

BRADVILLE SQUARE
3633 BRADSHAW RD
SACRAMENTO, CA
FOR LEASE
3,521 SF RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA
SUPERCHARGER

EVgo
FAST CHARGING

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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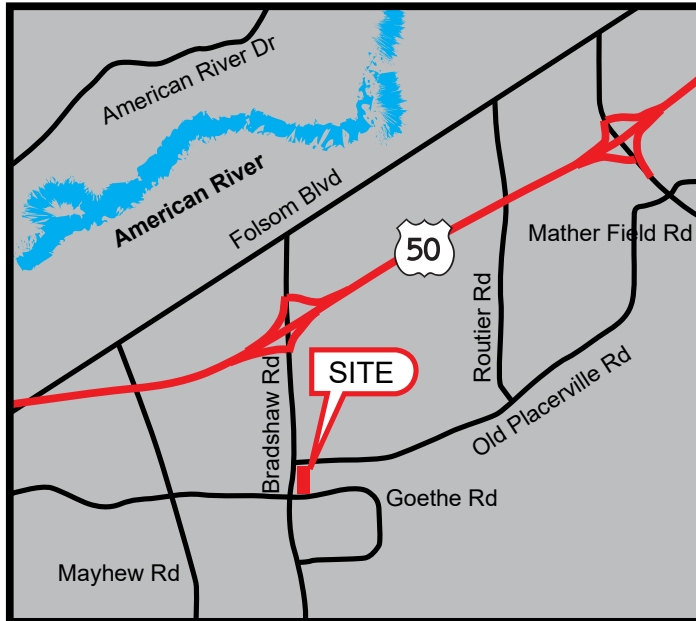
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Restaurant suite with available, Type-2 hood & inground grease interceptor
- Prominent exposure on busy Bradshaw Rd
- Easy access to Hwy 50
- Dense residential population
- Abundant parking
- 400 amps in premises
- Close proximity to Mather Airport



PROPERTY DETAILS:

Bradville Square is a well positioned daily needs shopping center in a dense and under-served part of Sacramento. The area borders the Rancho Cordova community and captures Hwy 50 office daytime population.

Center is anchored by Grocery Outlet, Dollar Tree, and Planet Fitness with many national tenants in and around the property. Tesla Superchargers and EVgo Fast Chargers on-site.

LEASE RATE:

3633-F 3,521 SF \$8,274.00 (\$2.35 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|---------------|
| 2025 Total Population (est): | 12,165 | 84,243 | 221,747 |
| 2025 Average HH Income: | \$114,334 | \$125,682 | 122,739 |
| Traffic Count @ Bradshaw Rd & Old Placerville Rd: | | | 40,978 |

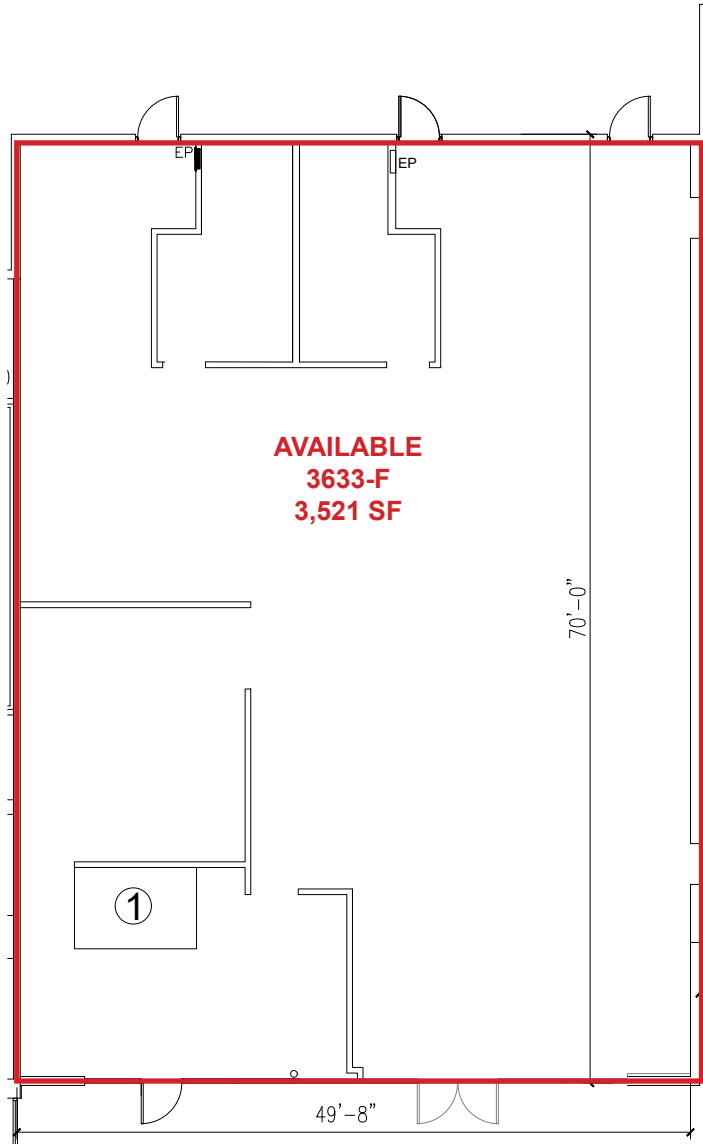
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FLOOR PLAN

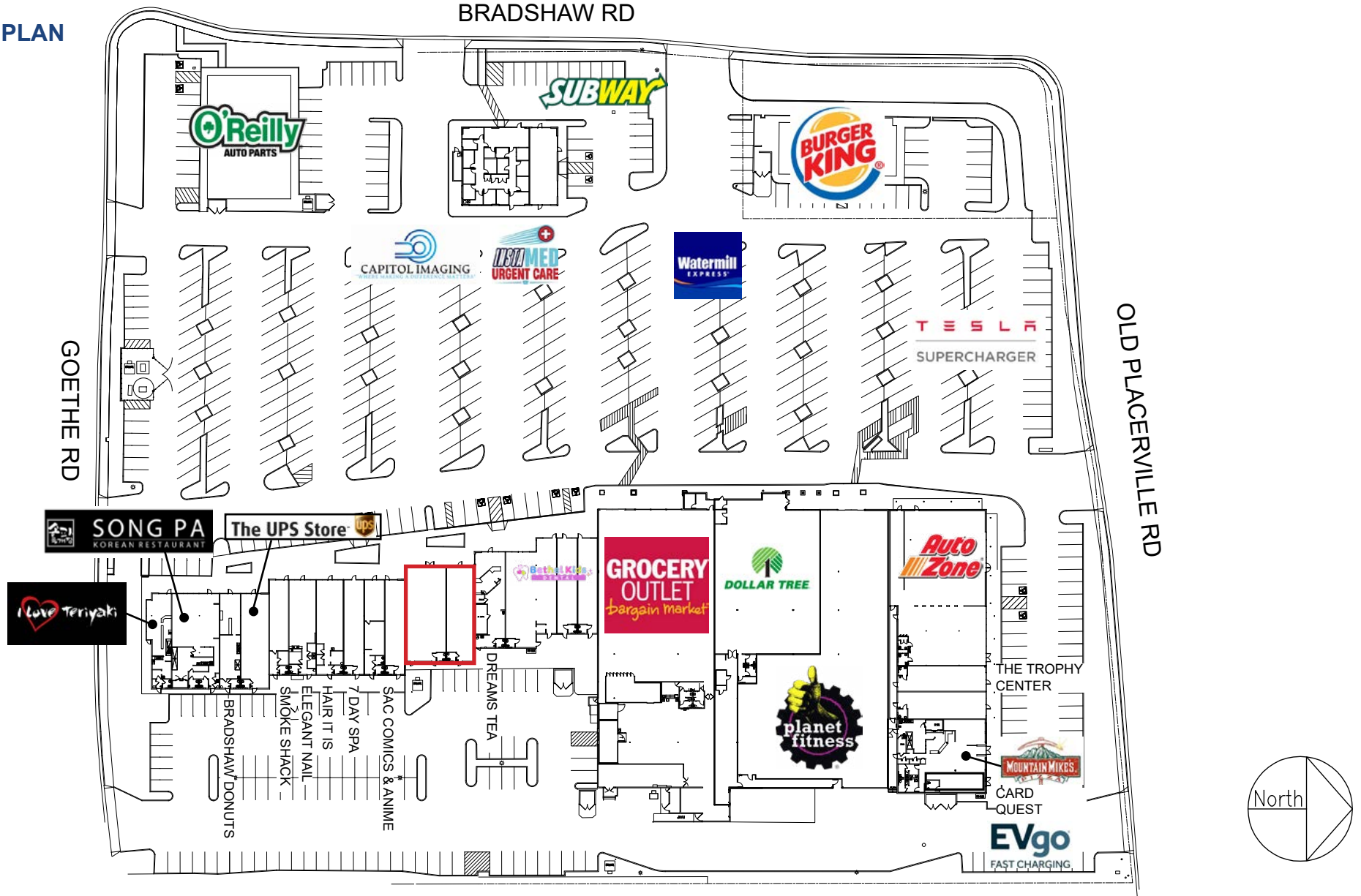


| FF&E | | | |
|-------------|-------------|--------------|-----------|
| Attached | | Non Attached | |
| Item Number | Item Name | Item Number | Item Name |
| 1 | Type 1 Hood | | |

| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|------------|--------------|
| 3633-F | 3,521 | \$2.35 PSF | \$8,274.00 |
| NNN costs are approximately \$0.42 PSF. | | | |

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SITE PLAN



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FOR LEASE

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3633-3643 BRADSHAW RD
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