

For Lease

±16,836 SF Single
Tenant Retail Building
Available Now

1125 Alhambra Boulevard | Sacramento CA



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Property Highlights

- ±16,836 SF single tenant retail building available now
- High visibility retail location in dense medical corridor
- Centrally located on downtown Alhambra corridor
- Current Pharmacy with close proximity to hospital and multiple medical facilities
- C-2-SPD Zoning allows for a wide range of uses including retail, office, laboratory-medical, dental, optical, restaurant



Area Overview

1-Mile Radius



23,957
2021 Population



39
Median Age



\$107,596
Average Household Income



33,934
Daytime Population

Alhambra Corridor



East Sacramento Demographics

Ideally situated on the outskirts of Downtown and Midtown Sacramento, East Sacramento is the premier destination for some of the most sought after and prestigious houses surrounded by tree lined streets. There's no better place to raise your family, visit some of the most peaceful parks around and wine and dine at Sacramento's best kept secret boutique restaurant. East Sacramento is home to a suburban environment where energy and work collide.



In Style (42.7%) - [Full PDF Report](#)

In Style denizens embrace an urban lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.



Emerald City (33.2%) - [Full PDF Report](#)

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym.



Urban Chic (13.4%) - [Full PDF Report](#)

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.



Amenities Map

Hospitals

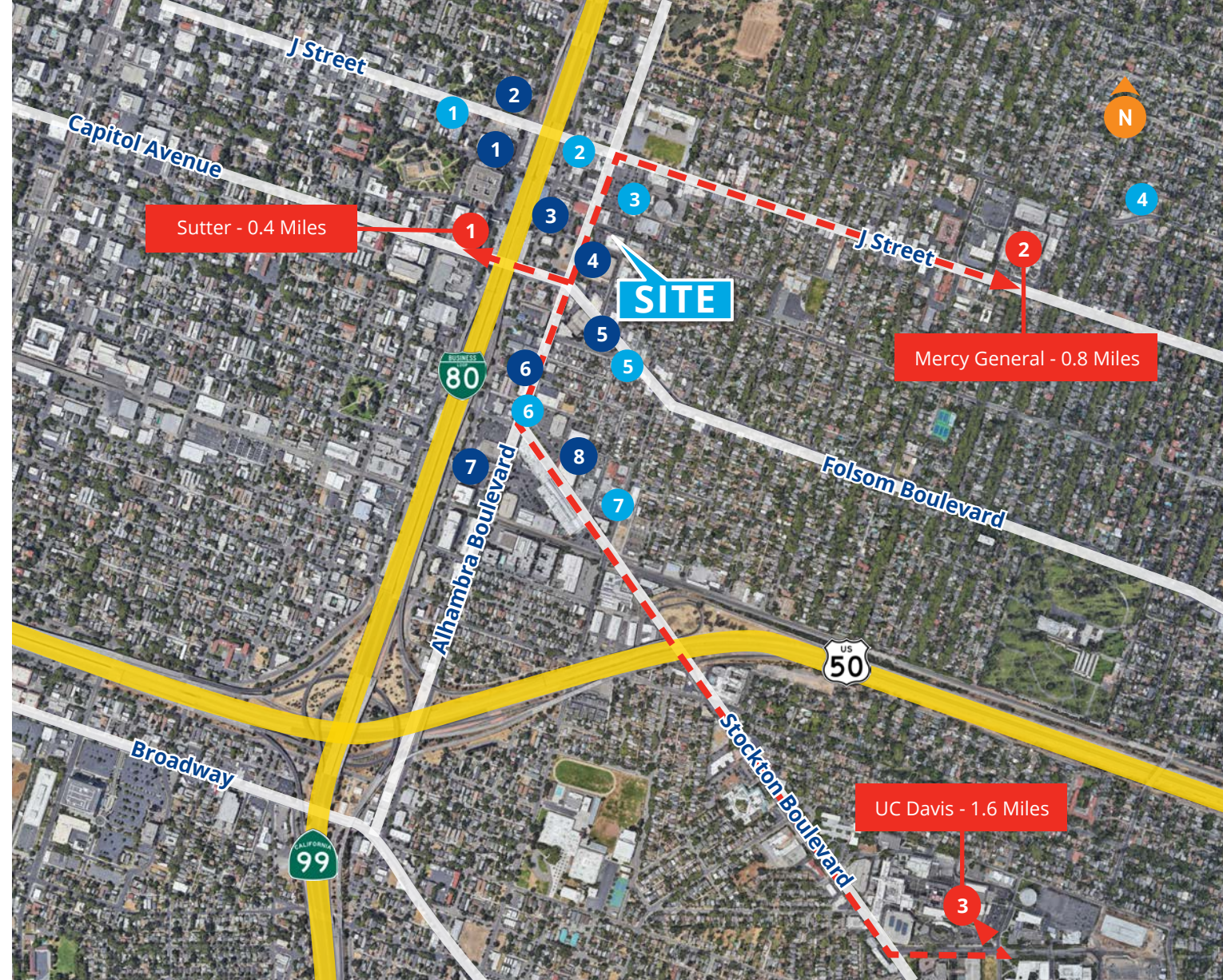
1. Sutter Hospital
2. Mercy General Hospital
3. UC Davis Hospital

Medical

1. Fort Sutter Medical Complex
2. A Plus Dental Care
3. Pacific Medical Sacramento
4. Sutter Urgent Care
5. UC Davis Health Midtown Clinic
6. Physicians Medical Group
7. Mercy Urgent Care
8. Sutter Sleep Disorder Center

Retail

1. Centro Cocina Mexicana
2. The Original Mel's Diner
3. Safeway
4. Temple Coffee Roasters
5. Mr. Pickle's Sandwich Shop
6. Hawk's Public House
7. SacYard Public House



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