

AVAILABLE
FOR LEASE

6955 STOCKTON BLVD
SACRAMENTO 95823
+/-1,050 SF - +/-2,400 SF

AVAILABLE

AVAILABLE

LINDALE DR

STOCKTON BLVD
ADT 29,000

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CENTURY 21
Select Real Estate, Inc.



PREMIER RETAIL LOCATION

THE PROPERTY

6955 STOCKTON BLVD, SACRAMENTO 95823



REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SOUTH SACRAMENTO



+/-1,050 SF
+/-2,400 SF



SC
SHOPPING CENTER



HAIR SALON
QSR
RETAIL
RESTAURANT



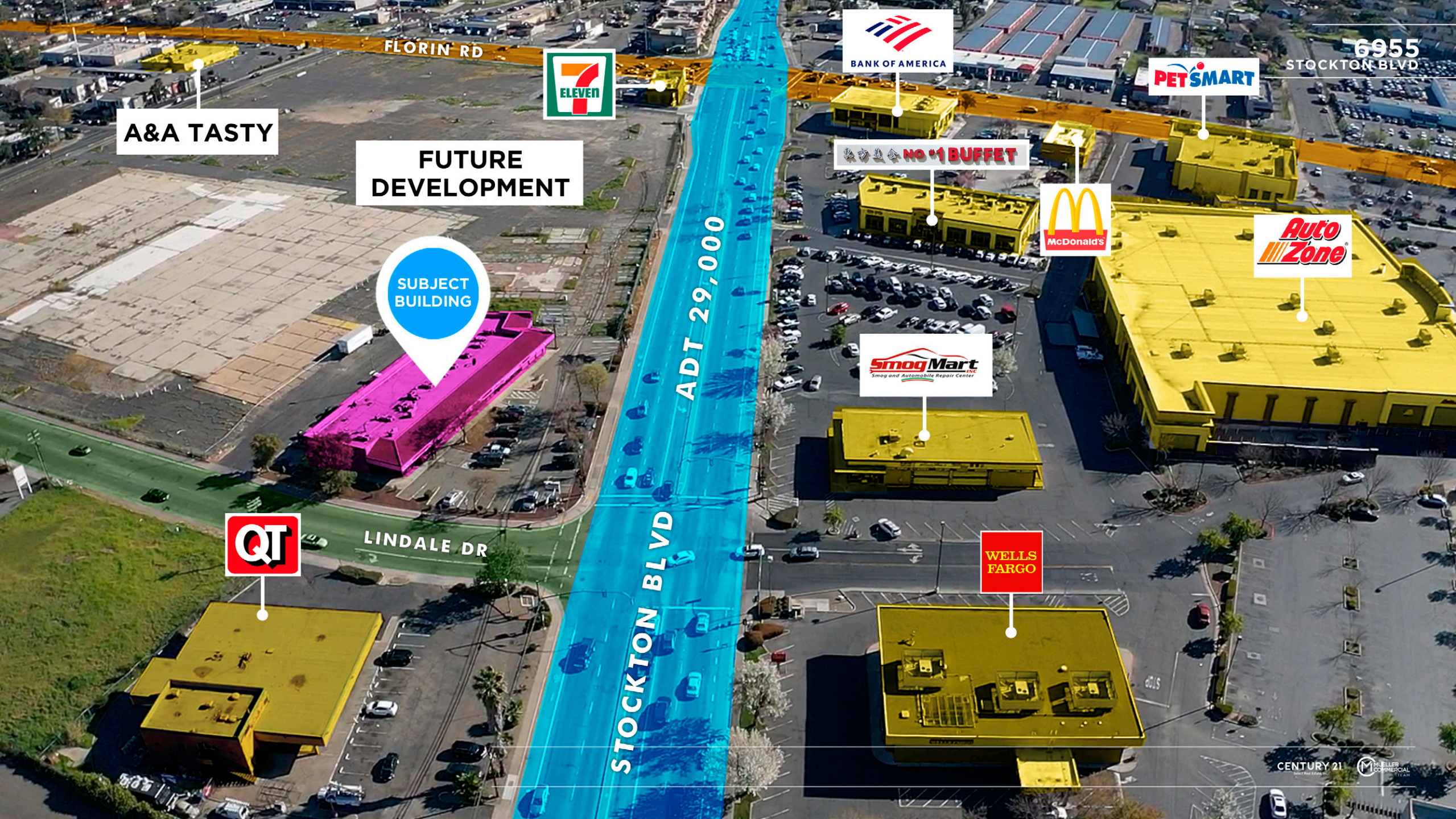
\$1.55
NNN



CENTURY 21
COMMERCIAL REAL ESTATE

\$1.55 NNN





6955 STOCKTON BLVD

FLORIN RD

A&A TASTY



FUTURE DEVELOPMENT

NO. 1 BUFFET

SUBJECT BUILDING



LINDALE DR

WELLS FARGO

STOCKTON BLVD

ADT 29,000

6955
STOCKTON BLVD



THE BUILDING

THE BUILDING IS LOCATED ON THE SOUTHEAST CORNER OF STOCKTON BLVD AND LINDALE DR. IN SOUTH SACRAMENTO CA. THE SUBJECT PROPERTY SITS ON 0.88 ACRES OF COMMERCIAL ZONED LAND (SC). THE BUILDING IS STRATEGICALLY LOCATED NEAR A MAJOR SIGNALIZED INTERSECTION AND OFFERS CONVENIENT INGRESS AND EGRESS MAKING IT A POPULAR DESTINATION SPOT FOR A MULTITUDE OF RETAIL USERS.

THIS ALLOWS THE CUSTOMER THE ABILITY TO NOT HAVE TO WORRY ABOUT FINDING A SPACE TO PARK. THE PROPERTY OFFERS BOTH BUILDING AND MONUMENT SIGNAGE FACING ONE OF THE MOST BUSY INTERSECTIONS IN SOUTH SACRAMENTO. THE SYNERGISTIC TENANT MIX COUPLED WITH THE HEAVY DAYTIME FOOT AND VEHICLE TRAFFIC MAKE THIS AN IDEAL LOCATION FOR A NUMBER OF RETAIL USERS THAT WANT TO BE A PART OF THE SACRAMENTO MARKETPLACE.



COMMERCIAL

\$1.55 NNN

CENTURY 21







THE AREA

The subject property is located in South Sacramento near the intersection of Stockton Blvd and Florin Rd. The property is in close proximity to major National and Regional users such as Walmart Supercenter, Dollar Tree, Starbucks, McDonalds, Pacific Plaza and the bustling Florin Town Centre; one of Sacramento's busiest Centers. The building is located near a vast variety of residential and apartment housing in addition to lots of schools and recreational parks as well. The property is conveniently located moments from HWY 99 as well as Interstate 5 and the Sacramento Executive Airport. This is also the cultural hub of "Little Saigon", one of the busiest retail areas in the region. Take advantage of this strategic location and exceptionally active sector of South Sacramento.



6955
STOCKTON BLVD

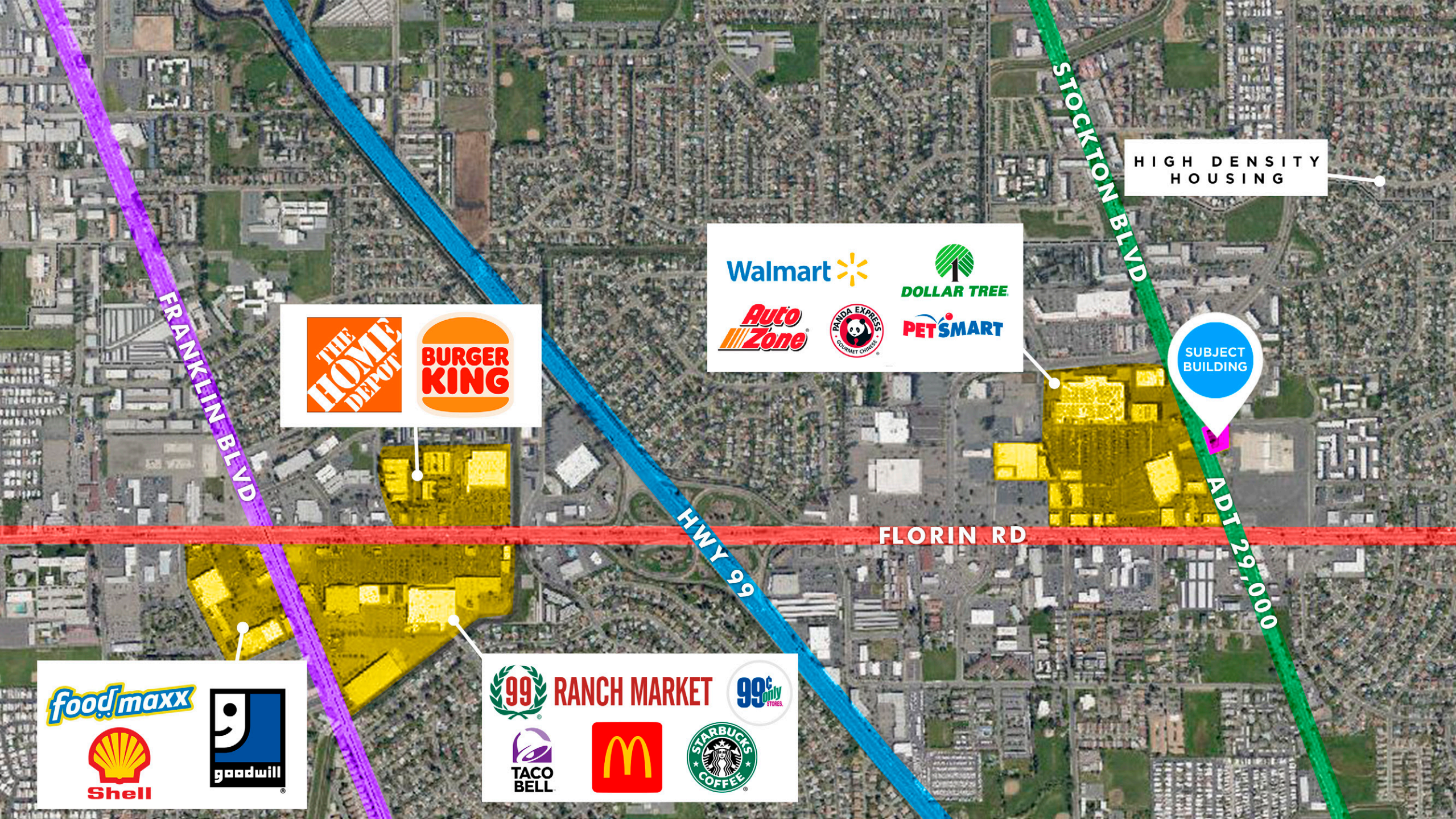


STOCKTON BLVD

ADT 29,000



LINDALE DR



HIGH DENSITY HOUSING

FRANKLIN BLVD

STOCKTON BLVD

HWY 99

FLORIN RD

ADT 29,000

Logos for **THE HOME DEPOT** and **BURGER KING**.

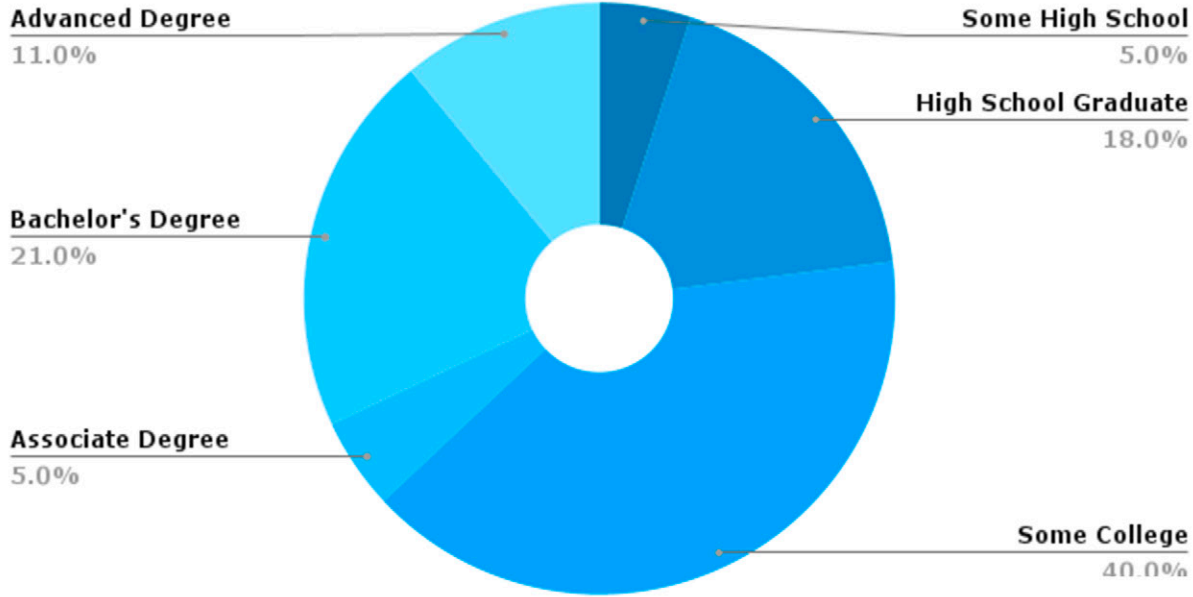
Logos for **Walmart**, **DOLLAR TREE**, **Auto Zone**, **PANDA EXPRESS GOURMET CHINESE**, and **PETSMART**.

SUBJECT BUILDING

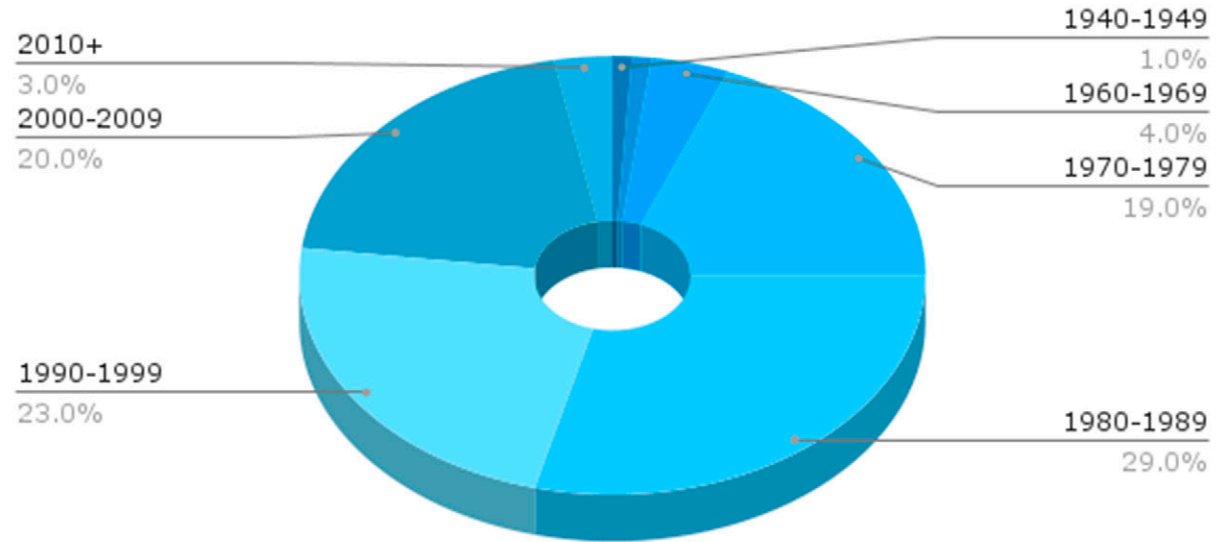
Logos for **foodmaxx**, **Shell**, and **goodwill**.

Logos for **99 RANCH MARKET**, **99c ONLY STORES**, **TACO BELL**, **McDonald's**, and **STARBUCKS COFFEE**.

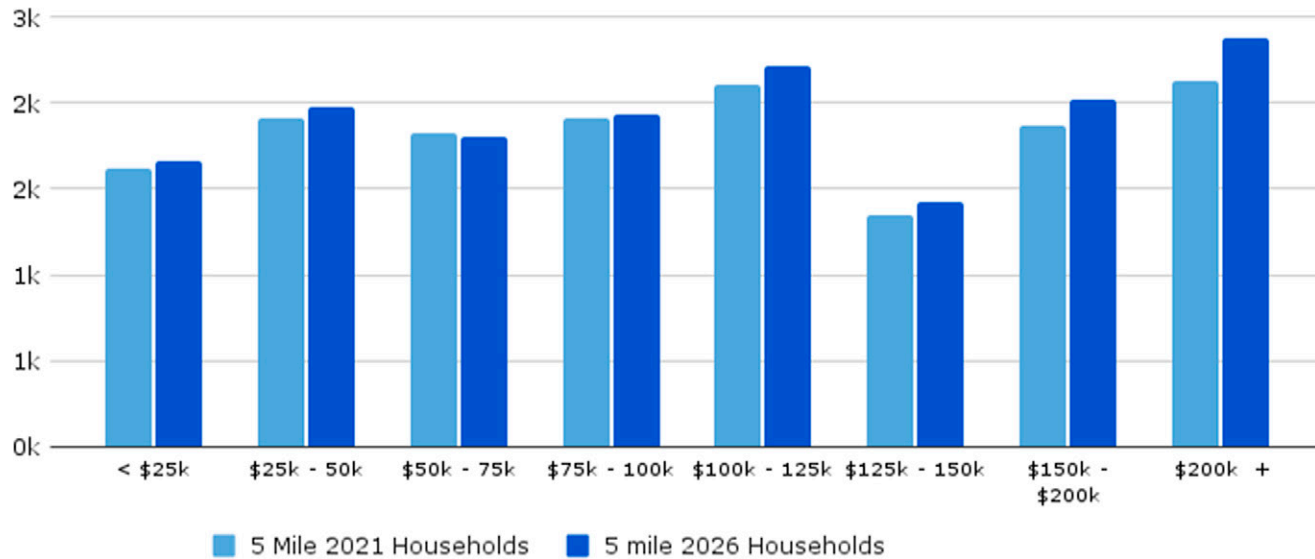
EDUCATIONAL ATTAINMENT



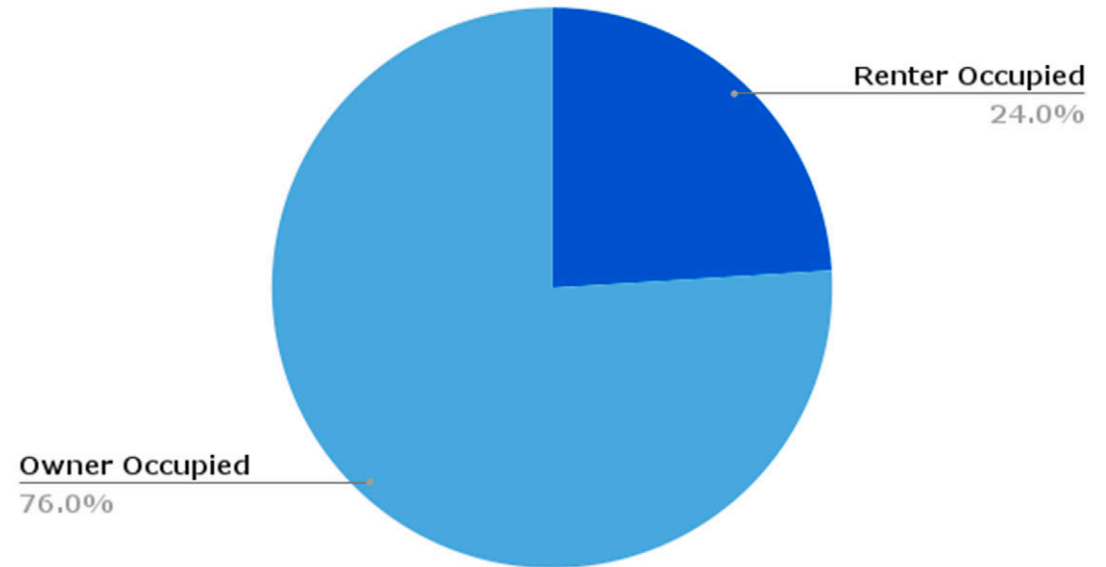
HOMES BUILT BY YEAR



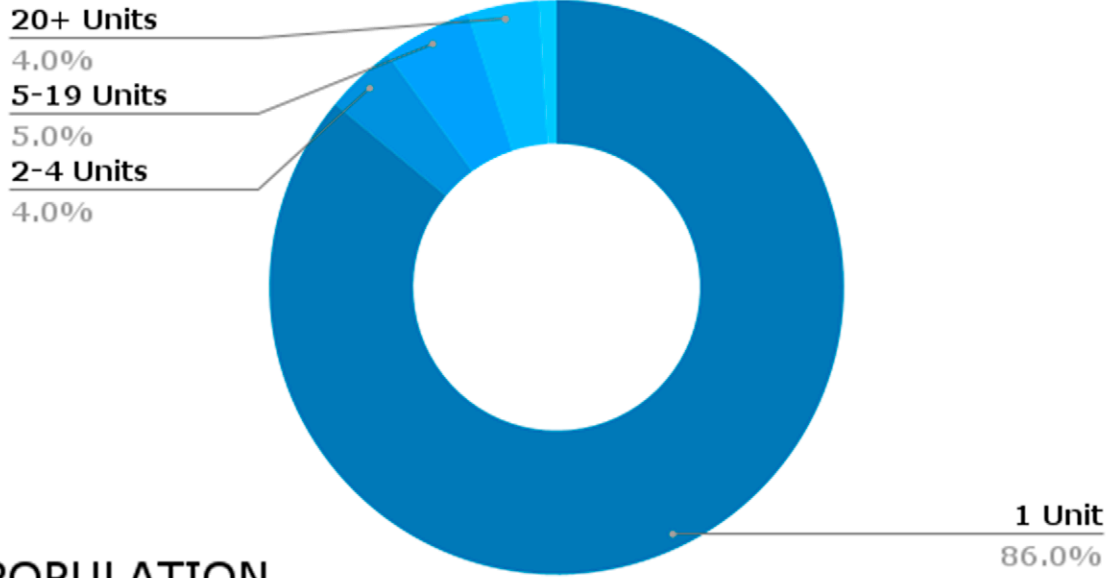
Monthly House Hold Income



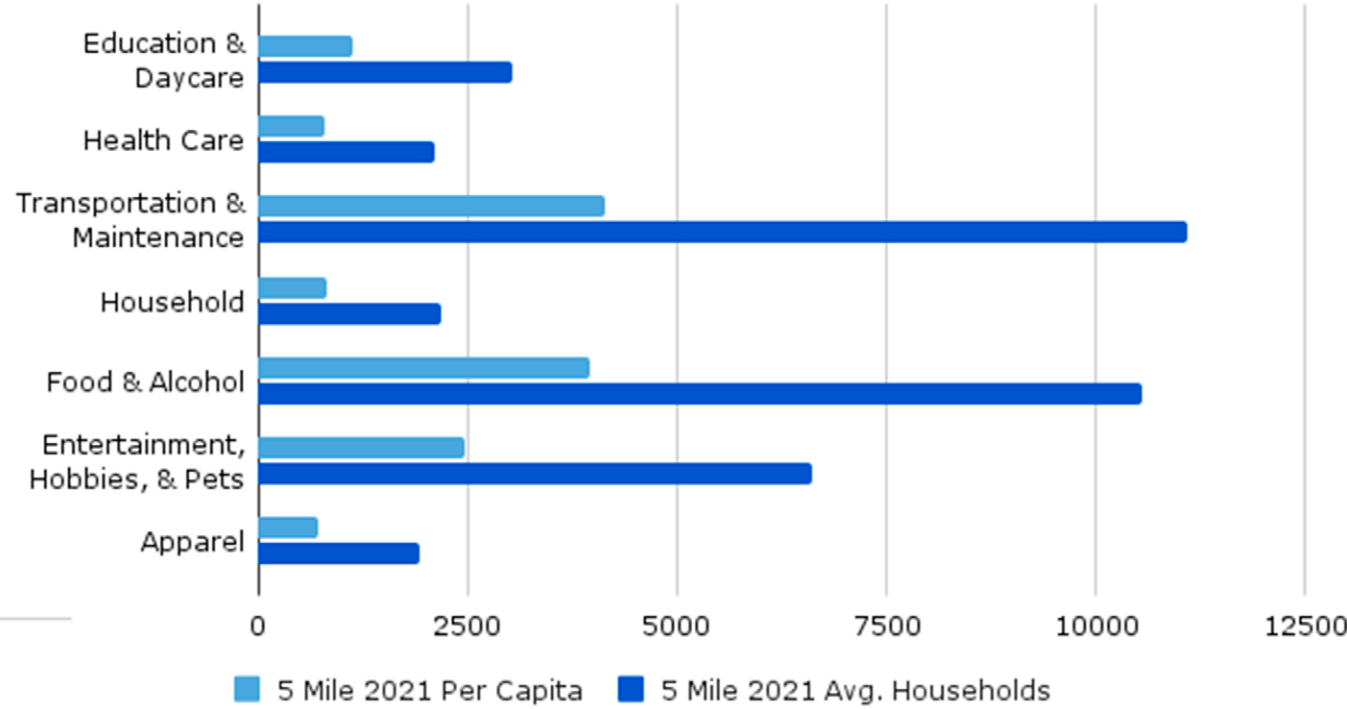
HOUSING OCCUPANCY



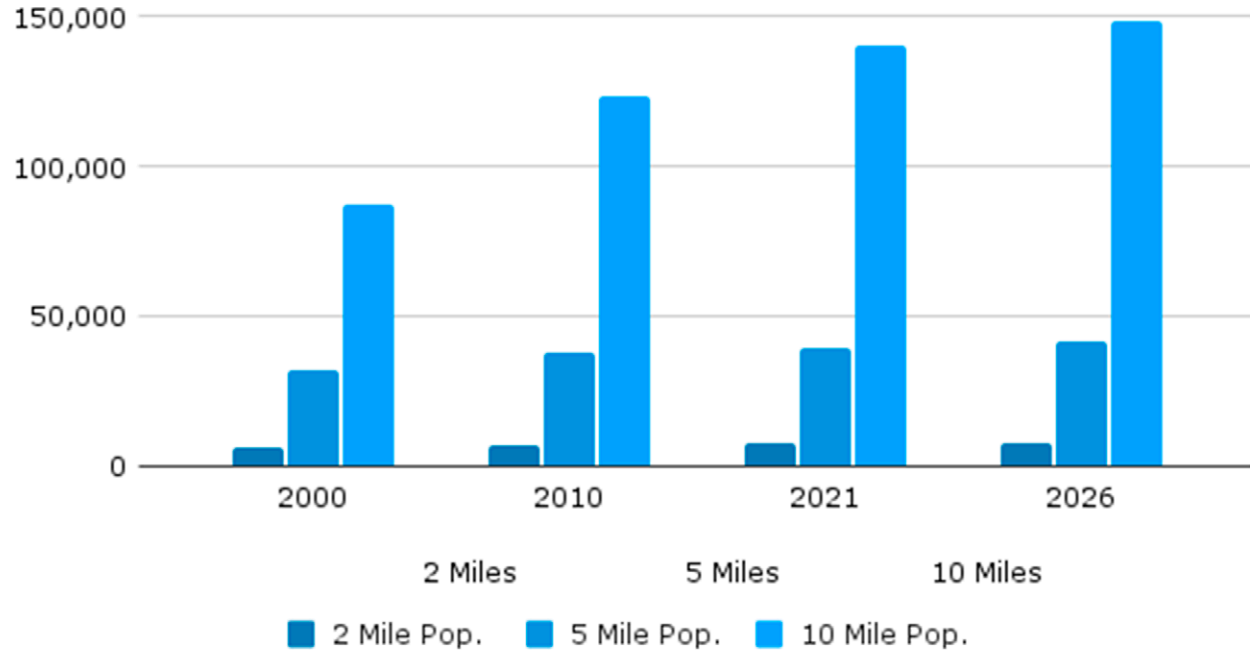
HOUSING TYPE



Per Capita & Avg. Household Spending



POPULATION



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	6,159	31,850	87,182
2010	6,882	37,480	123,077
2021	7,322	39,350	140,230
2026	7,670	41,132	148,101

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