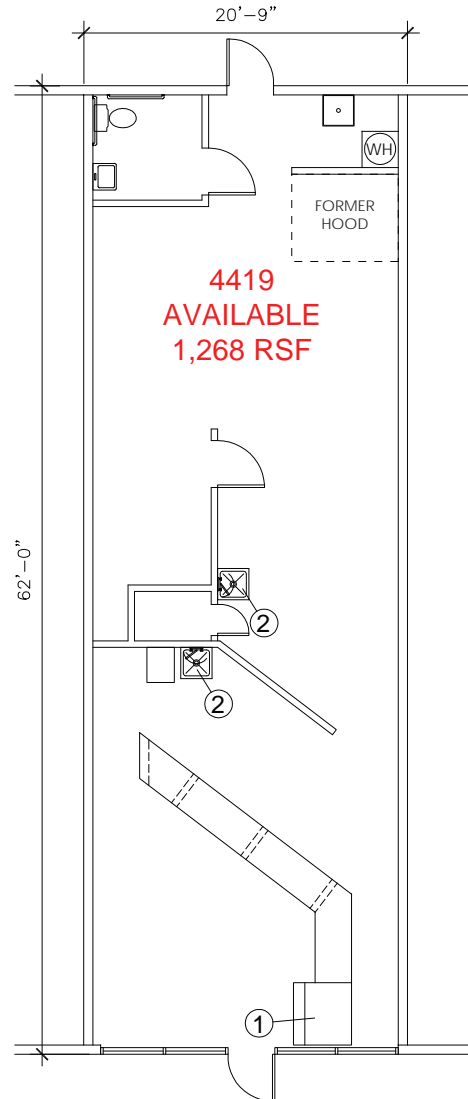
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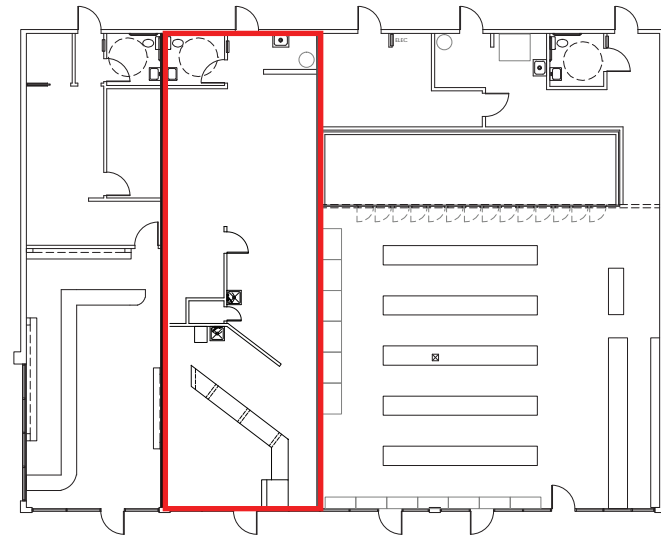
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## EQUIPMENT LIST:

1. DELI CASE
2. WALL MOUNTED PREP SINK



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