

AVAILABLE FOR LEASE

3116 STOCKTON BLVD.
SACRAMENTO CA 95820

Restaurant Ready for Business

FOR LEASE 1,212 SF RESTAURANT SPACE



Turnkey Restaurant Space Available | Prime Sacramento Location

Are you ready to bring your culinary vision to life without the hassle and high cost of building out from scratch? This fully equipped, **2nd-generation restaurant space** is completely turn-key and ready for business!

Located in a bustling, high-traffic commercial corridor, this site offers an unbeatable built-in customer base from day one.

- **UC Davis Campus & Medical Center Proximity:** Tap into a massive, daily population of students, faculty, healthcare workers, and visitors.
- **Shriners Children's Hospital (1 Block Away):** Consistent, steady daily foot traffic from medical staff, patients, and families right down the street.
- **Massive Growth Potential:** Situated just **one block from a brand-new 2,000-unit residential development** tailored for medical professionals. Thousands of potential daily regular customers are moving in right next door!
- **2nd-Generation Setup:** Save months of construction time and substantial capital—infrastructure is already in place to help you open fast.
- **High Visibility:** Outstanding street frontage with easy access for walk-ins, takeout, and delivery services.

OPERATIONAL 2ND GEN RESTAURANT SPACE FOR RENT

CONTACT US



LY & ASSOCIATES
Commercial Real Estate

PROPERTY

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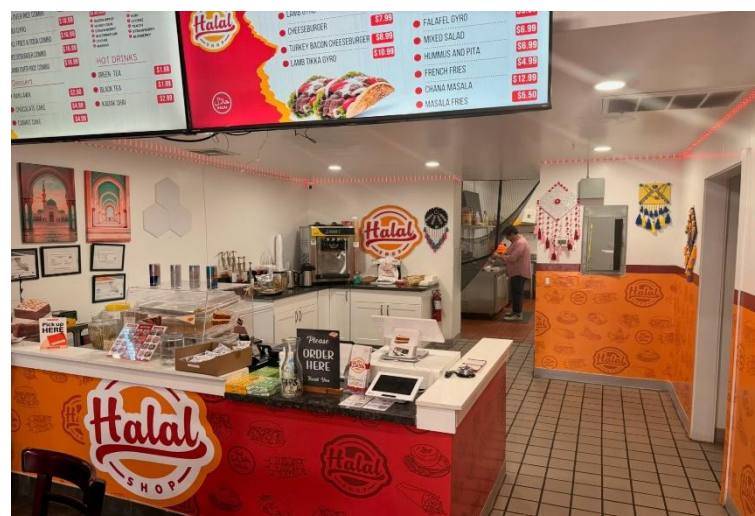
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tiếng Việt / 說中文



AVAILABLE FOR LEASE

RESTAURANT SPACE

READY FOR BUSINESS

DO NOT DISTRIBUTE TENANTS, SCHEDULE A TOUR



LY & ASSOCIATES
Commercial Real Estate

Coming Soon

PROPERTY HIGHLIGHTS

- **2ND Gen Restaurant**
- **Heavy Residential Area**
- **Uc Davis Hospital near by**
- **Shriners Children Hospital near by**
- **2,000-unit professional apartment being built**



2,000-unit professional apartment being built

UC DAVIS HOSPITAL



SHRINER'S HOSPITAL



HEAVY RESIDENTIAL

