

AVAILABLE  
**FOR LEASE**

**5524 ELVAS AVE STE. A - 5523 F ST. STE. A**  
**SACRAMENTO, CA 95819**  
+/- 933 SF - 2310 SF

55TH STREET

F STREET

SUBJECT

AVAILABLE

AVAILABLE

ELVAS AVE. 10,000 ADT

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**CENTURY 21**

Select Real Estate, Inc



**Extraordinary Urban Creative Office or Retail Space**



# THE PROPERTY

5524 ELVAS AVE STE. A - 5523 F ST. STE. A, SACRAMENTO, CA 95819

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



EAST  
SACRAMENTO



+/-933 SF  
+/-2,310 SF



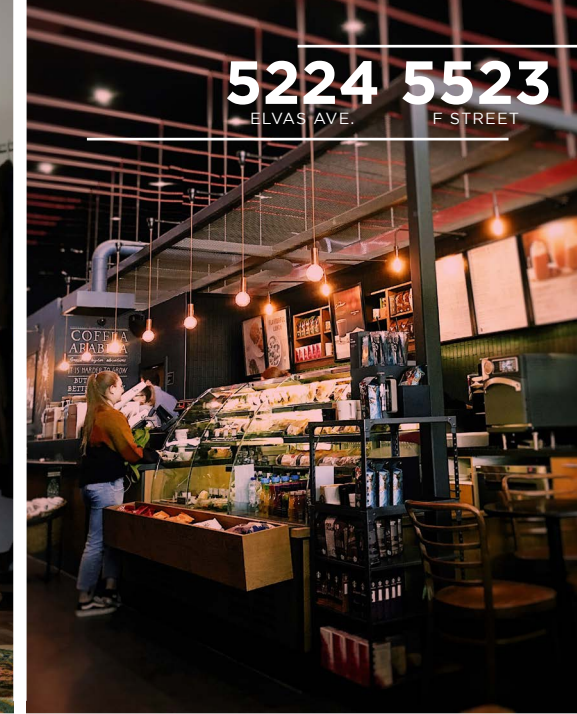
C-2  
GENERAL  
COMMERCIAL



RETAIL  
OFFICE  
SHOWROOM



\$1.75  
FSG



5224 5523

ELVAS AVE. F STREET





Sacramento ANIMAL HOSPITAL

56

W's

Starbucks

UNIVERSITY OF CALIFORNIA

target

THE HOME DEPOT

Office DEPOT

CSU Sacramento

ZEN AUTO

Lefty's

NAR Design Group

Studio L

30 YEARS AND COUNTING

SUBJECT

design TECH

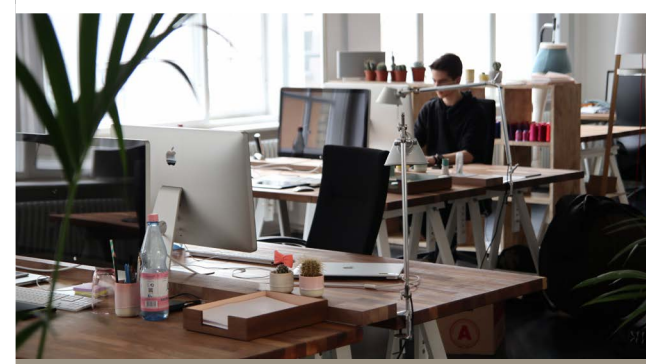
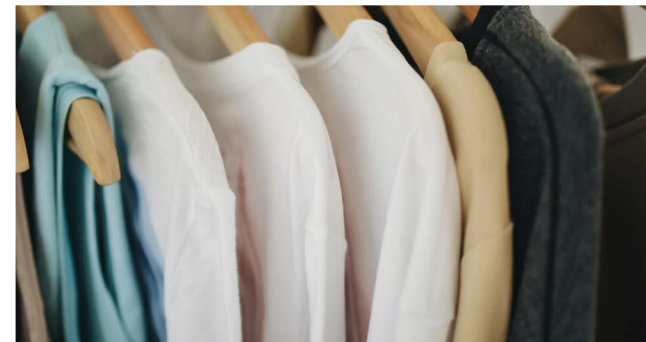
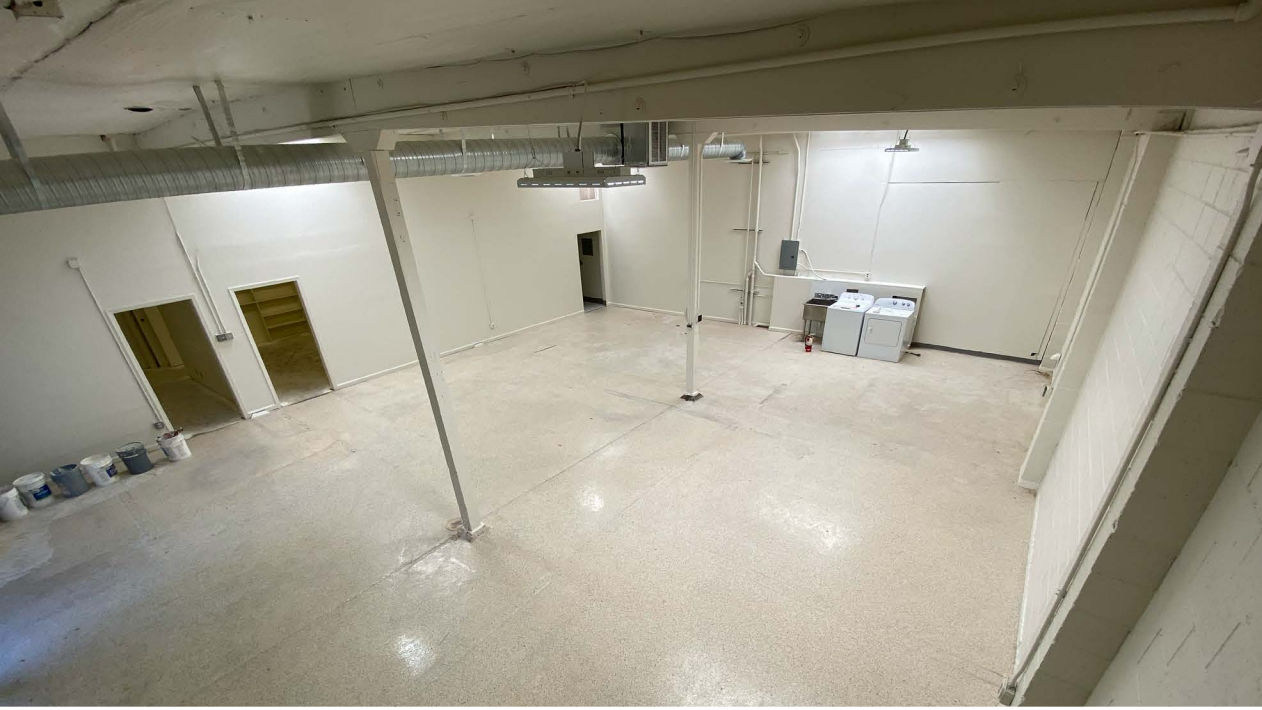
ELVAS AVE. 10,000 ADT

55TH STREET

E STREET

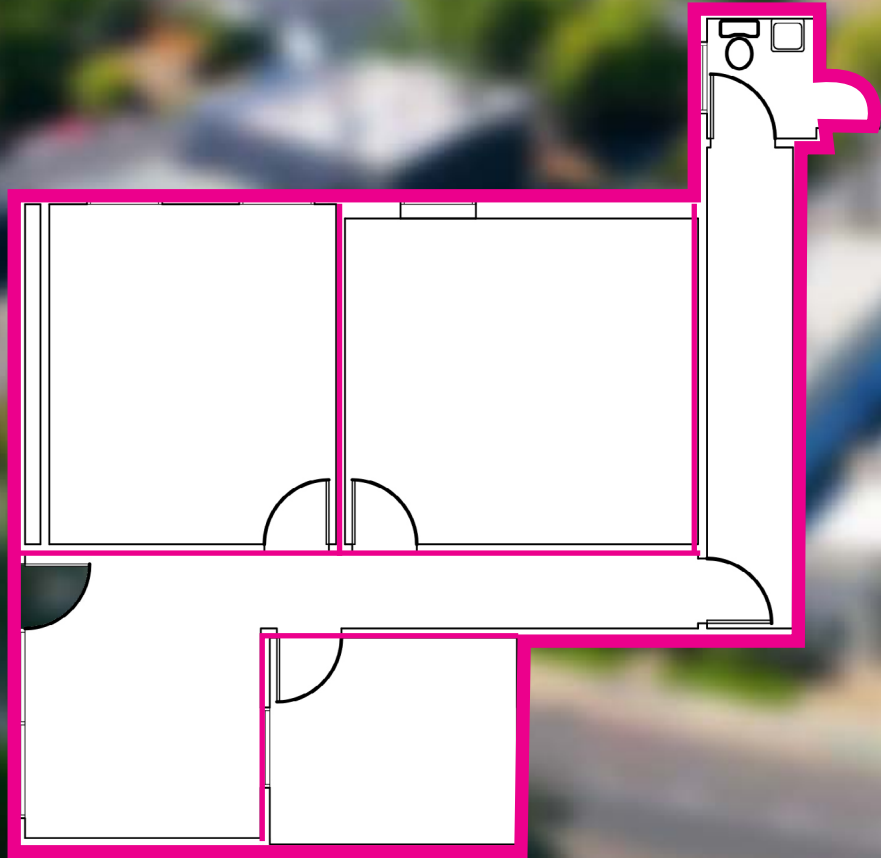




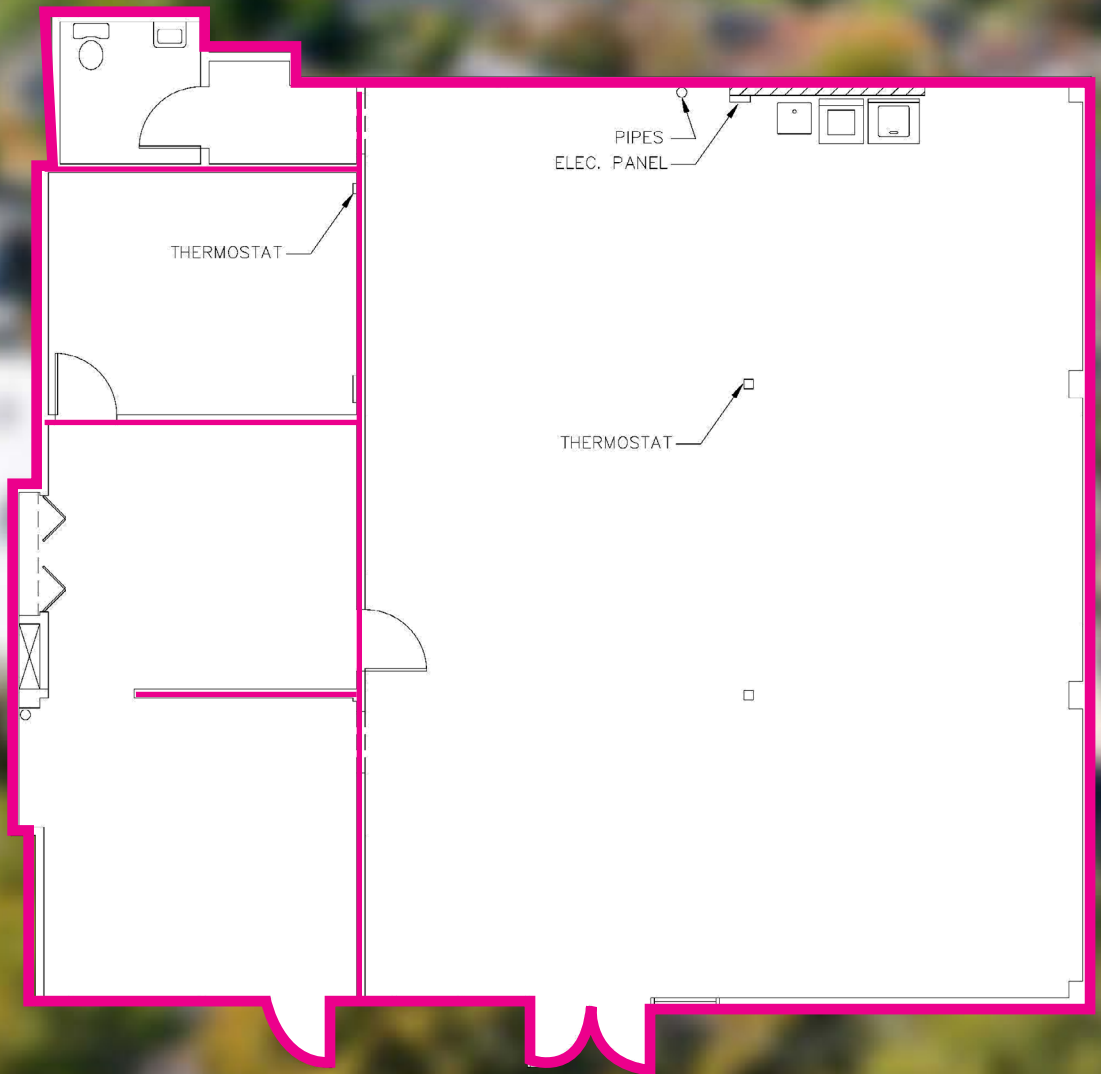




# 5523 STE. A

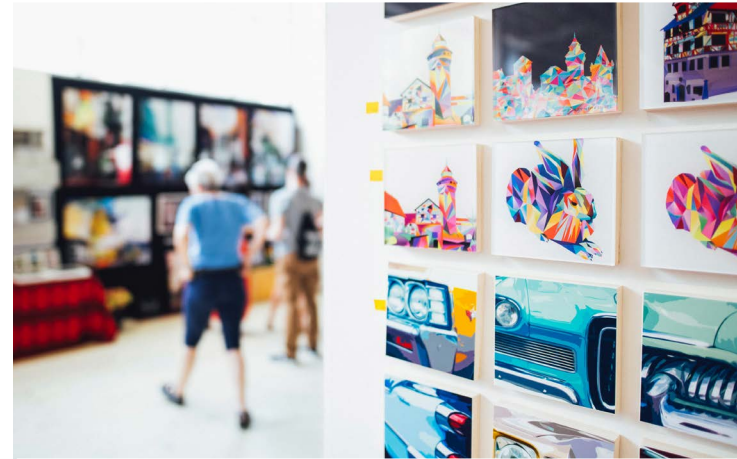


# 5524 STE. A





**5224 5523**  
ELVAS AVE. F STREET



# THE BUILDING

This multi-tenant building is located along Elvas Ave. in East Sacramento, just north of the intersection of H St. and Elvas Ave. This property is located close to CSU Sacramento, Mercy General Hospital, Trader Joes, Safeway, and several other national retailers. This location has two available suites, +/-933 SF & +/-2,310 SF that both have street

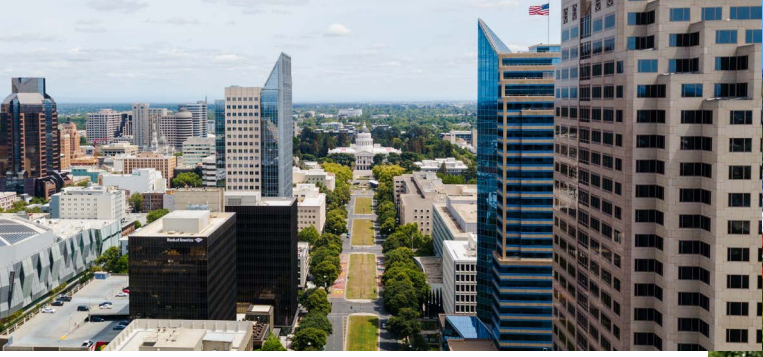
frontage along Elvas Ave. The larger suite has multiple offices and a large open space with high ceilings along with multiple skylights. The smaller suite is an end-cap with multiple windows along the front and side of the building. Both suites offer creative working environments with creative spaces to increase efficiency.











## THE AREA

This property is located in a prime location along Elvas Ave. This property is located close to CSU Sacramento, Mercy General Hospital, Trader Joes, Safeway, and several other national retailers. The demographics show that roughly 30% the residents have a bachelor's degree or higher with a majority of the homes being older in an established wealthy area with expendable income. This property is centrally located near CSU Sacramento which is equally close in distance to HWY 50, HWY 80, and HWY 99. UC Davis Emergency Department, Mercy General Hospital, and thousands of Downtown employees are all within a few miles of this location.







160

I-5

50

80

50

99

DOCO

STATE CAPITOL

J ST.

J ST.

CAL EXPO

5524 ELVAS AVE. SACRAMENTO, CA 95819

CSUS Sacramento

HOWE AVE

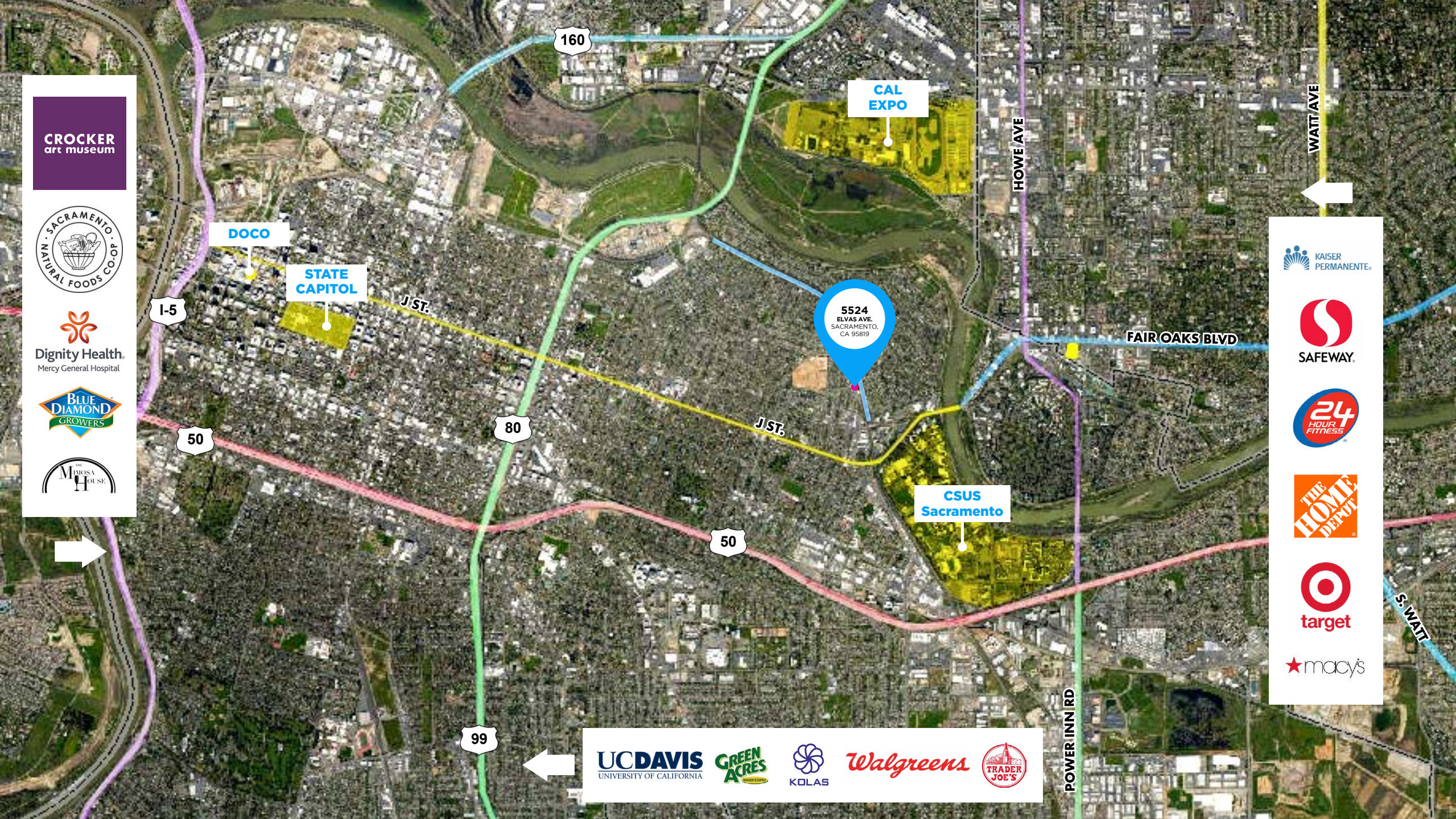
FAIR OAKS BLVD

WATT AVE

S. WATT



POWER INN RD

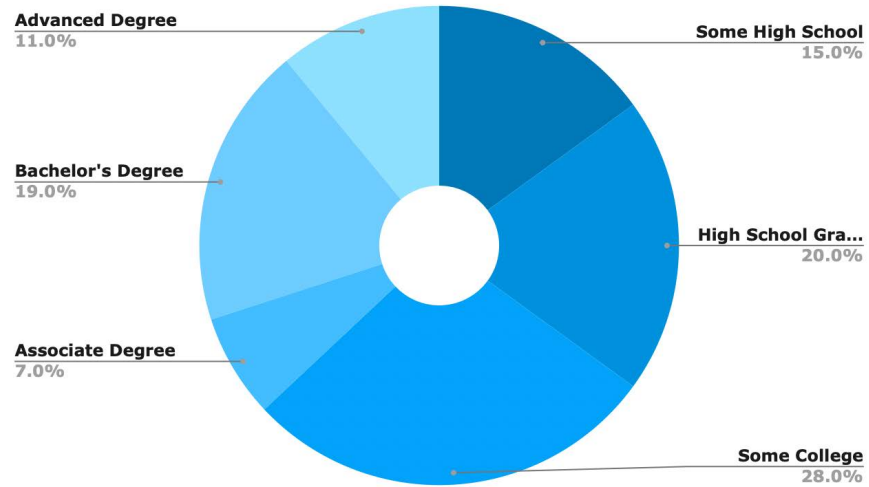




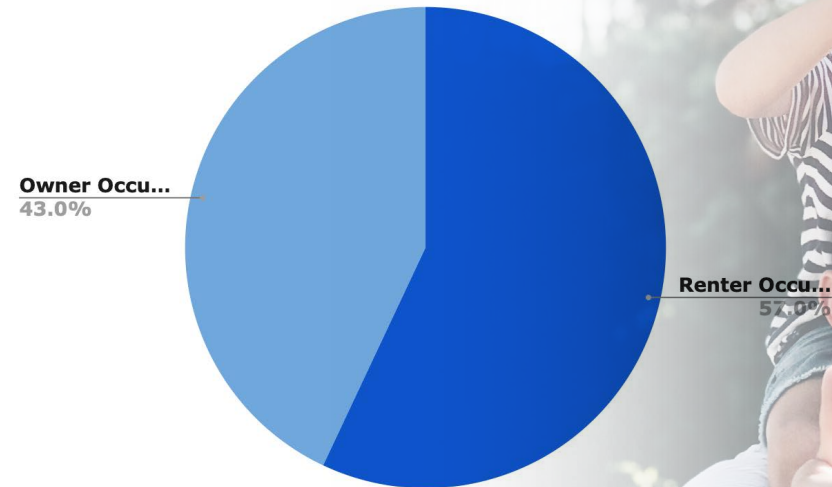
# DEMOGRAPHICS

EDUCATION  
HOUSING

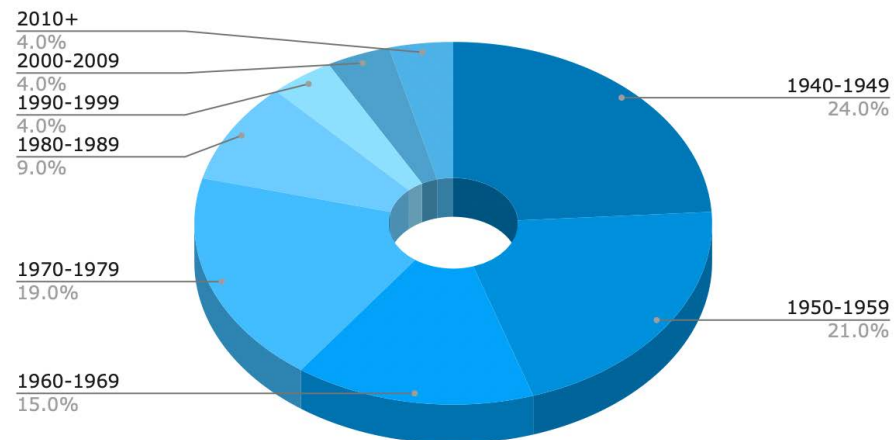
## EDUCATIONAL ATTAINMENT



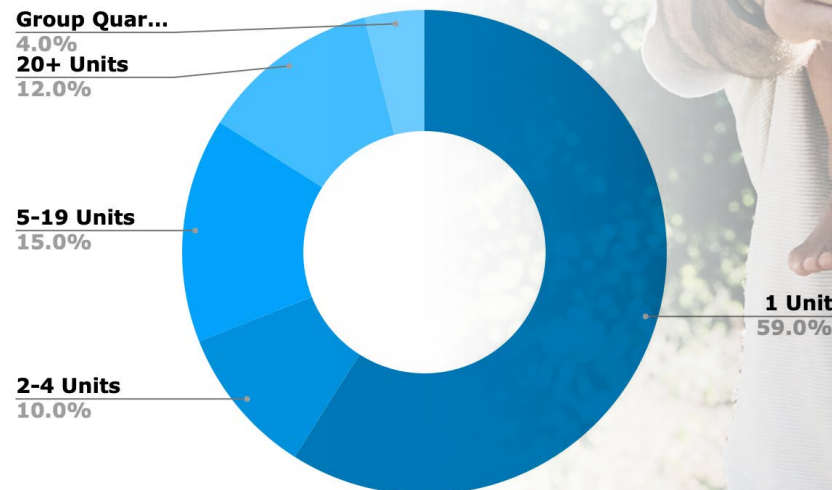
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

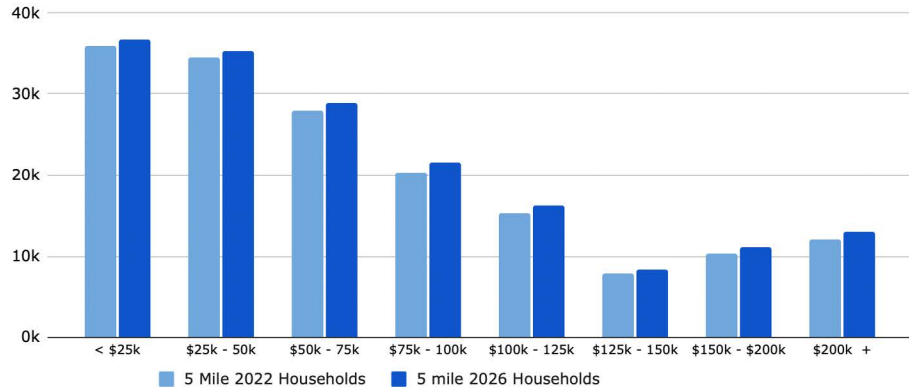




# DEMOGRAPHICS

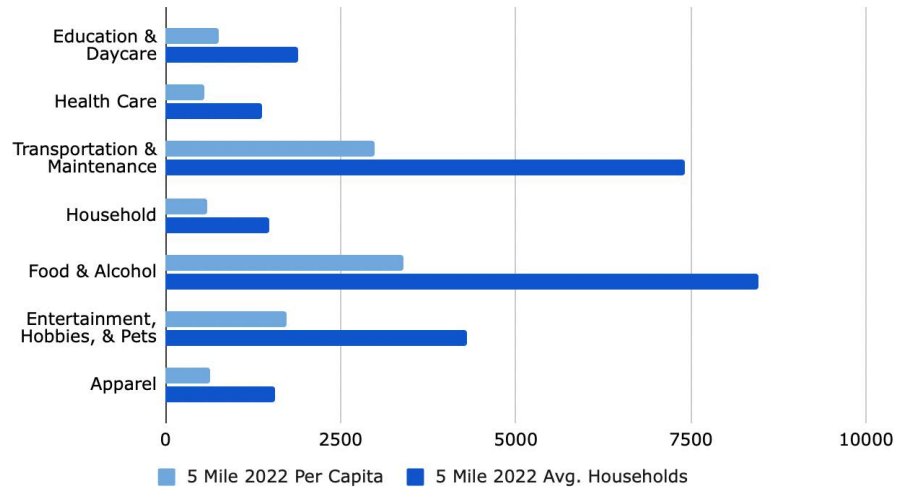
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

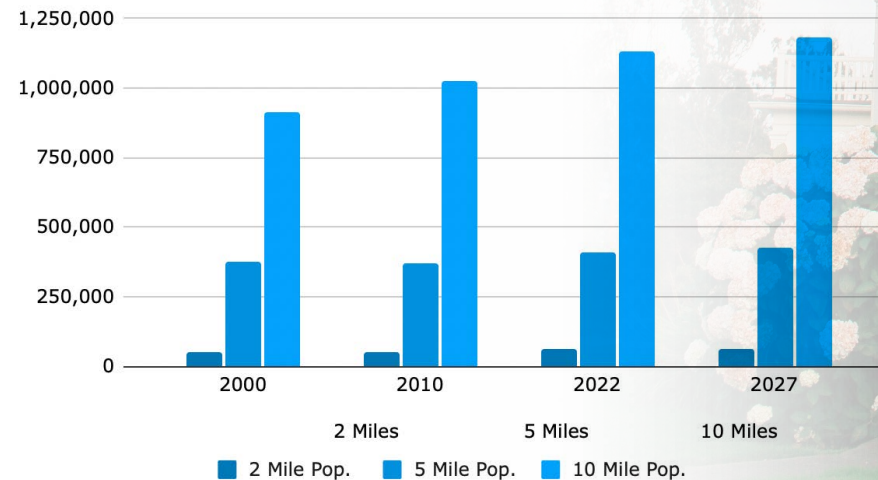


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	52,450	374,134	914,802
2010	53,550	369,509	1,025,011
2022	59,760	408,823	1,133,151
2027	62,422	426,209	1,180,284

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION







F STREET

55TH STREET

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**CENTURY 21**  
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# LEASE

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