

PACIFIC MARKETPLACE 1,592 SF RESTAURANT SPACE AVAILABLE



7837 STOCKTON BOULEVARD, SUITE 700 SACRAMENTO, CA

FEATURES:

- The property is very attractive and well maintained.
- High visibility location on Stockton Blvd. & Elsie with excellent visibility from on-going daytime traffic population.
- The intersection captures this dense neighborhood as well as the commuting traffic of Hwy 99.

DEMOGRAPHICS:	1.5 miles	3 miles	5 miles
Population:	49,322	95,372	347,841
Avg. Household Income:	\$48,148	\$55,230	\$60,374
Daily Traffic Count:	Stockton Blvd 117,147		

COMMENTS:

Pacific Marketplace is a busy center that has multiple restaurants. The restaurants include AB Indian Sweets and Crab City. Other retailers in the center are Big Savings Insurance and Mattress Discounters. It is located just to the north of Costco and Grocery Outlet adjacent to Chevron.

LEASE RATE:

\$3,168.00 (\$1.99 PSF, NNN)
Available with 30 days notice.

NNN costs are \$0.51 PSF

FOR MORE INFORMATION, CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

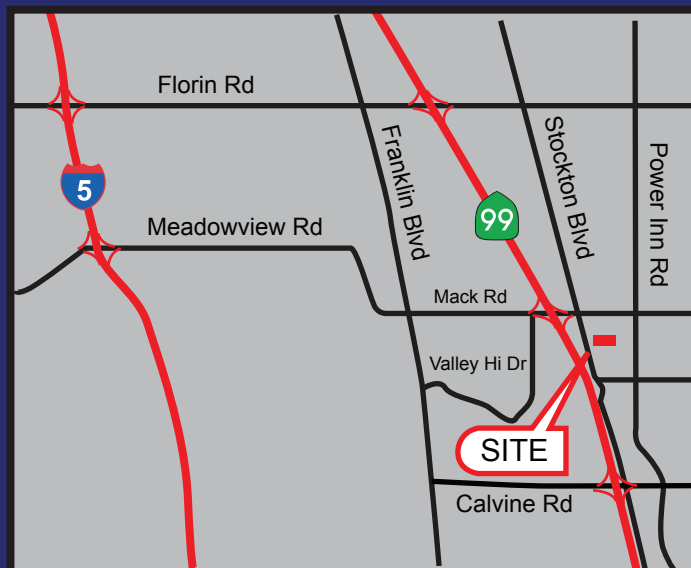
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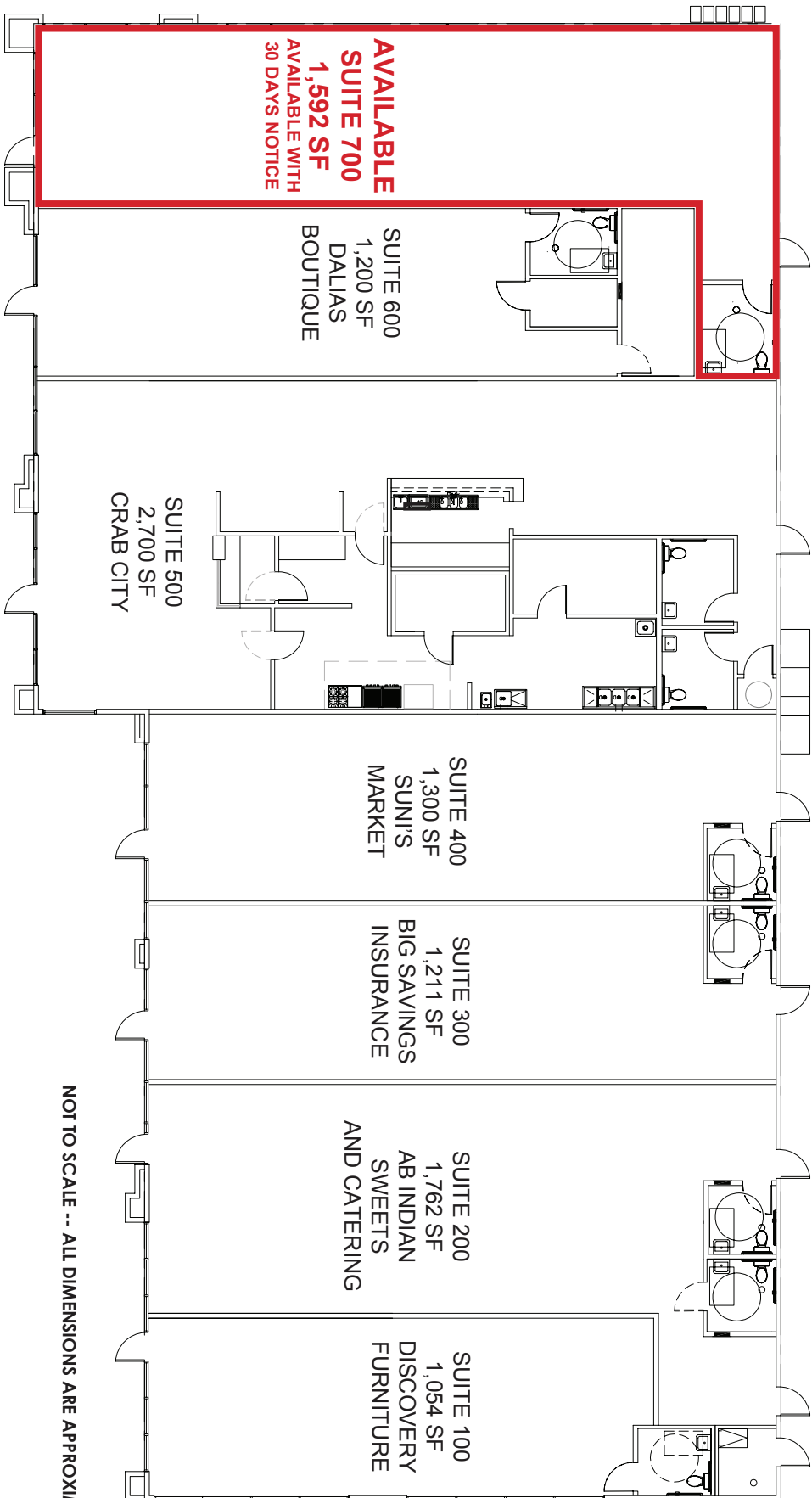
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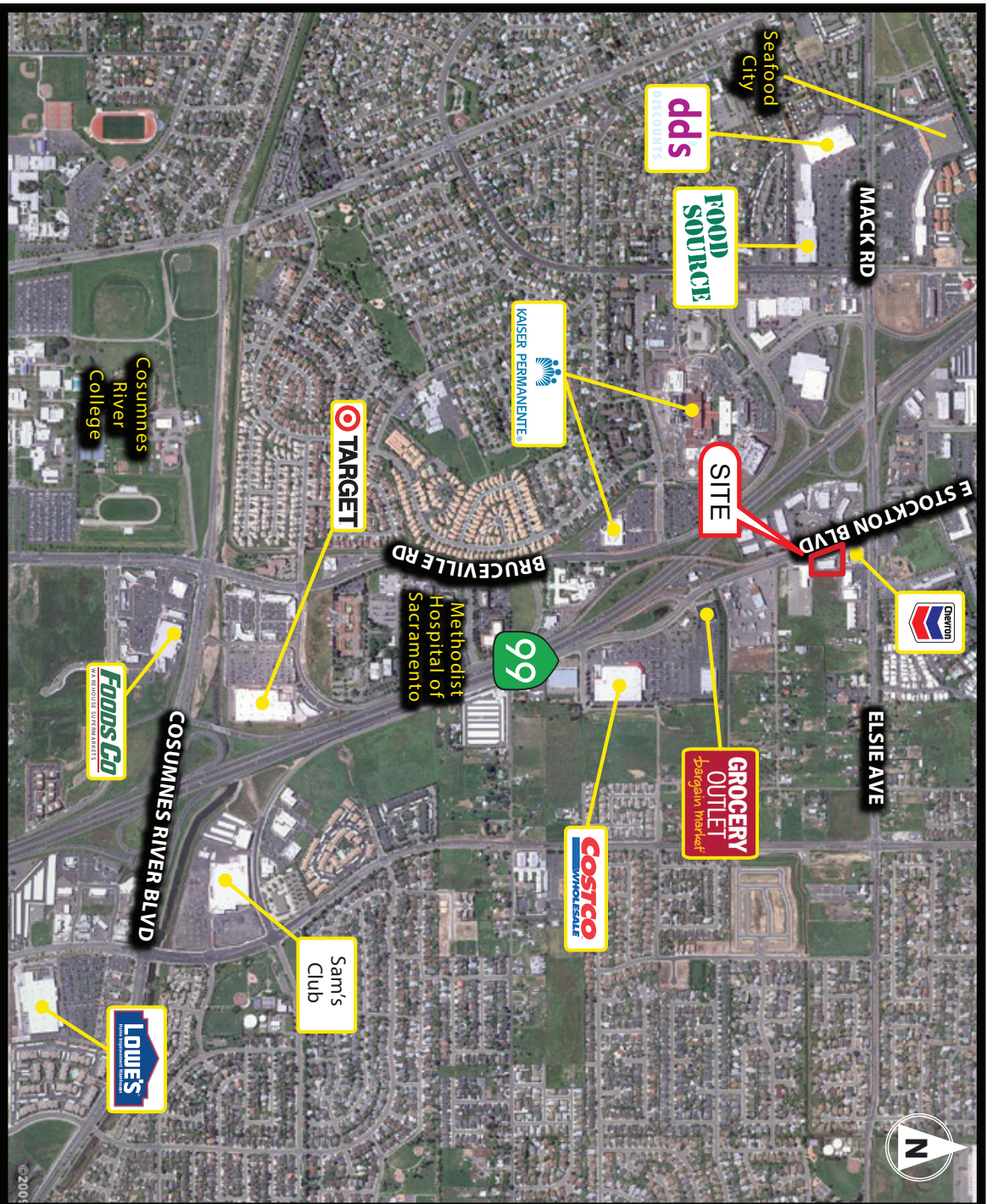
ELSIE AVENUE



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

STOCKTON BOULEVARD

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.