

**1850 DEL PASO RD  
SACRAMENTO, CA**

**2,722 SF DANCE/FITNESS STUDIO AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



Edward Jones

AVAILABLE  
CALL 779-1000

PARADISE

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

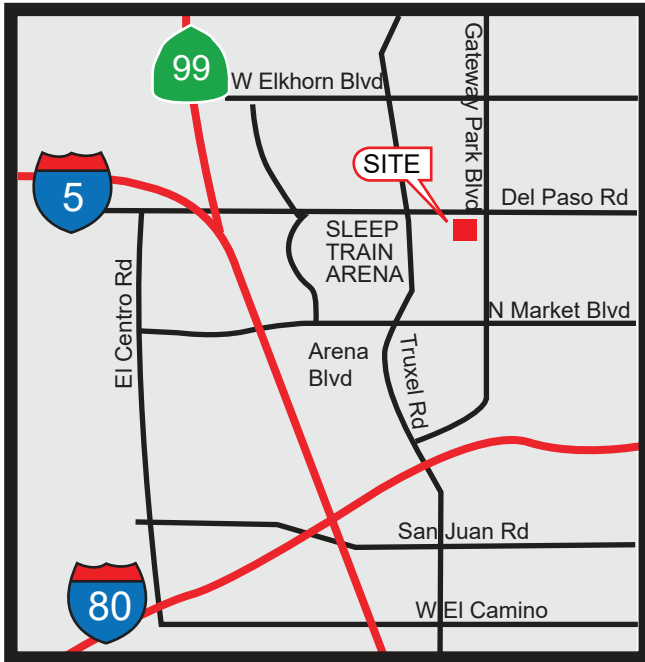
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

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**FEATURES:**

- Suite 1 is a 2,722 SF 2nd generation dance instruction studio - Good for Pilates, Yoga, Fitness Trainers, or Martial Arts uses
- Newer tenant improvements including 2 classrooms with wood flooring and upgraded lighting
- Prominant exposure on Del Paso Rd and Gateway Park Blvd
- Elements Health Club anchor patrons +/- 1,000/Day



**PROPERTY DETAILS:**

This building is located in the bustling retail market of Natomas. Anchored by Elements Health Club and Pete’s Restaurant & Brewhouse.

Co-tenants include Edward Jones, Fil-AM Restaurant, Kabob and Grill, Natomas Veterinary Hospital and Warrior Martial Arts.

**LEASE RATE:**

Suite 1, 2,722 SF: \$5,308.00 (\$1.95 PSF, NNN)

NNN costs are \$0.45 PSF.  
Available with 30 days notice.

**DEMOGRAPHICS**

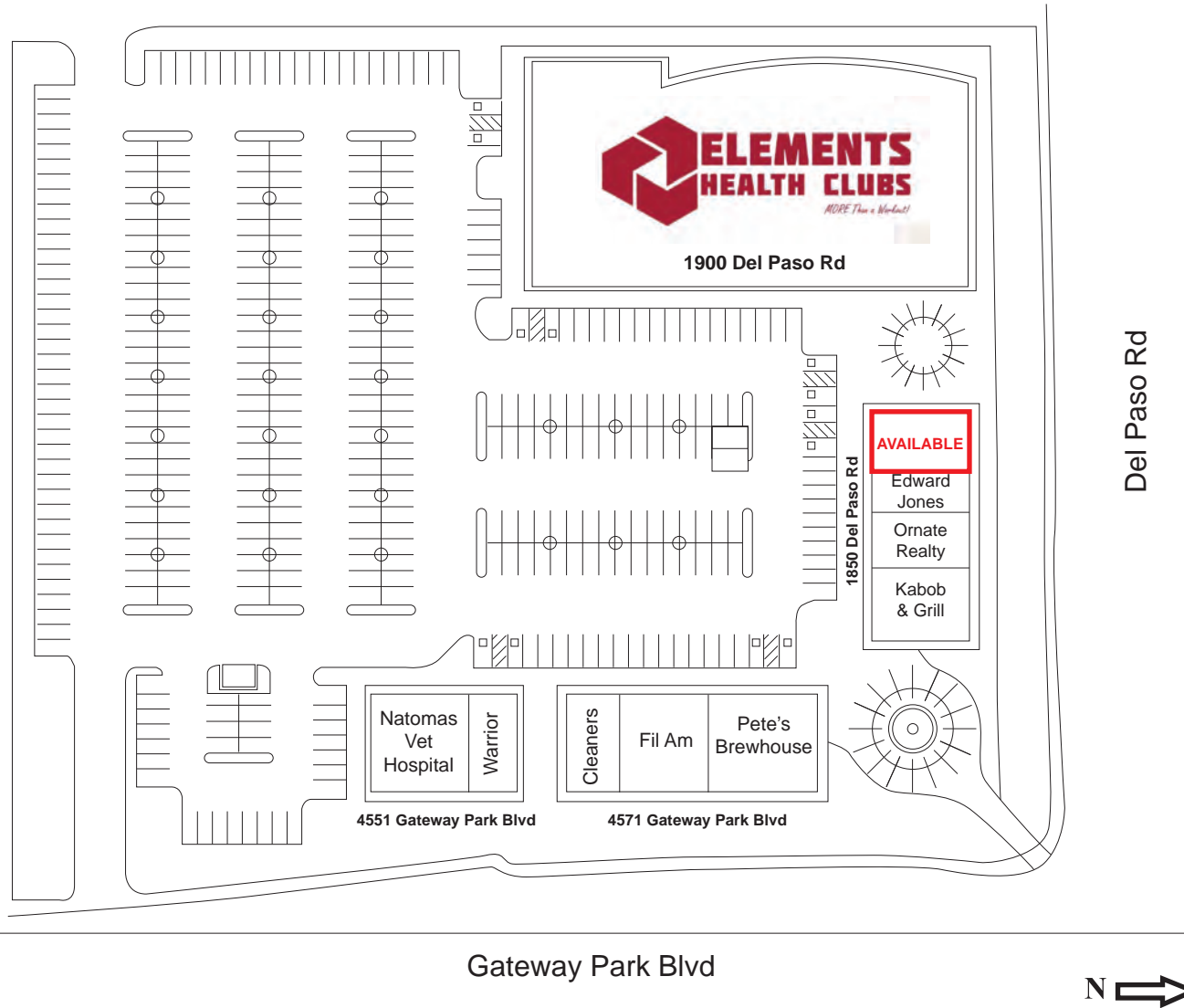
	1 Mile	3 Mile	5 Mile
2020 Population (Est):	12,780	111,620	208,475
2020 Avg. HH Income:	\$100,748	\$92,994	\$79,856
Average Daily Traffic:	Del Paso Rd & Gateway Park 55,699		

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SITE PLAN



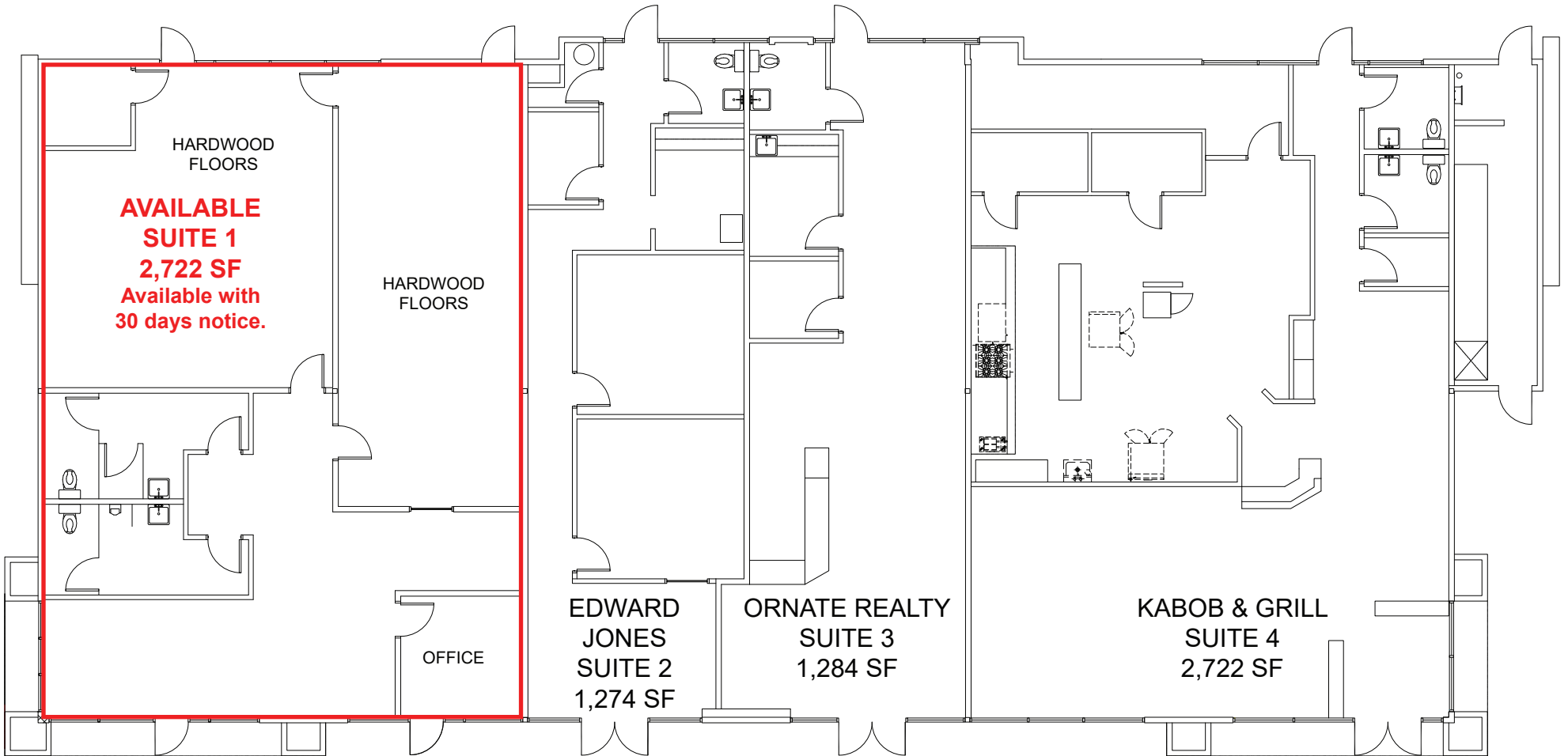
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FLOOR PLAN



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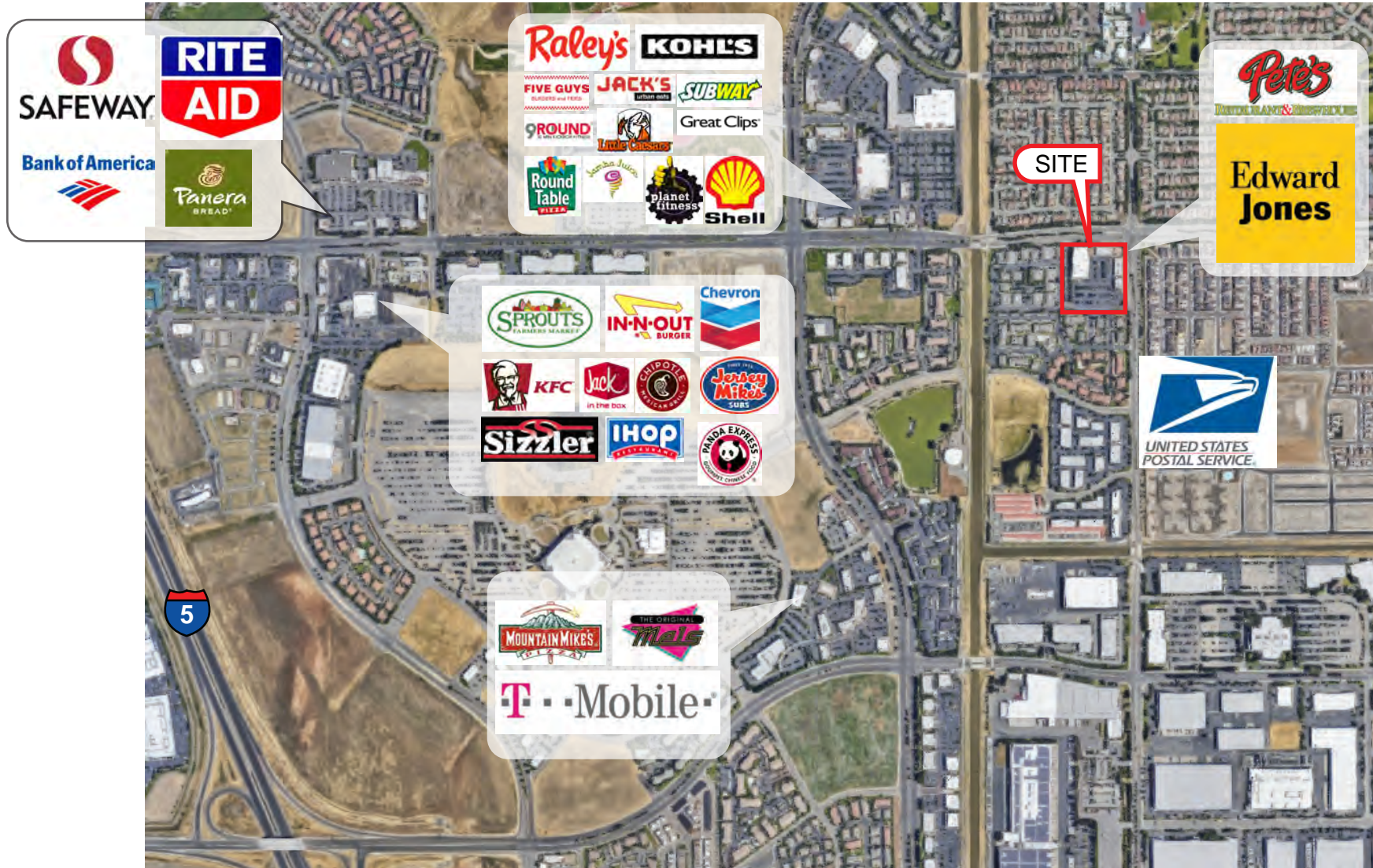


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