

2100-2110 DEL PASO BLVD SACRAMENTO, CA

6,195 SF FOR SALE

805 SF - 2,305 SF RETAIL SUITES FOR LEASE

ETHAN CONRAD

PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Excellent visibility on the corner of Del Paso Blvd and Dixieanne Ave
- Building is in great condition now that remodeling is complete
- Nice four tenant retail building with onsite parking
- Zoning: C-2 SPA
- End cap space with high visibility from Del Paso Blvd



PROPERTY DETAILS:

This retail building is located in the Uptown Arts & Entertainment District. Close proximity to Light Rail. Recently completed \$4.7 million in streetscape improvements.

LEASE TABLE:

SUITE	SF	RATE	RENT
B	840	\$1.35	\$1,134.00
C	805	\$1.35	\$1,087.00
B-C	1,645	\$1.25	\$2,056.00
2110	2,305	\$1.09	\$2,512.00

NNN costs are approximately \$0.48 PSF

PURCHASE PRICE:

\$990,000.00 (\$159.80 PSF)

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2021 Population (est):	16,732	152,375	364,955
2021 HH Income:	\$50,296	\$73,904	\$85,156
Daily Traffic Count:	Del Paso 11,201 and Arden Way 44,112		

INVESTMENT HIGHLIGHTS:

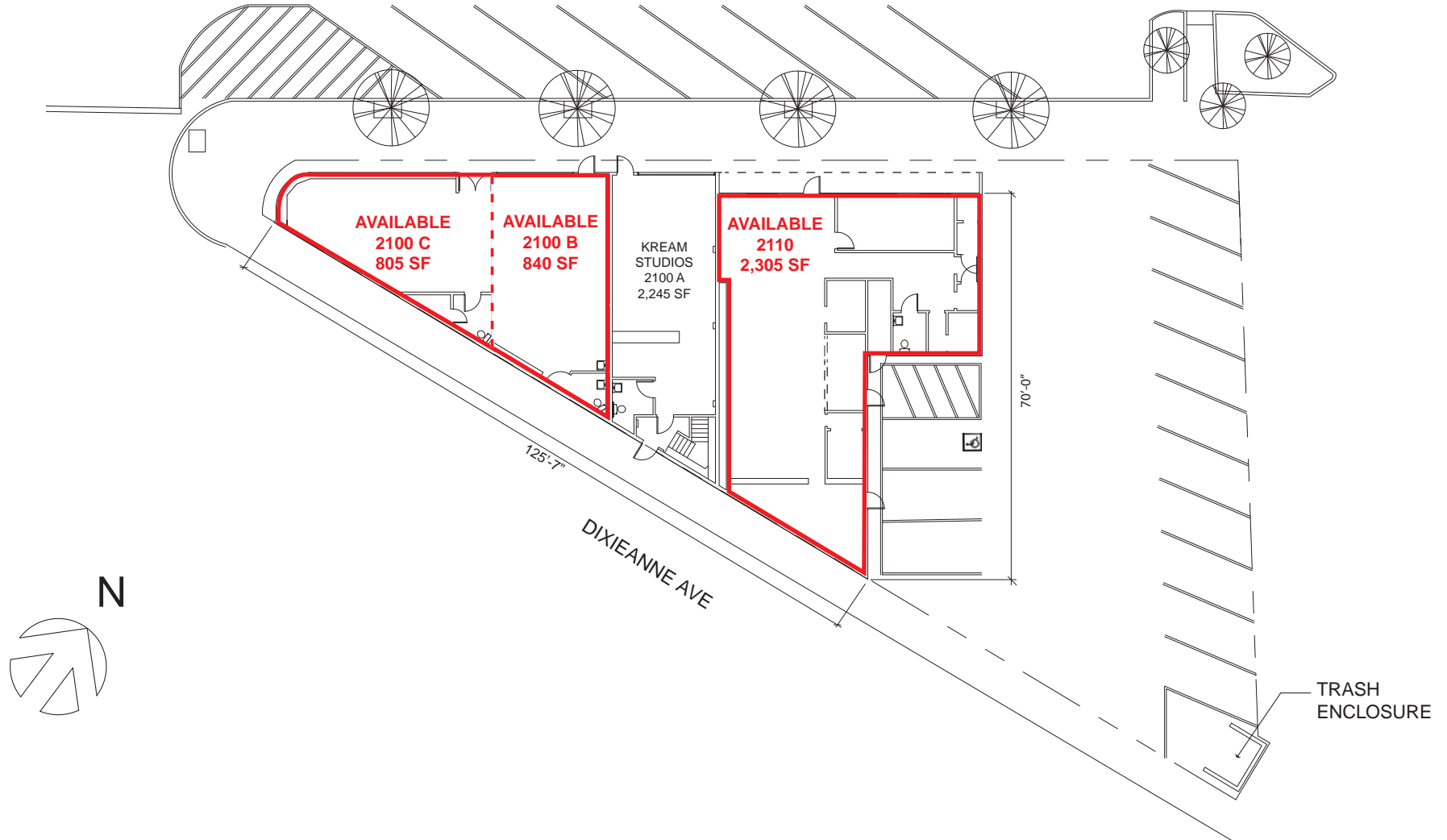
- Suite A Leased, Expires 06/2026; Current Rent \$1.23 PSF
- NNN leases in place

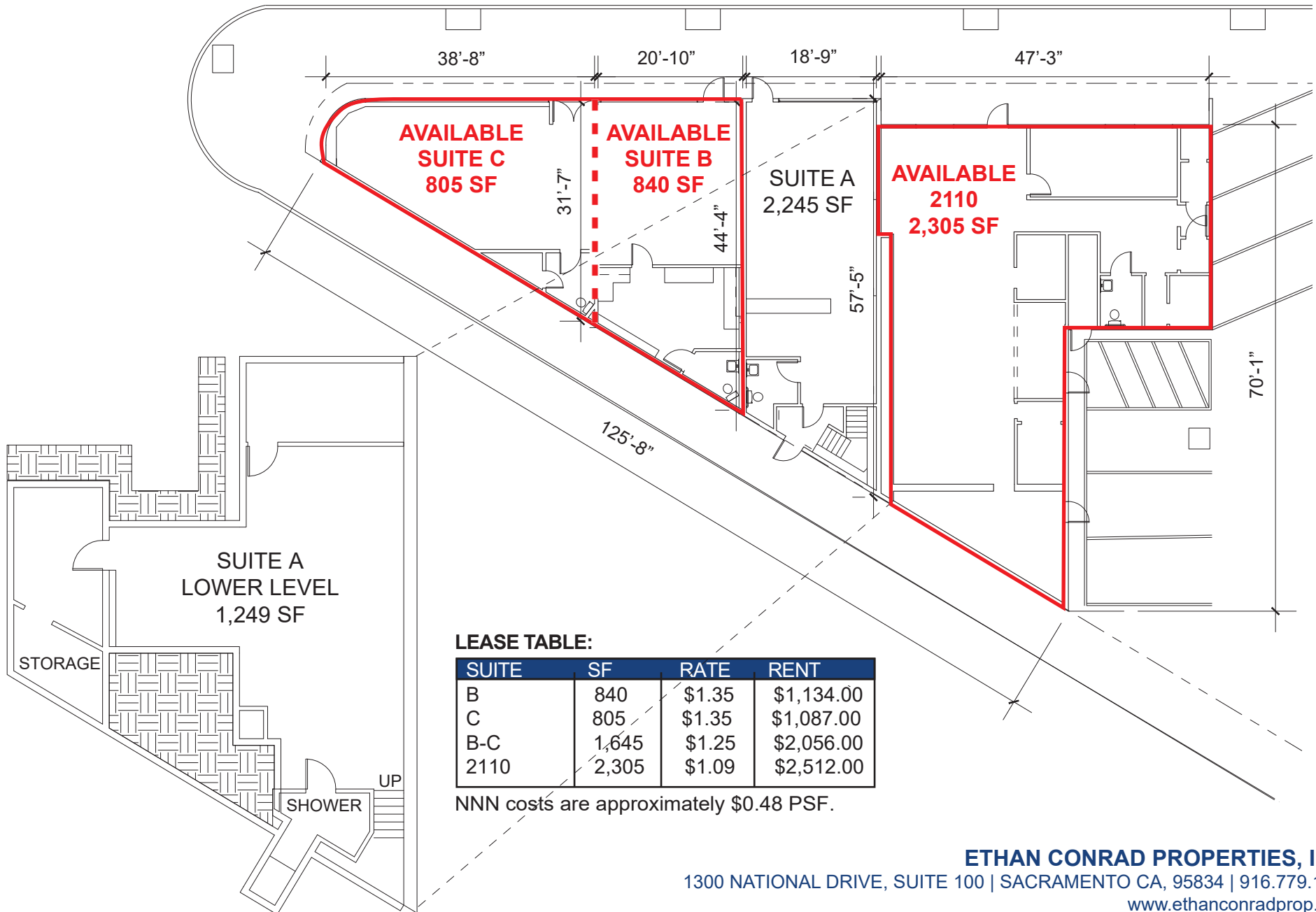
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SITE PLAN





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FOR SALE
OR LEASE

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