

Retail Building Available For Lease

6421 MARTIN LUTHER KING JR BLVD
SACRAMENTO, CA 95823

FOR LEASE

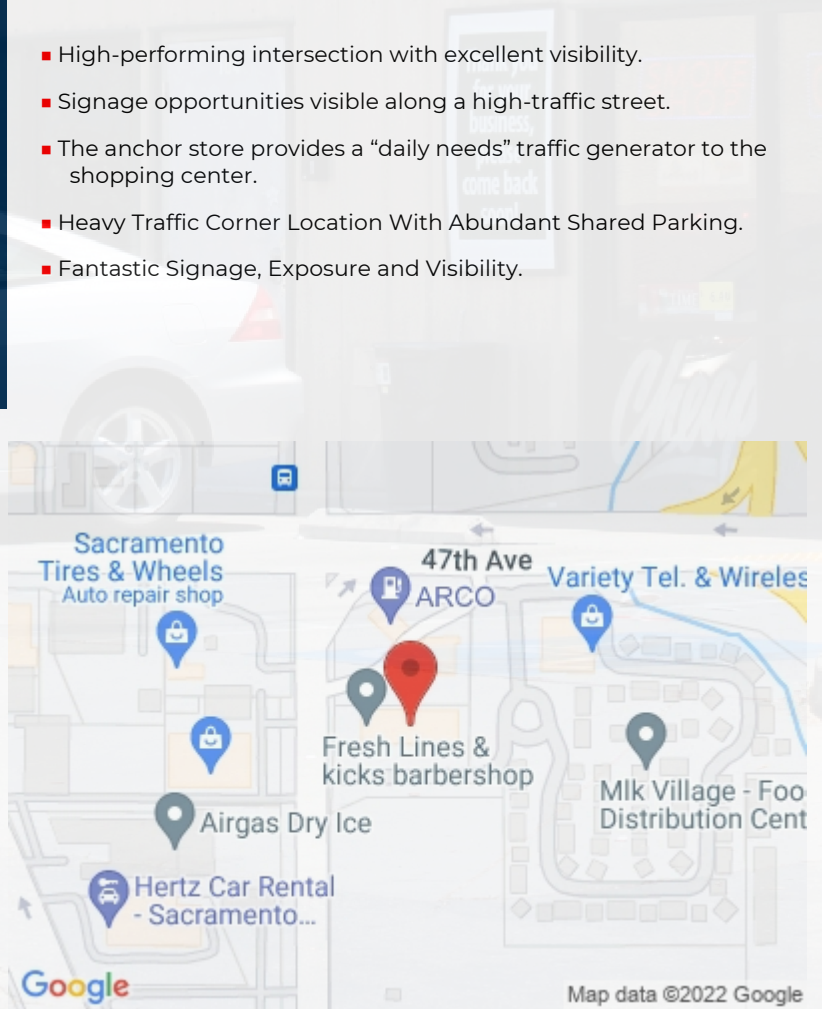


PROPERTY SUMMARY

Retail Building Available For Lease is in a prime location on one of the most active retail corridors in the city of Sacramento Space available four (4) 1250 square-foot suites . The suites are offered at competitive rates, providing businesses with the flexibility to customize them to fit their needs. These spaces would be an ideal location for a restaurant, bar, retail store, boutique shop, tanning salon, coffee shop, or any similar business.

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- The anchor store provides a “daily needs” traffic generator to the shopping center.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- Fantastic Signage, Exposure and Visibility.

Building SqFt	7,500 SqFt
Year Built	2006
Lot Size (acres)	0.50
Parcel ID	039-0031-007-0000
Zoning Type	Commercial
County	Sacramento
Frontage	0.00 Ft
Coordinates	38.509622,-121.464031



Map data ©2022 Google

TALHA

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BERKSHIRE
HATHAWAY
HomeServices
Elite
Real Estate
COMMERCIAL DIVISION

BHHS Elite Realty

7412 Elsie Ave
Sacramento, CA 95828

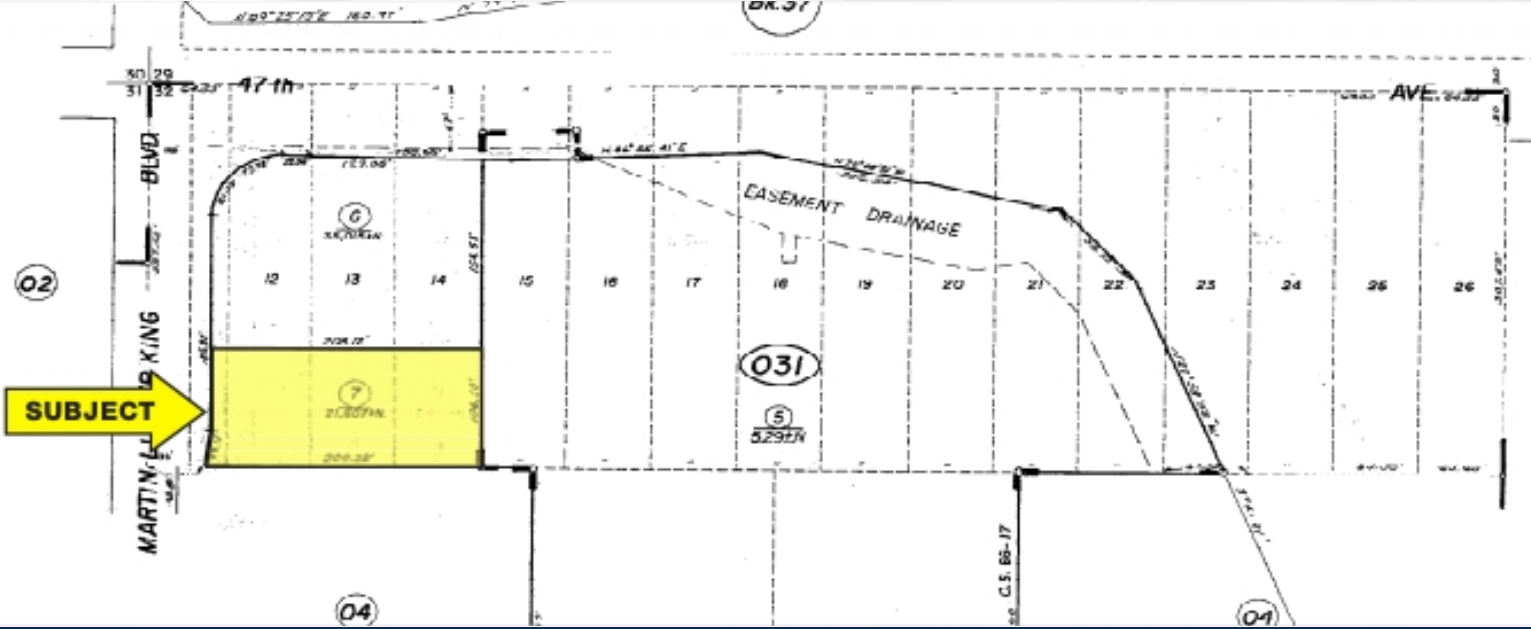
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#106	Retail	\$ 1.50 SF/Mo	NNN	1,250 SF	Negotiable
#105	Retail	\$ 1.50 SF/Mo	NNN	1,250 SF	Negotiable
#104	Retail	\$ 1.50 SF/Mo	NNN	1,250 SF	Negotiable
#1031	Retail	\$ 1.75 SF/Mo	NNN	1,250 SF	Negotiable



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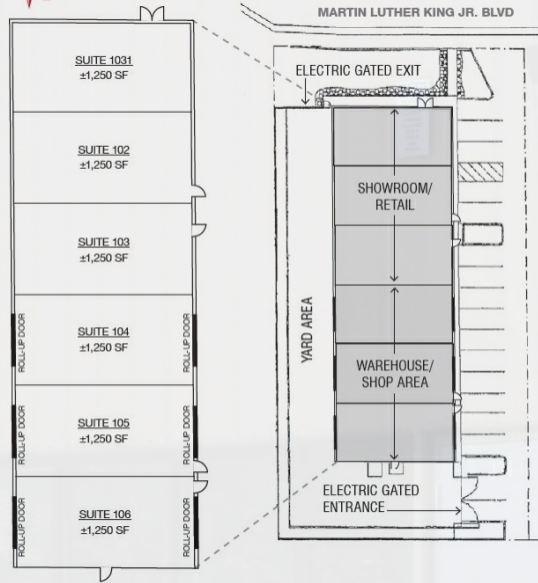
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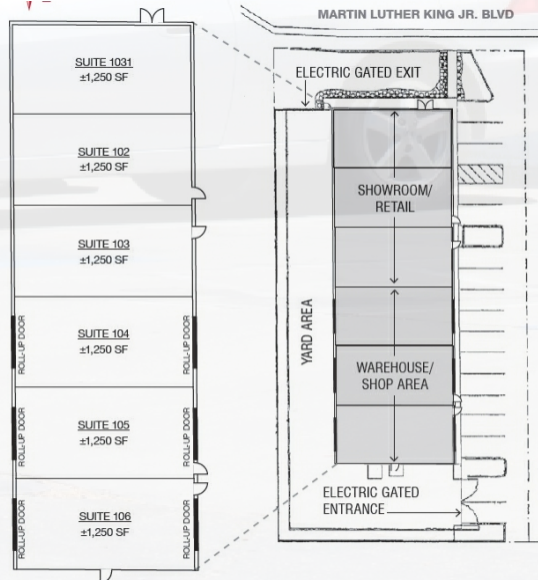
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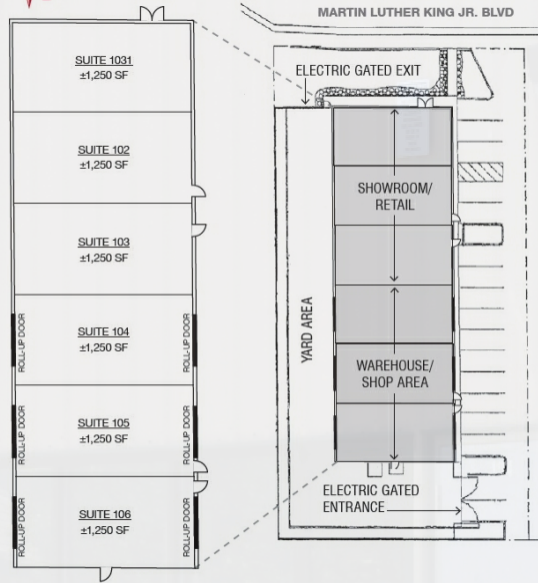
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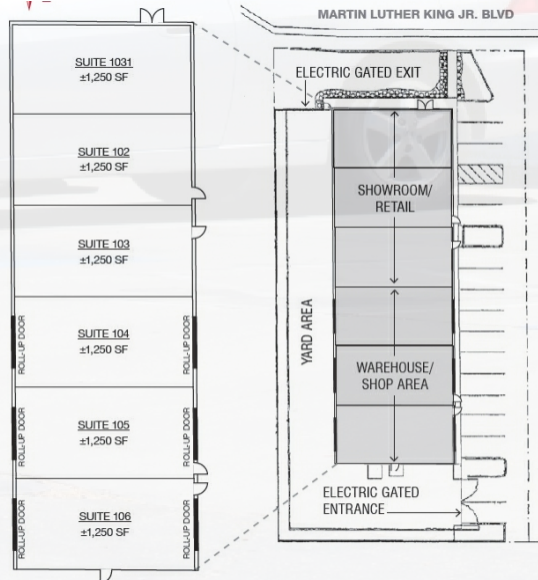
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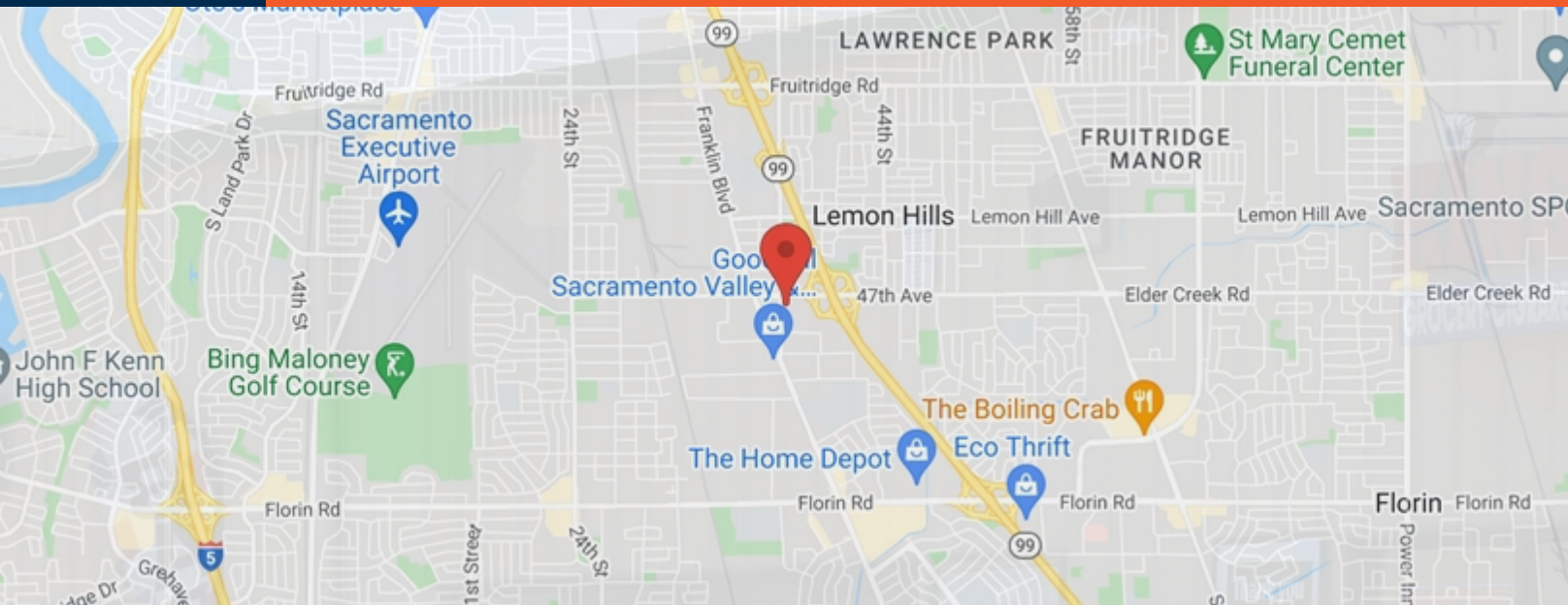
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,945	190,327	361,804
2010 Population	20,954	186,626	364,210
2021 Population	22,492	197,212	389,121
2026 Population	23,173	202,595	403,022
2010-2021 Growth Rate	0.63 %	0.49 %	0.59 %
2021 Daytime Population	19,385	172,845	417,254

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,144	8,307	15,397
\$15000-24999	1,020	7,223	13,108
\$25000-34999	896	6,527	12,222
\$35000-49999	1,363	9,062	17,373
\$50000-74999	991	11,857	25,427
\$75000-99999	502	8,149	19,906
\$100000-149999	451	7,533	21,364
\$150000-199999	91	2,502	8,519
\$200000 or greater	111	2,395	10,045
Median HH Income	\$ 36,719	\$ 50,922	\$ 60,987
Average HH Income	\$ 49,158	\$ 68,598	\$ 85,213

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,381	61,901	134,312
2010 Total Households	6,239	60,675	135,059
2021 Total Households	6,568	63,555	143,361
2026 Total Households	6,728	64,980	148,014
2021 Average Household Size	3.41	3.08	2.68
2021 Owner Occupied Housing	2,518	32,393	72,151
2026 Owner Occupied Housing	2,573	33,397	74,476
2021 Renter Occupied Housing	4,050	31,162	71,210
2026 Renter Occupied Housing	4,154	31,582	73,537
2021 Vacant Housing	679	5,021	10,346
2021 Total Housing	7,247	68,576	153,707

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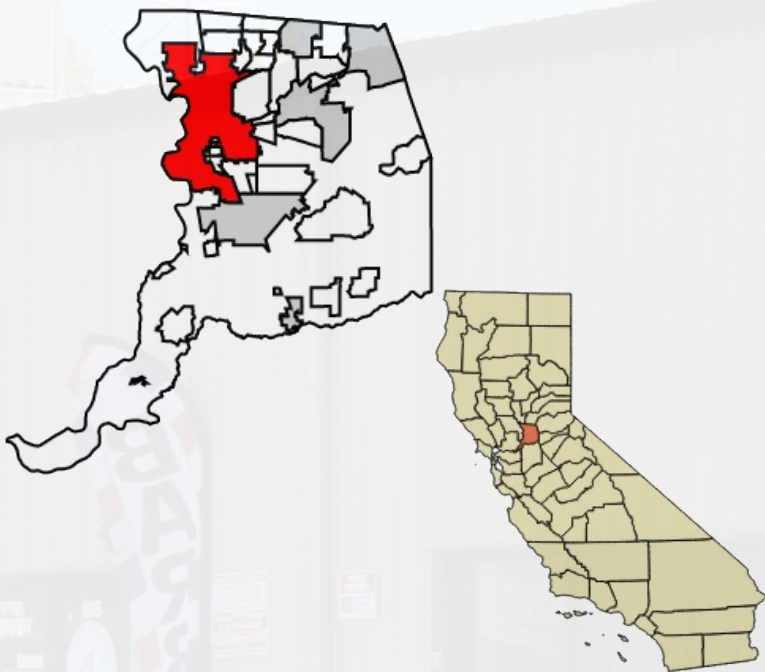
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CITY OF SACRAMENTO

COUNTY	SACRAMENTO
INCORPORATED	2/26/1850

AREA

CITY	99.8 SQ MI
LAND	97.7 SQ MI
WATER	2.1 SQ MI
ELEVATION	30 FT

POPULATION

POPULATION	524,943
RANK	35
DENSITY	5,374.11 SQ MI



ABOUT SACRAMENTO

Sacramento (SAK-rə-MEN-toh; Spanish: [sakra'mento], Spanish for "sacrament") is the capital city of the U.S. state of California and the seat and largest city of Sacramento County. Located at the confluence of the Sacramento and American Rivers in Northern California's Sacramento Valley, Sacramento's 2020 population of 524,943 makes it the sixth-largest city in California and the ninth-largest capital in the United States. Sacramento is the seat of the California Legislature and the Governor of California, making it the state's political center and a hub for lobbying and think tanks.

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