

FOR LEASE
5431 H Street • Sacramento, CA



PROPERTY PROFILE

Lot Size	0.128 acres
Building Size	±1,089 SF
APN	004-0341-009
Land Use	C-2 General Commercial Zone

MARKET HIGHLIGHTS

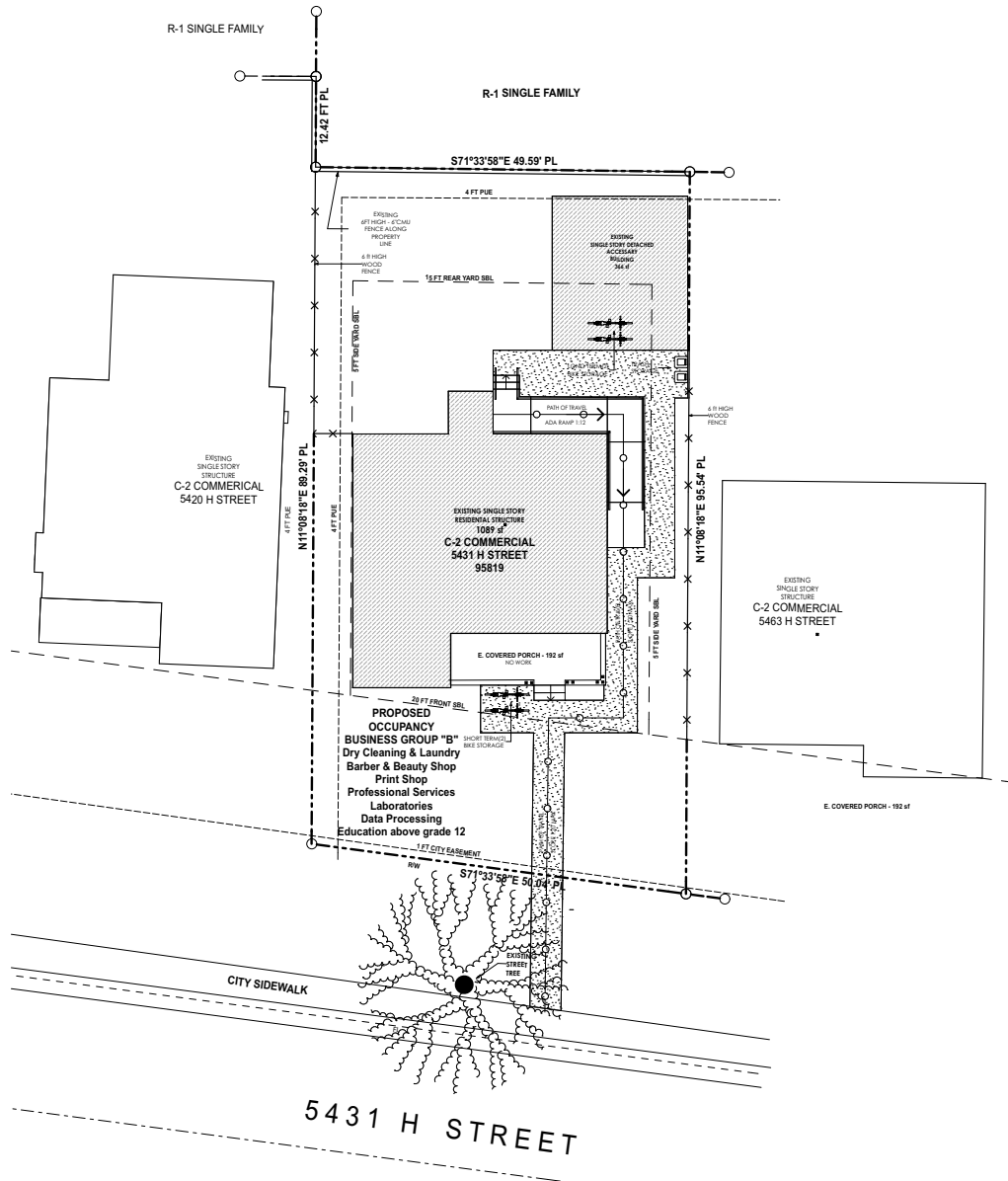
- Great access to both Highway 50 & Interstate 80
- Within close proximity to multiple restaurants and professional office buildings
- Excellent daytime market serving the Campus Commons, Midtown & Downtown Submarkets
- Located in one of Sacramento's highest rent and lowest vacancy submarkets
- Affluent community in one of Sacramento's best neighborhoods
- Surrounded by local medical facilities such as Sutter Medical Center, Mercy General Hospital, UC Davis Children's Hospital & Shriners' Hospital For Children
- Within very close proximity to California State University, Sacramento

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Site Plan



1 Site Plan
SCALE: 1/8" = 1'-0"



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2016 Demographics

	1 Mile	3 Mile	5 Mile
Population	15,651	138,697	368,987
AVG. HH Income	\$75,295	\$46,825	\$44,525
Daytime Population	13,394	132,389	297,298
Median Age	40	35.4	35.5

Traffic Counts

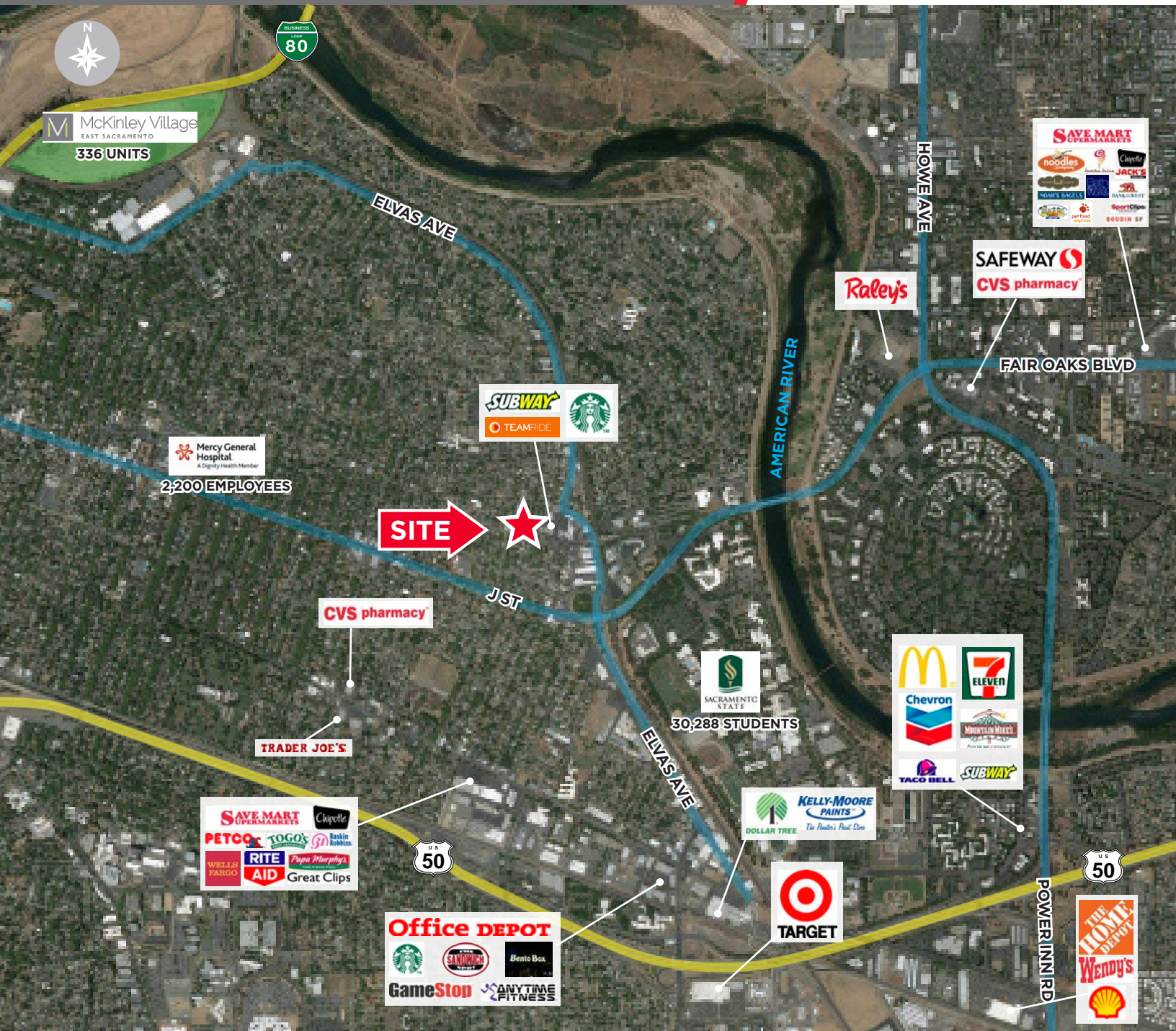
H Street	15,217 ADT
55th Street	348 ADT

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PROPERTY HIGHLIGHTS

East Sacramento is well known in the region as one of the most affluent and exciting urban residential communities in the Greater Sacramento area. East Sacramento continues to attract students and young professionals who enjoy the urban setting, surrounding amenities, quaintness of the area and proximity to downtown. The area also includes what is commonly known as the “Fabulous Forties”, an upscale and well established “wealth belt” neighborhood. The Center is also located in a walking distance of 20 minutes of Sacramento State University, which enrolls more than 27,000 full-time students.

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