

## RETAIL/OFFICE SPACE FOR LEASE

# 5920 FREEPORT BLVD.

5920 Freeport Boulevard, Sacramento, CA 95822



|                |                          |
|----------------|--------------------------|
| AVAILABLE SF:  | ±850 SF                  |
| LEASE RATE:    | \$1.25 SF/Month (MG)     |
| PREMISES:      | Prior Dance Studio Space |
| ZONING:        | C-2                      |
| CROSS STREETS: | 38th Avenue              |

### PROPERTY OVERVIEW

Located along the west side of Freeport Boulevard, just south of Fruitridge Road, this established Strip Center oversees a busy commuter arterial both north and south bound. The property sits across the Sacramento Executive Airport, is surrounded by many retail amenities, and is just a few miles away from Sacramento City College and Sacramento Zoo. It is also easily accessible from I-5, Hwy-99, and Hwy-160. There is one space available for lease at this Strip Center, Suite B-1, that is comprised of ±850 SF.

### PROPERTY FEATURES

- Former Dance Studio Space
- Great Street Visibility
- Easily Accessible from I-5, Hwy-99, and Hwy- 160
- Busy Commuter Arterial in the Freeport Blvd. Area of Sacramento
- Surrounded by Retailers, Restaurants, Police Department, and Major Amenities
- Near Sacramento City College and Sacramento Zoo

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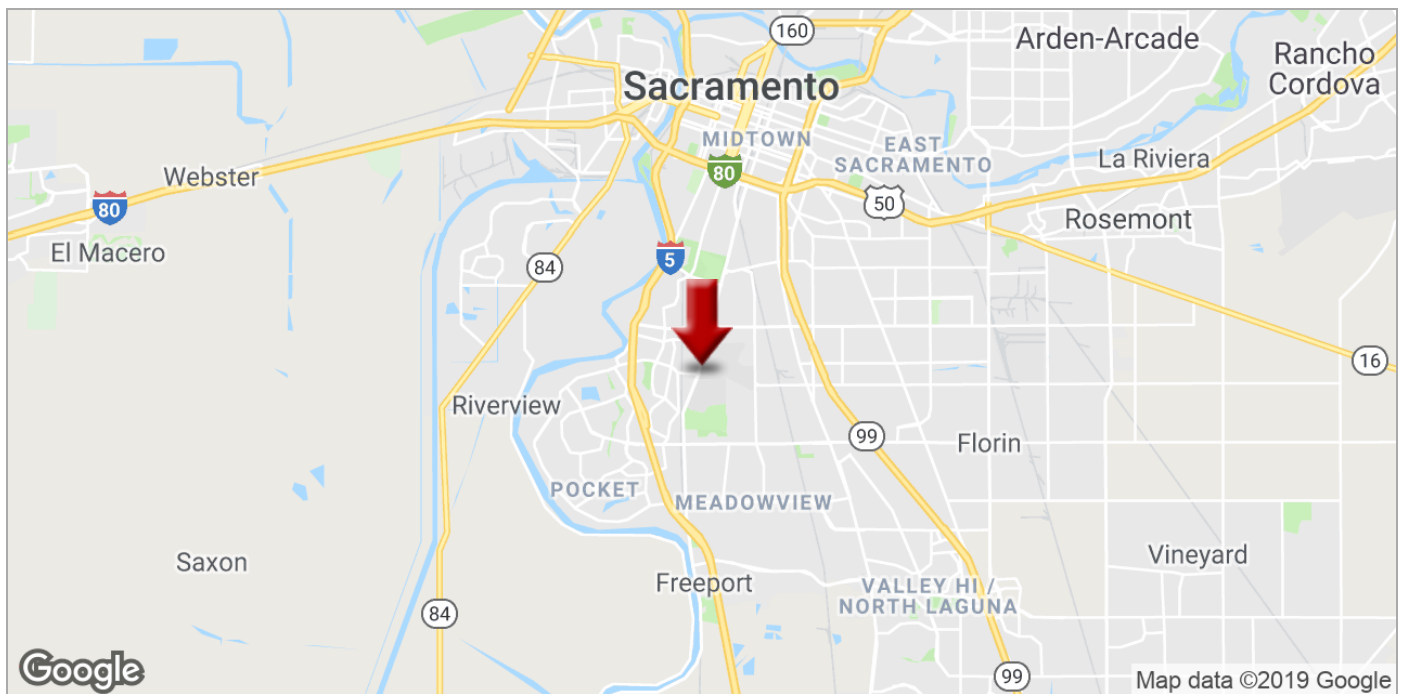
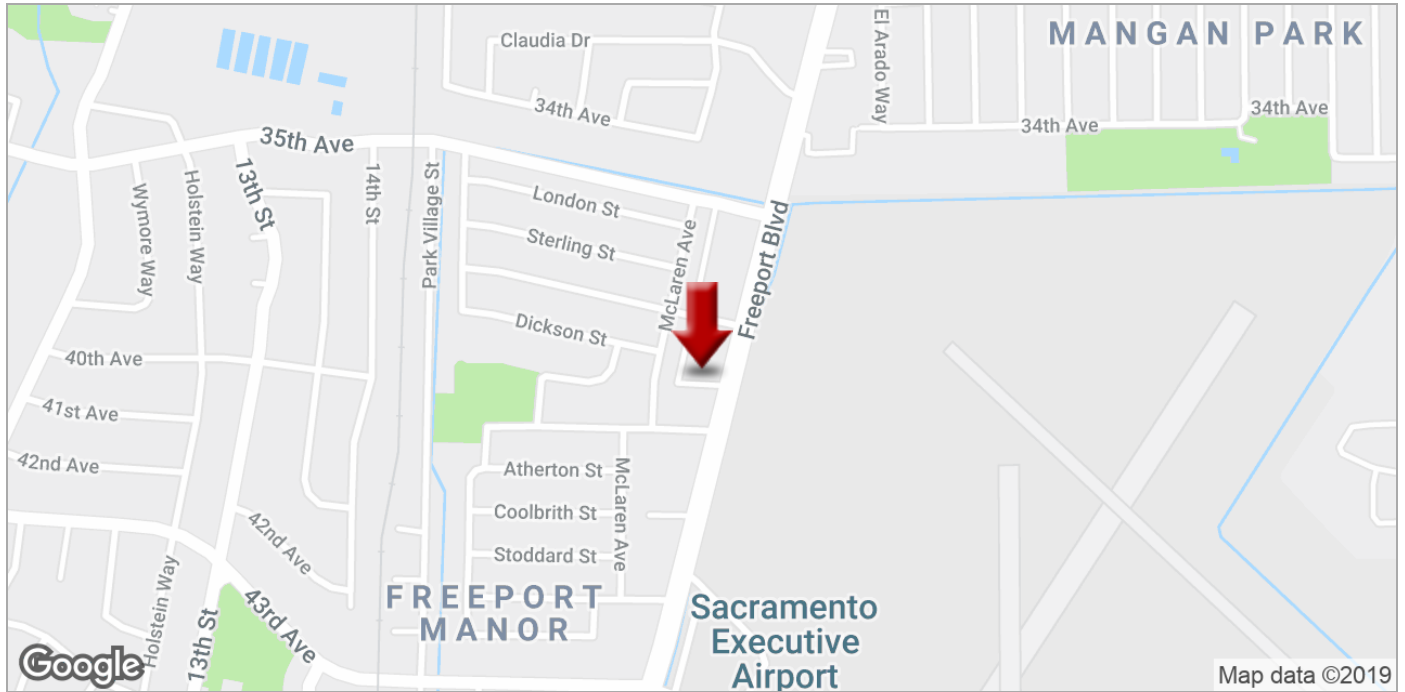
**TUAN NGUYEN**  
Director  
O: 916.798.5798  
C: 916.798.5798  
tuan@kwcommercial.com  
CA DRE #CA BRE License#: 01754434

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# LOCATION MAP

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# 5920 FREEPORT BOULEVARD

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| Radius                                    | 1 Mile          | 3 Mile          | 5 Mile          |
|-------------------------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>                         |                 |                 |                 |
| 2024 Projection                           | 14,869          | 167,918         | 388,435         |
| 2019 Estimate                             | 13,987          | 159,988         | 368,692         |
| 2010 Census                               | 11,910          | 148,251         | 333,379         |
| Growth 2019 - 2024                        | 6.31%           | 4.96%           | 5.35%           |
| Growth 2010 - 2019                        | 17.44%          | 7.92%           | 10.59%          |
| <b>2019 Population by Hispanic Origin</b> | <b>3,399</b>    | <b>51,569</b>   | <b>110,733</b>  |
| <b>2019 Population</b>                    | <b>13,987</b>   | <b>159,988</b>  | <b>368,692</b>  |
| White                                     | 7,862 56.21%    | 84,099 52.57%   | 205,414 55.71%  |
| Black                                     | 1,583 11.32%    | 25,616 16.01%   | 51,723 14.03%   |
| Am. Indian & Alaskan                      | 190 1.36%       | 3,370 2.11%     | 7,400 2.01%     |
| Asian                                     | 3,322 23.75%    | 33,376 20.86%   | 74,622 20.24%   |
| Hawaiian & Pacific Island                 | 130 0.93%       | 3,116 1.95%     | 6,370 1.73%     |
| Other                                     | 900 6.43%       | 10,411 6.51%    | 23,162 6.28%    |
| U.S. Armed Forces                         | 0               | 122             | 332             |
| <b>Households</b>                         |                 |                 |                 |
| 2024 Projection                           | 6,473           | 60,442          | 148,124         |
| 2019 Estimate                             | 6,080           | 57,741          | 140,546         |
| 2010 Census                               | 5,114           | 54,372          | 126,842         |
| Growth 2019 - 2024                        | 6.46%           | 4.68%           | 5.39%           |
| Growth 2010 - 2019                        | 18.89%          | 6.20%           | 10.80%          |
| Owner Occupied                            | 4,000 65.79%    | 31,119 53.89%   | 64,634 45.99%   |
| Renter Occupied                           | 2,080 34.21%    | 26,621 46.10%   | 75,912 54.01%   |
| <b>2019 Households by HH Income</b>       | <b>6,080</b>    | <b>57,740</b>   | <b>140,547</b>  |
| Income: <\$25,000                         | 1,168 19.21%    | 13,479 23.34%   | 36,144 25.72%   |
| Income: \$25,000 - \$50,000               | 1,211 19.92%    | 13,960 24.18%   | 31,545 22.44%   |
| Income: \$50,000 - \$75,000               | 1,169 19.23%    | 9,922 17.18%    | 23,274 16.56%   |
| Income: \$75,000 - \$100,000              | 652 10.72%      | 6,148 10.65%    | 15,864 11.29%   |
| Income: \$100,000 - \$125,000             | 632 10.39%      | 4,708 8.15%     | 10,625 7.56%    |
| Income: \$125,000 - \$150,000             | 413 6.79%       | 2,980 5.16%     | 7,107 5.06%     |
| Income: \$150,000 - \$200,000             | 492 8.09%       | 3,488 6.04%     | 7,912 5.63%     |
| Income: \$200,000+                        | 343 5.64%       | 3,055 5.29%     | 8,076 5.75%     |
| <b>2019 Avg Household Income</b>          | <b>\$84,370</b> | <b>\$75,330</b> | <b>\$75,097</b> |
| <b>2019 Med Household Income</b>          | <b>\$64,098</b> | <b>\$53,218</b> | <b>\$52,480</b> |



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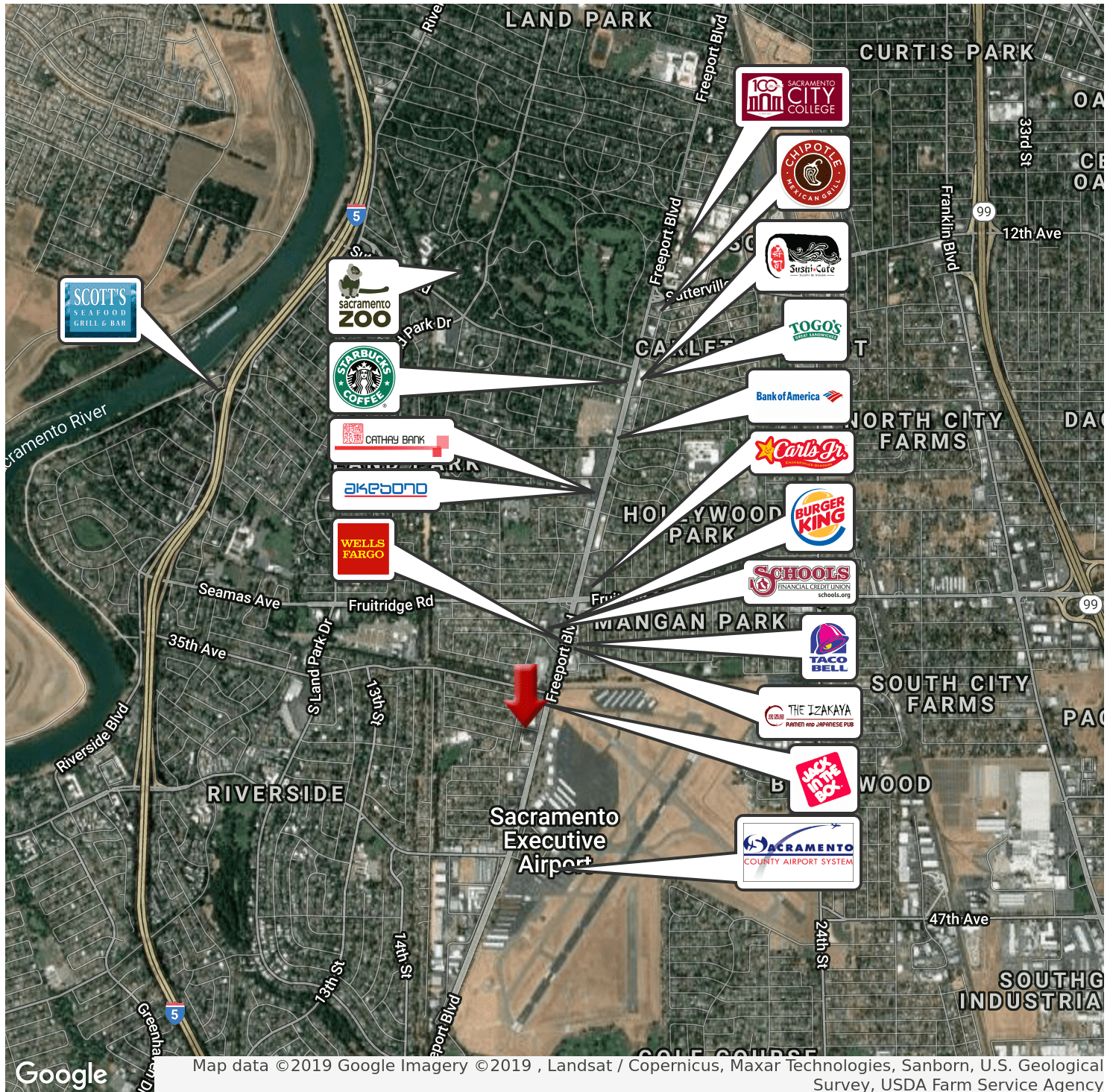
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# SURROUNDING RETAILERS

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