



Property Profile

Location SEC W. Capitol Ave. & Jefferson Blvd, W. Sacramento, CA

Space Available ±600 SF End Cap

Property Highlights

- High quality retail center at a major freeway interchange
- Prime corner location immediately north of Highway 50
- Neighboring retailers include: La Bou, H&R Block, Liberty Safes, Walgreen's, Safeway, Raley's, Big Lots, Rite Aid, Krage, AutoZone, Little Caesars, Midas, & US Bank
- Just minutes to Downtown Sacramento
- Monument Signage Available
- One block from the Civic Center, Community Center & West Sacramento Campus of Sacramento City College
- Nearby Bridge Street District will see significant development in the coming years including 10 million square feet of residential & commercial projects supporting 10,000 new residents and 16,000 jobs. Major infrastructure has been funded and is underway.

For more information contact:

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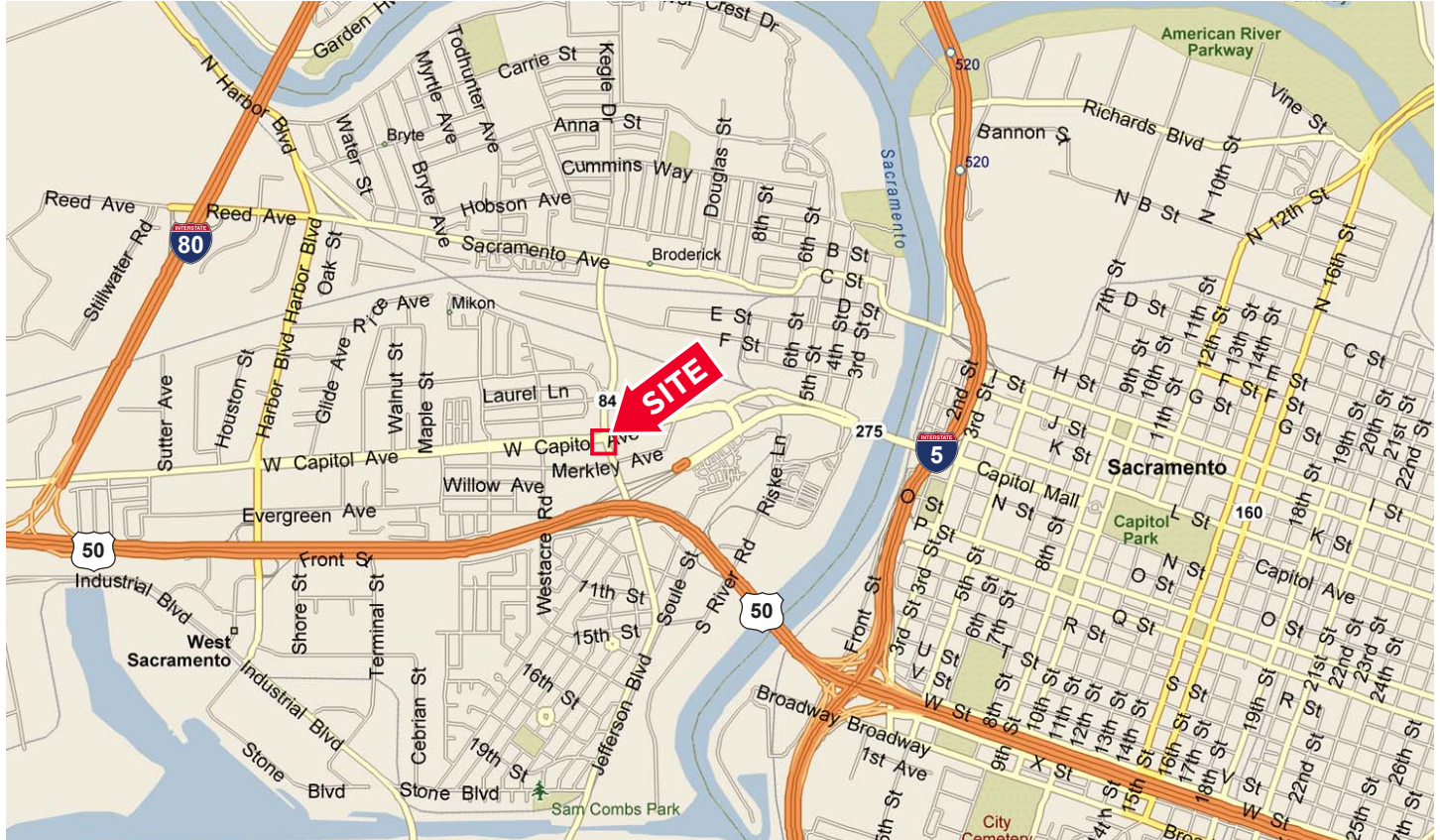


FOR LEASE

City Center Shopping Center

Sacramento, CA

Driving Map



2014 Demographics

	1 Mile	3 Mile	5 Mile	5-Minute Drive
Population	15,816	96,056	244,882	49,171
AVG. HH Income	\$44,653	\$59,111	\$61,980	\$50,691
Daytime Employees	9,677	178,977	254,975	111,724

Traffic Counts

Jefferson Blvd @ West Capitol Ave (2006)	33,705 ADT
West Capitol Ave @ Jefferson Blvd (2005)	14,812 ADT

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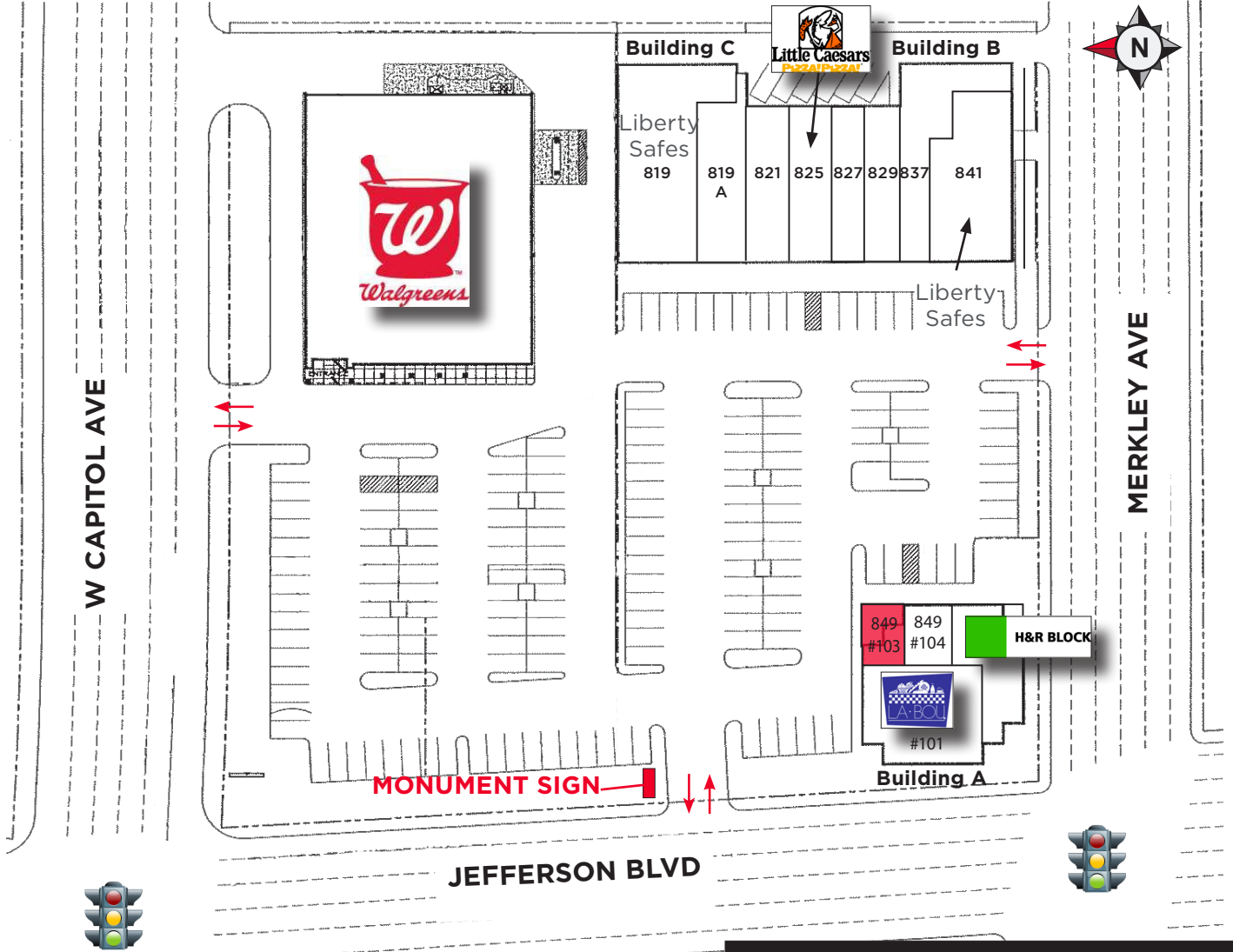
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Site Plan

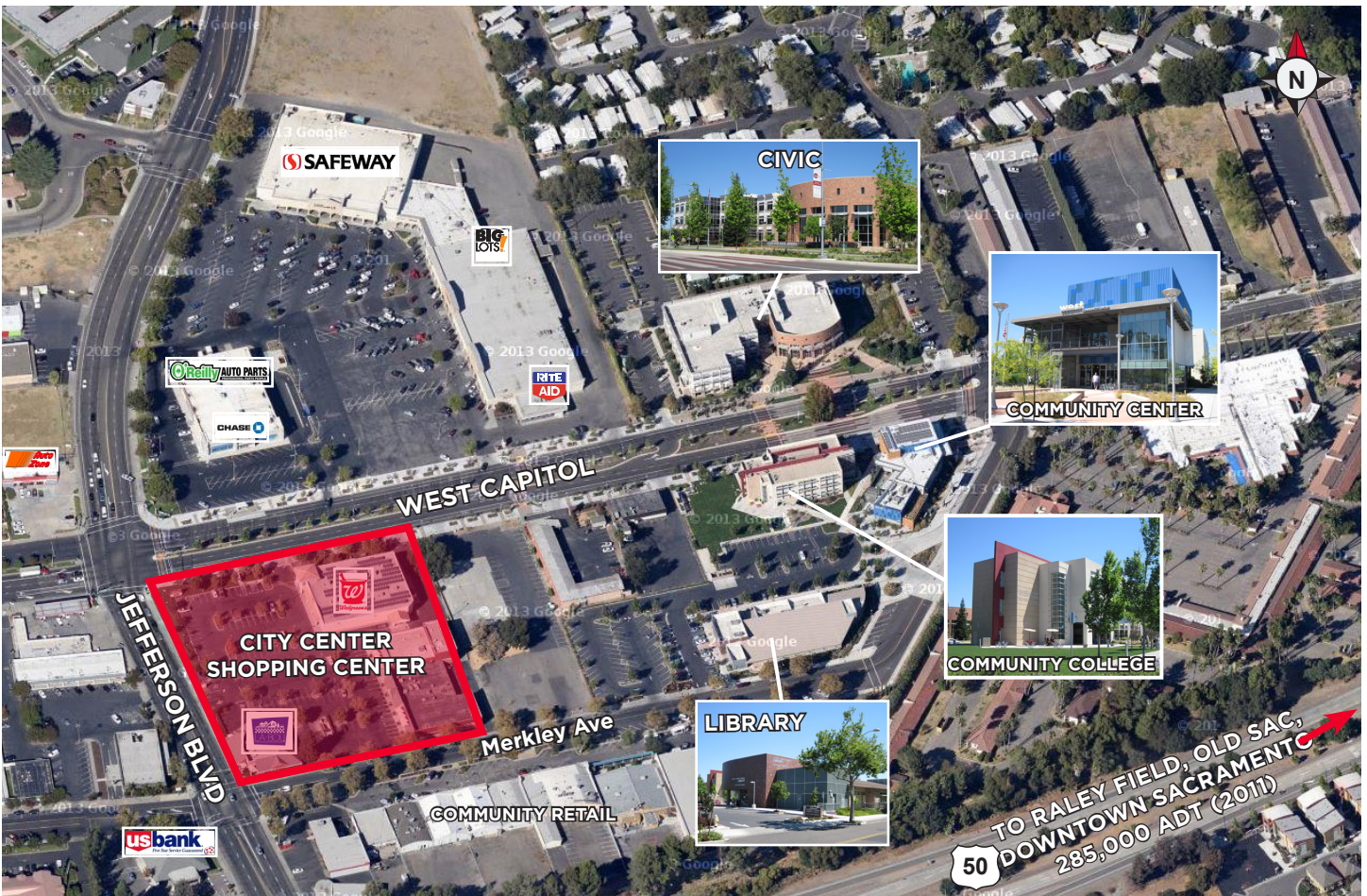


■ AVAILABLE SPACE



819	Liberty Safes	6,000
821	Dr. Andy Luong, DDS	1,680
825	Little Caesars Pizza	1,680
827	Boost Mobile	1,240
829	A's Chinese Food	1,360
837	Ullrich Delevati, CPA	2,350
841	Liberty Safes	3,100
849 - #101	La Bou	3,000
849 - #102	H&R Block	1,700
849 - #103	AVAILABLE	600
849 - #104	Harvey's Barber Shop	600

Close Up View



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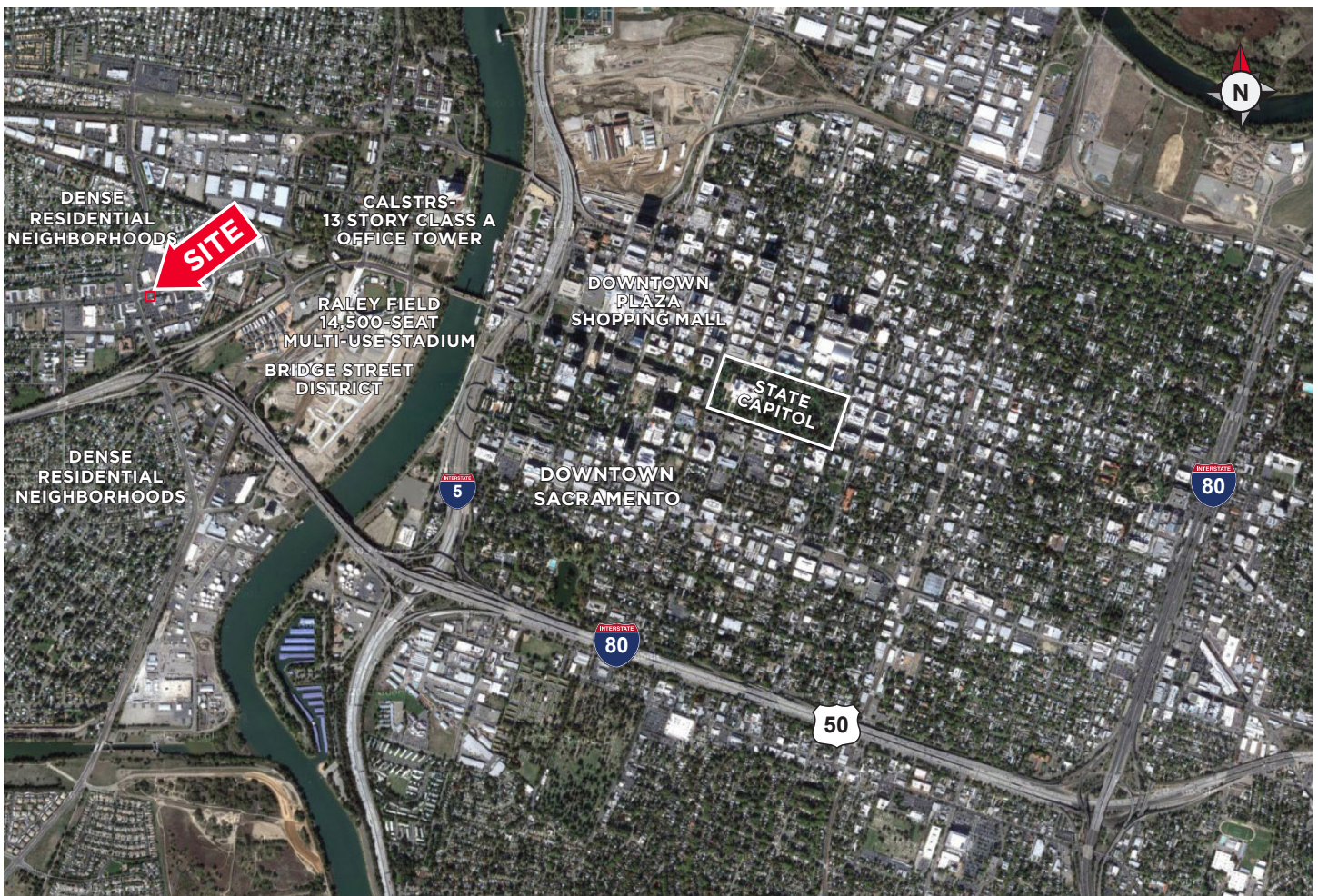
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Aerial



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