

GREENHAVEN PLAZA

NEIGHBORHOOD RETAIL IN THE POCKET OF SACRAMENTO.

300-398 FLORIN ROAD
SACRAMENTO, CA 95831

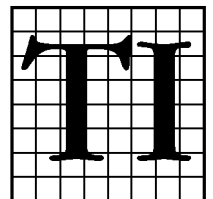


Locate your business with **Walgreens**, **ACE Hardware**, **Round Table Pizza** and many others at the easy-to-find intersection of Florin Road and Riverside Boulevard in Greenhaven.

- Excellent Daily Traffic Counts
- Low CAM charges
- Easy access.
- Active management.

TSAKOPOULOS INVESTMENTS

7423 Fair Oaks Blvd.
Suite 10
Carmichael, CA 95608
Phone: 916-972-7000
Fax: 916-972-8708
E-mail: retail@tsakvest.com



Greenhaven Plaza

300-398 Florin Road, Sacramento, CA

QUALITY NEIGHBORHOOD SPACE



Property Highlights:

- *One* warm shell move-in ready suite of 2,750 square feet.
- Low CAM costs. Average typically \$0.22/s.f. per month.
- Easy to find location.
- Daily on-site grounds maintenance.
- Great tenant mix creates significant traffic for your business.

Traffic Counts

Florin Road	8,001 ADT
Riverside Boulevard	9,948 ADT

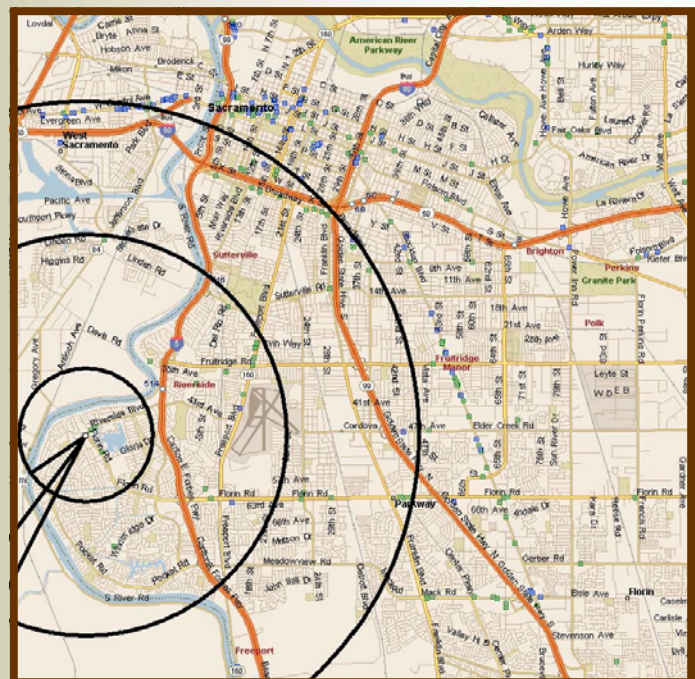
Why locate within Greenhaven Plaza?

Your business will benefit by the quality demographics of the affluent, established Greenhaven community.

As owner and manager, we are committed to quality maintenance of this property in a cost-efficient way.

Call us today (916) 972-7000 to discuss leasing opportunities.

Demographics	1 Mile	3 Mile	5 Mile
Population 2013	13,334	81,178	191,311
Households	5,714	31,940	68,887
Average Household Income	\$86,181	\$82,519	\$68,882



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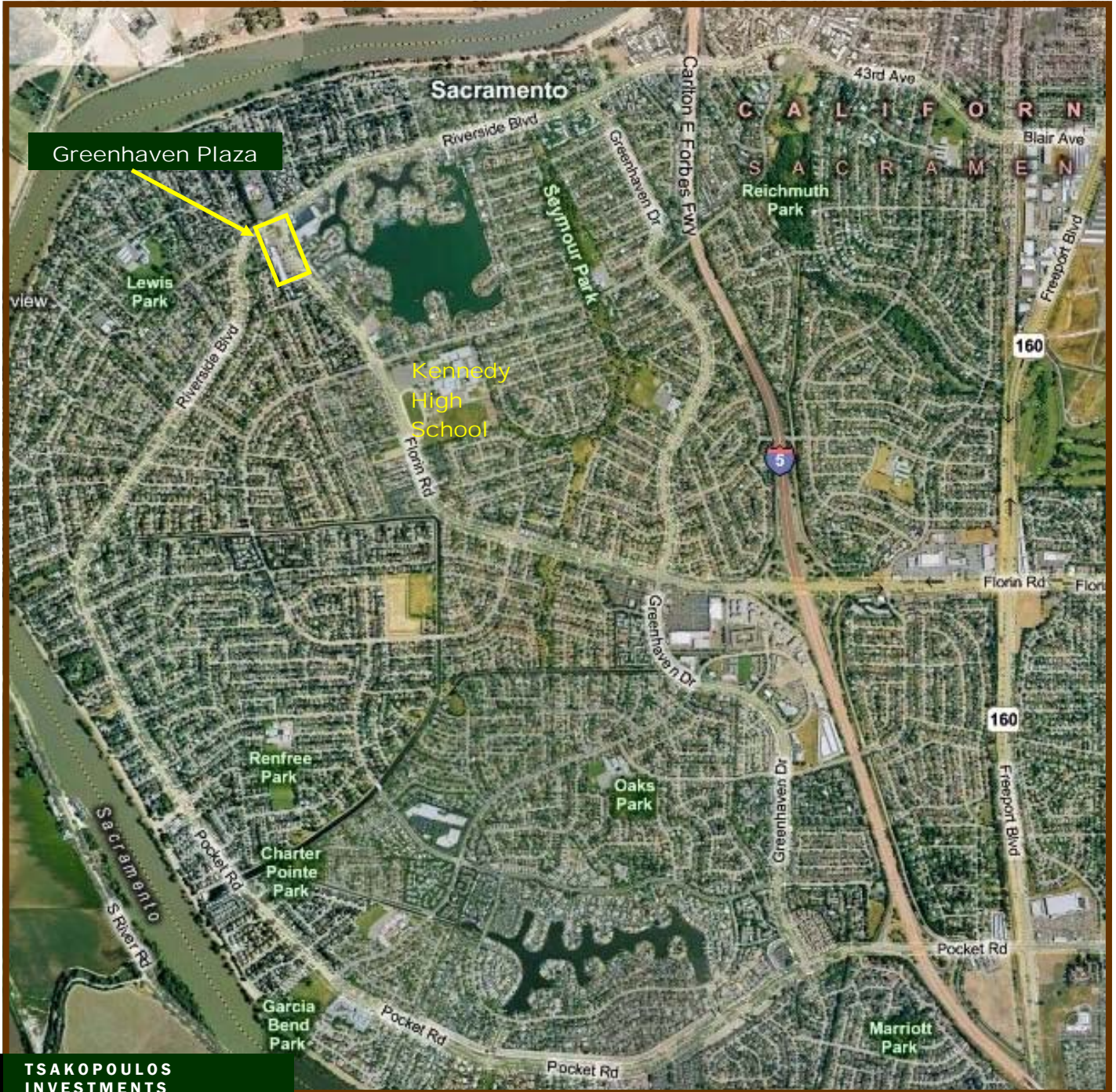
Excellent shop space opportunities among established brands and active tenants in the Pocket.



Tenant Mix								
250	Walgreens	14,500	354	Greenhaven Bikes	3,204	374	Wireless 4 Life	960
300	All Clear Pool and Spa	3,250	356	Taco Bell	2,466	376	Chiropractic	1,400
310	Attractions Express	1,000	358	Edokko Restaurant	2,043	388	ACE Hardware	8,400
330	Floors and More	1,000	360	Manley's Donuts	1,500	390	Incredible Pets	4,249
340	Jaquelyn's Hair	1,250	364	Rainbows End Restaurant	1,500	392	State Farm Insurance	900
350	Greenhaven Market	3,276	368	J.R. Hair and Nail	1,000	398	Round Table Pizza	4,338
352	Available	2,750	372	Print, Pack 'n Ship	1,000			

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**Please call us at (916) 972-7000
for a tour and further details.**

Commission paid to procuring brokers.