

FOR LEASE
College Oak Plaza
Retail, Industrial,
and Office Space Available

5037-5111 College Oak Drive
Sacramento, CA



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THE PAUL D FRANK *Team*



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PROPERTY OVERVIEW

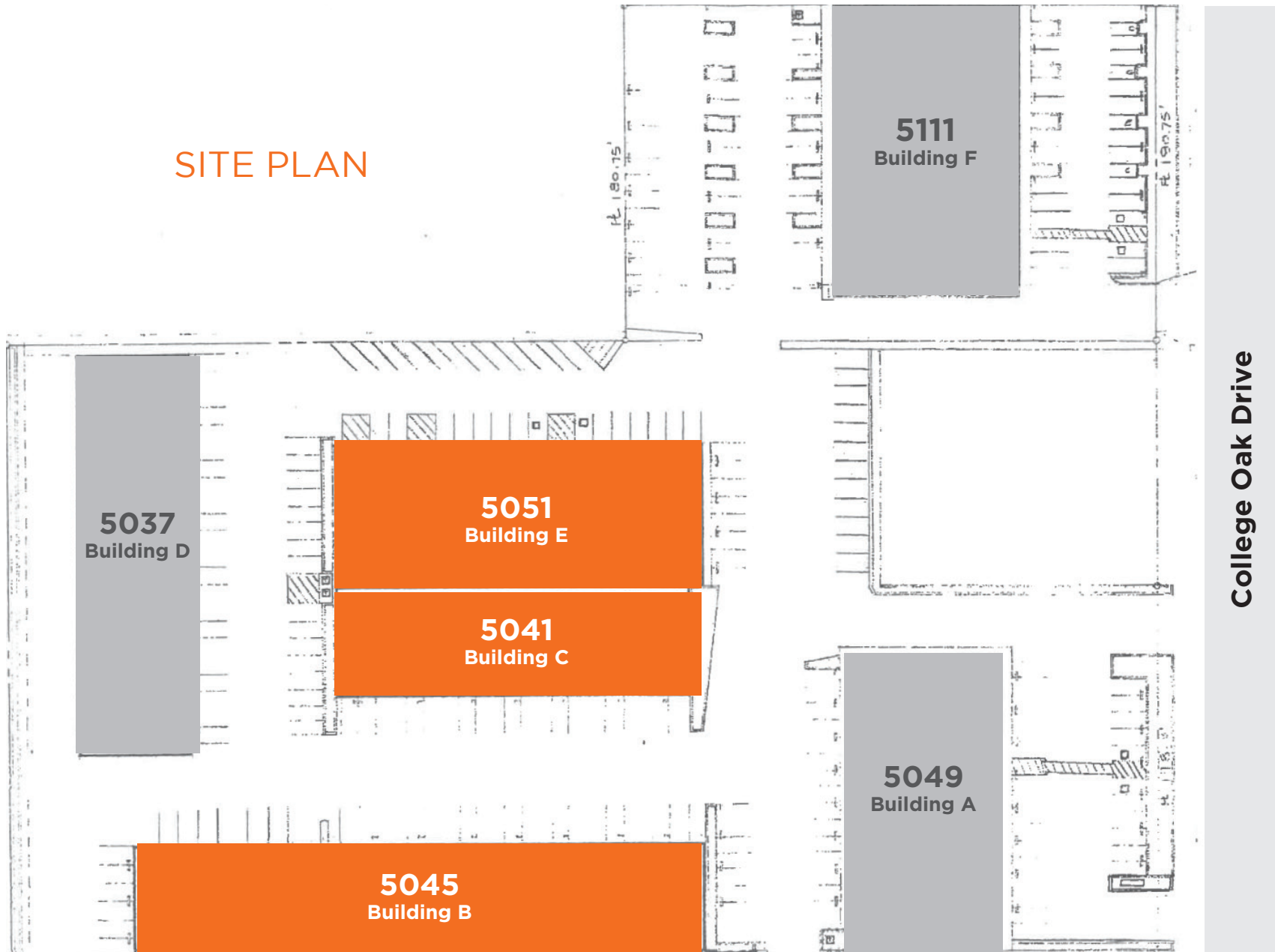
College Oak Plaza is a business park consisting of Five (5) commercial buildings located near the busy intersection of Madison Avenue and College Oak Drive. The property is strategically located with ease of access to Interstate 80, and is surrounded by a heavy population density of +/- 21,025 within a 1 mile radius. This property, featuring GC and LC zoning, blends retail, office, and flex/industrial space to cater to a variety of tenants, making it highly appealing.

PROPERTY HIGHLIGHTS

- Retail, Industrial, and Office Space Available
- Rate: Please Inquire
- Five (5) Buildings Total
- Zoning: GC and LC
- Near Major Intersection (Madison Ave and College Oak Drive) - +/- 49,287 AADT
- Diverse Tenant Mix
- Dense Surrounding Retail and Residential
- Monument Signage Available



SITE PLAN



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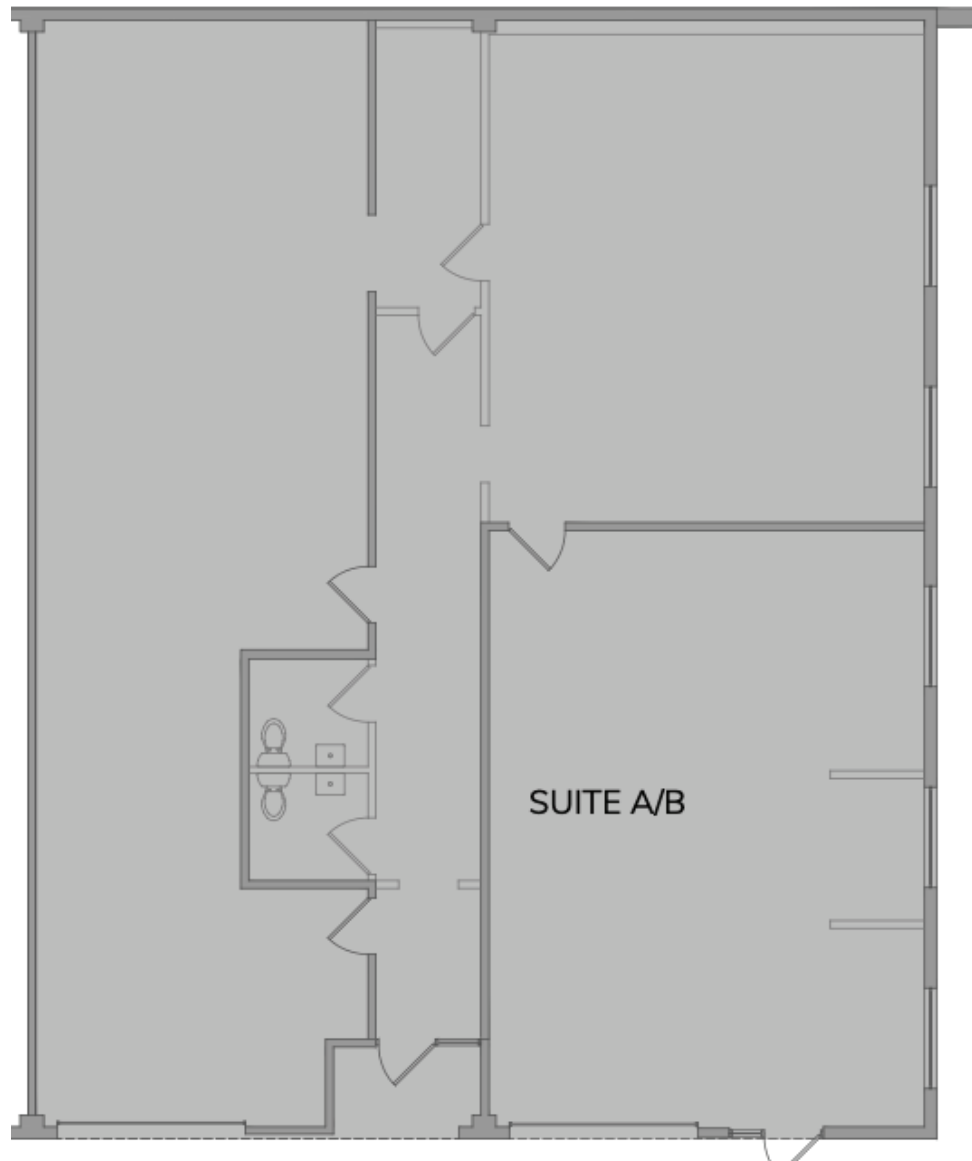
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5041 COLLEGE OAK DRIVE SUITES A & B

Suite Highlights

- +/- 2,865 SF Industrial Space for Lease
- +/- 780 SF Industrial Space
- +/- 2,085 SF Office Space
- Two (2) Rollup Doors
- Two (2) Restrooms



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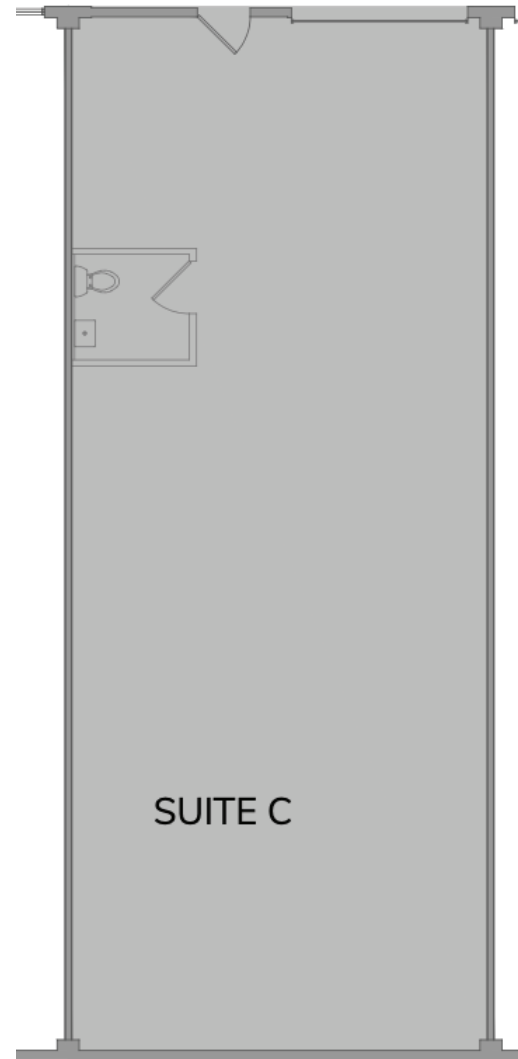
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5045 COLLEGE OAK DRIVE, SUITE C

Suite Highlights

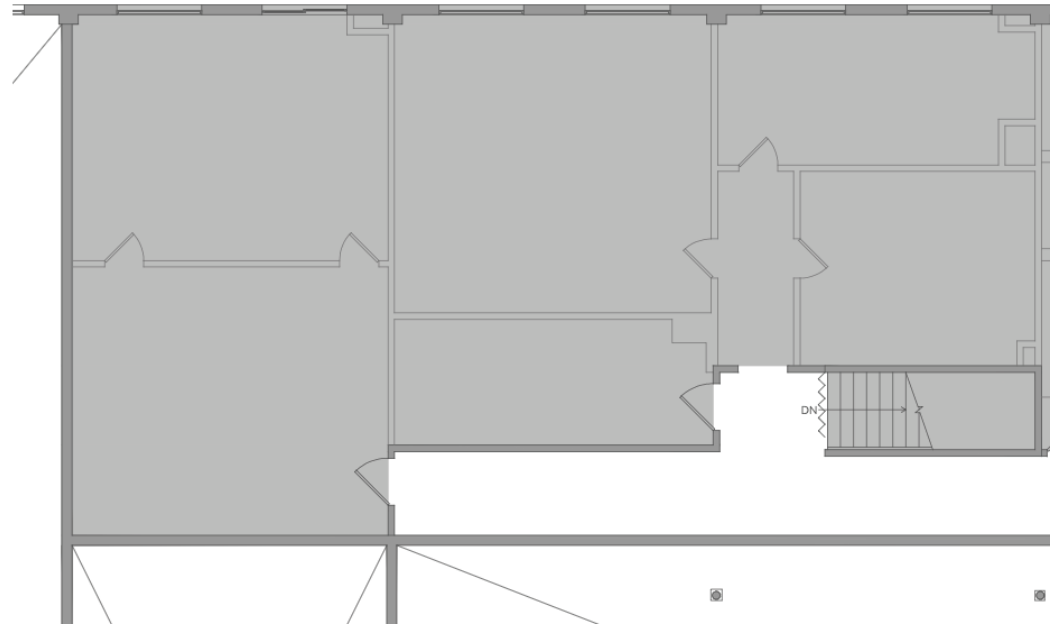
- +/- 1,438 SF Industrial Space for Lease
- +/- 1,438 SF of Warehouse Space
- Zero Office
- One (1) Rollup Door
- One (1) Restroom



5051 COLLEGE OAK DRIVE, SUITE A (SECOND FLOOR)

Suite Highlights

- +/- 3,610 SF of Office Space Available
- Five (5) Private Offices
- Storage Room





SURROUNDING AREA MAP



FOR MORE INFORMATION

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