

AVAILABLE
FOR LEASE

Hillsdale Plaza Shopping Center
5735 HILLSDALE BLVD.
SACRAMENTO, CA 95842
+/- 1,225-2,100 SF

HILLSDALE BLVD

WALERGA RD.



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CENTURY 21
Select Real Estate, Inc.



Neighborhood Shopping Center Space Available For Lease

THE PROPERTY

5735 HILLSDALE BLVD., SACRAMENTO, CA 95842

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO, CA



+/- 1,225-2,100 SF



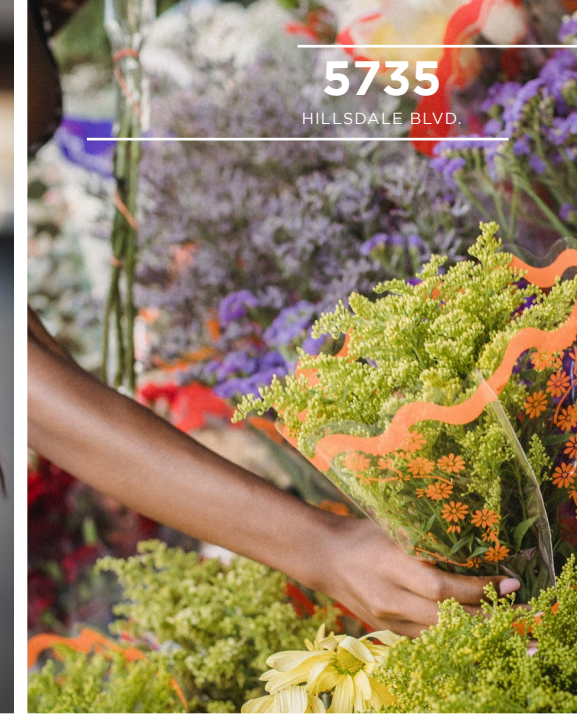
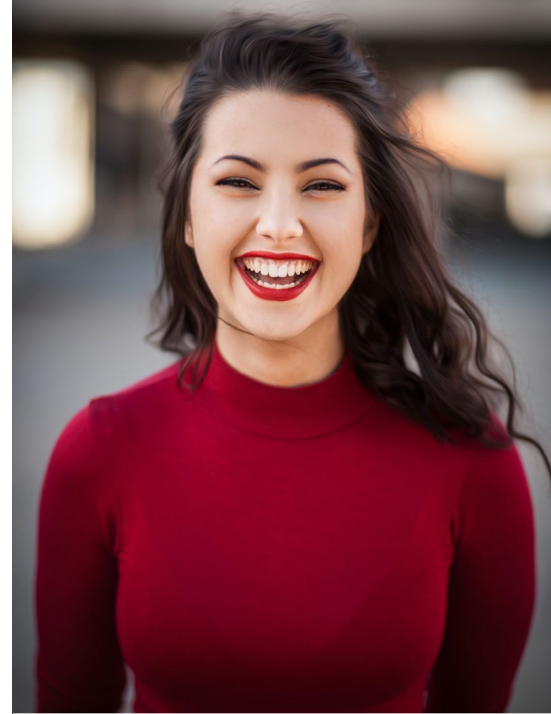
SC
SHOPPING CENTER



RETAIL



\$1.10-\$1.20
PSF + NNN



5735

HILLSDALE BLVD.



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FOR LEASE





5.11
CYCLE GEAR



Industrial
Park

Walmart



IN-N-OUT BURGER
Chick-fil-®



WALERGA RD.

HILLSDALE BLVD



DOLLAR GENERAL



SUBJECT

SUBJECT



5735

HILLSDALE BLVD.

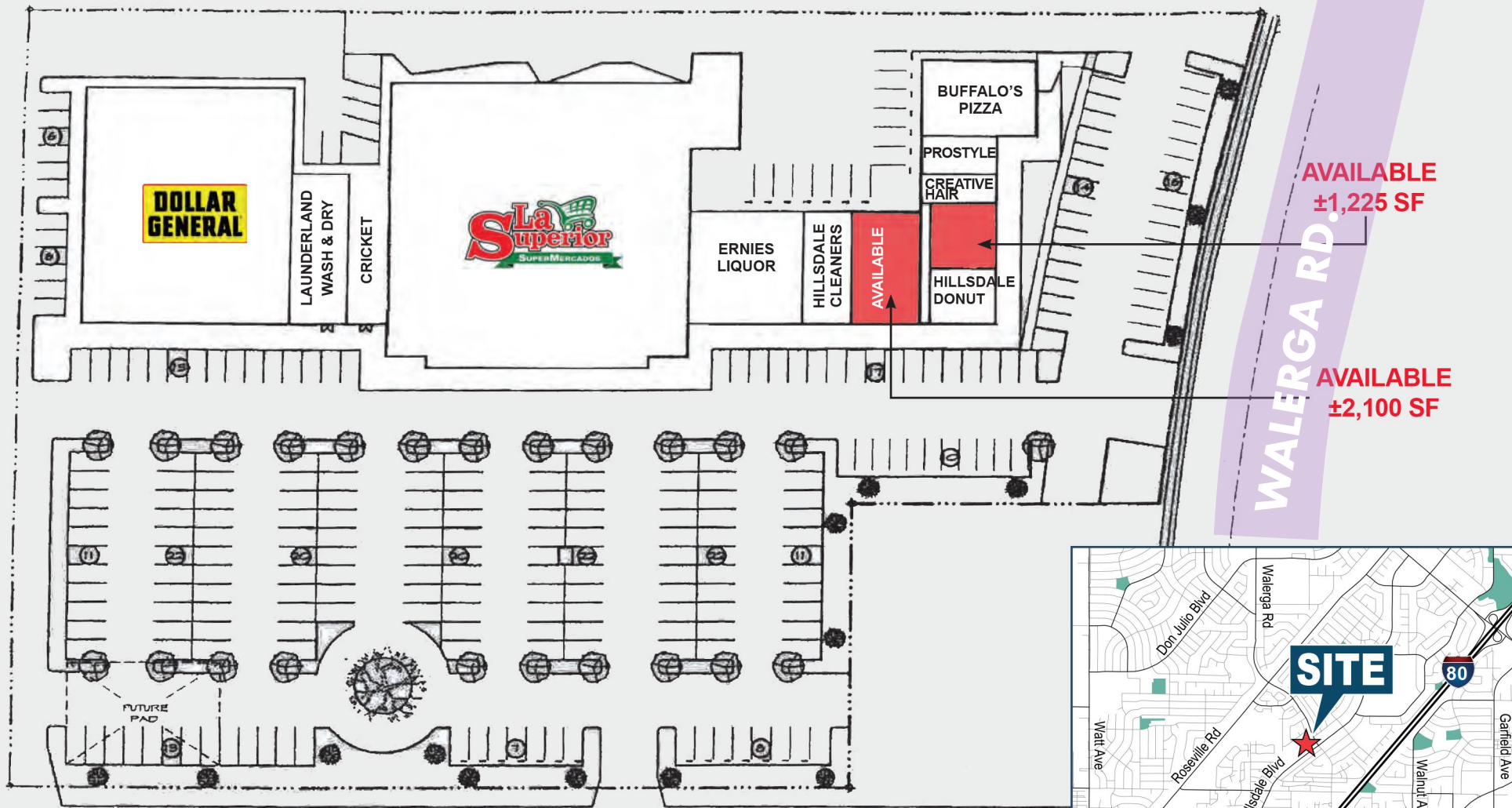


THE BUILDING

The Hillsdale Plaza Shopping Center sits front and center in a high-traffic location accessible from I-80 within a diverse community of businesses, benefiting from a built-in customer base from recognized retail anchors, La Superior Grocery and Dollar General with easy access from multiple entrance and exit points and abundant parking spaces for your customers' convenience. The retail center offers a full-service shopping experience

for the densely populated neighborhood and high visibility from prominent storefronts and excellent signage opportunities to attract shoppers. Choose from a range of retail spaces, catering to various business needs and sizes from +/- 1,225 SF to 2,100 SF situated adjacent to a neighborhood favorite, Hillsdale Donuts. Friendly leasing terms and a supportive management team make this site an easy space to set up a thriving business.





HILLSDALE BLVD

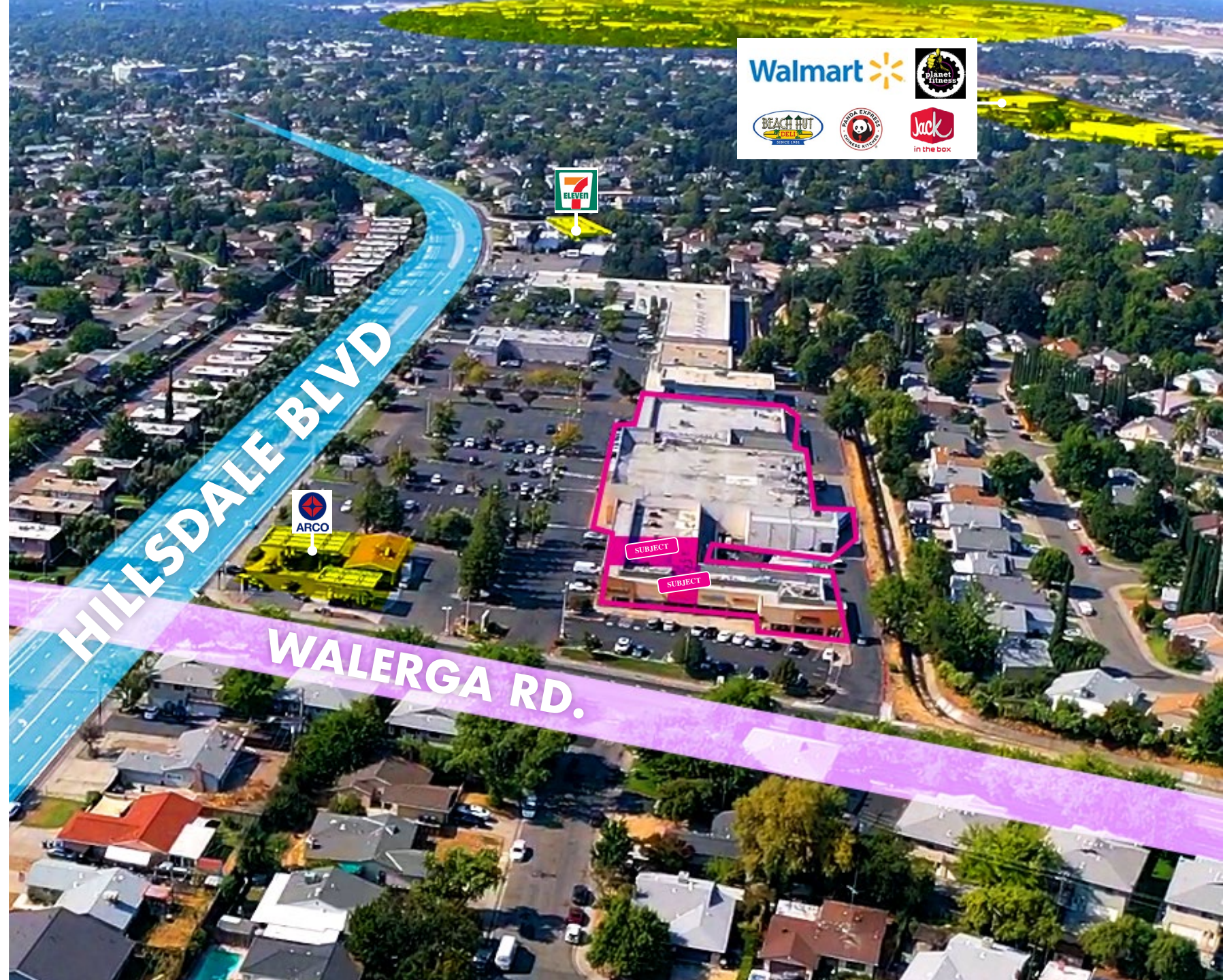
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THE AREA

The Sacramento area is a vibrant and dynamic region located in Northern California. Known for its diverse communities, rich cultural heritage, and proximity to the state's capital, Sacramento offers a unique blend of opportunities for businesses. Zip code 95842 is situated in the northern part of the city, and it benefits from its strategic location within the broader Sacramento metropolitan area. With a well-developed infrastructure, including major highways and access to Sacramento International Airport, businesses in this area enjoy excellent connectivity for both local and global markets. Additionally, the region's mild climate and scenic surroundings make it an attractive destination for residents and visitors alike, contributing to a steady flow of potential customers and clients.

Businesses can tap into a range of benefits to thrive and grow. Sacramento boasts a robust economy, with a diverse mix of industries, including technology, healthcare, agriculture, and education. This diversity fosters an environment where businesses can find synergistic partnerships and a skilled workforce. The Sacramento area's proximity to major research institutions and universities also provides opportunities for collaboration, innovation, and a talent pool of educated professionals. Overall, zip code 95842 is an ideal place for businesses to establish themselves and prosper in a vibrant and growing economic landscape.



HILLSDALE BLVD

WALERGA RD.

SUBJECT

SUBJECT



GREENBACK LANE



Foothill High School

ROSEVILLE RD.

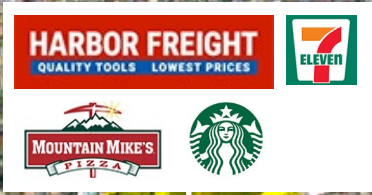
5735 HILLSDALE BLVD. SACRAMENTO CA 95842



DOLLAR GENERAL

HILLSDALE BLVD

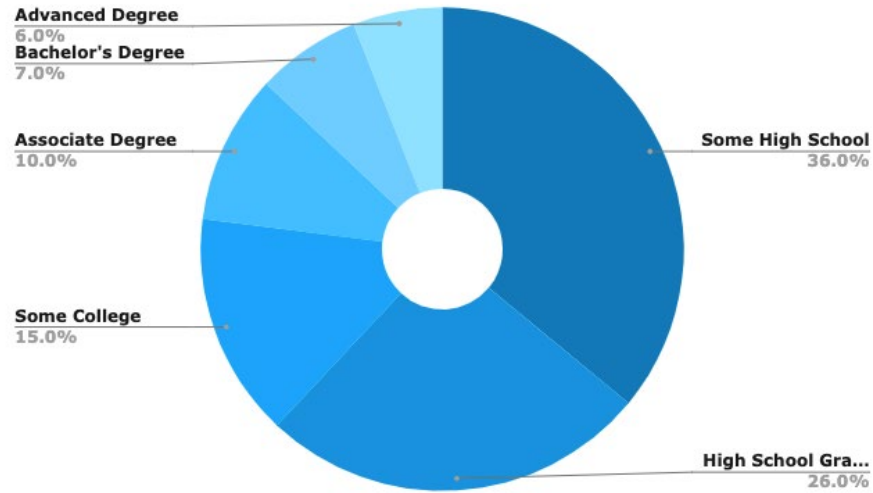
AUBURN BLVD.



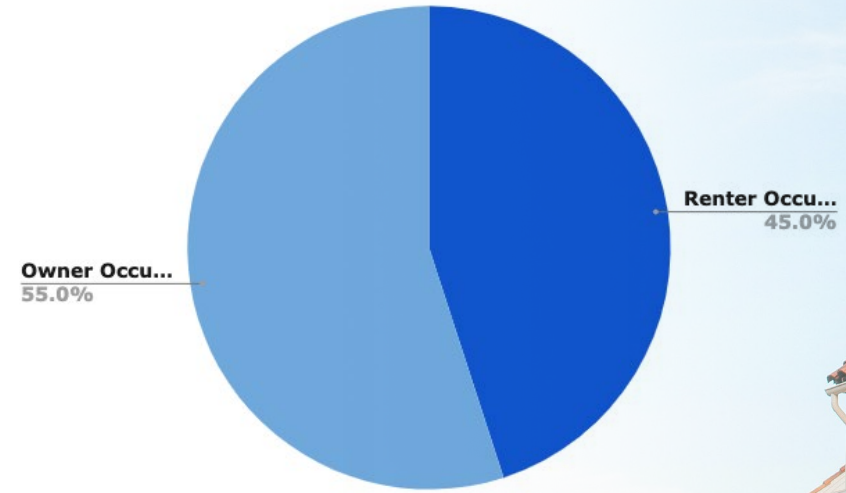
DEMOGRAPHICS

EDUCATION
HOUSING

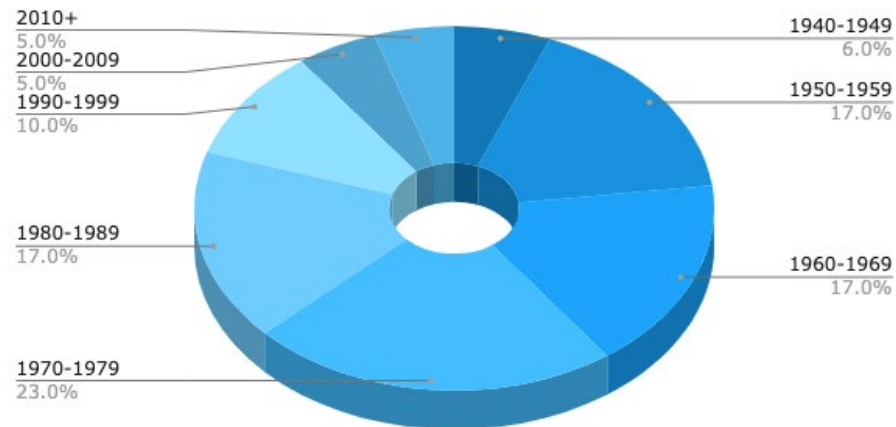
EDUCATIONAL ATTAINMENT



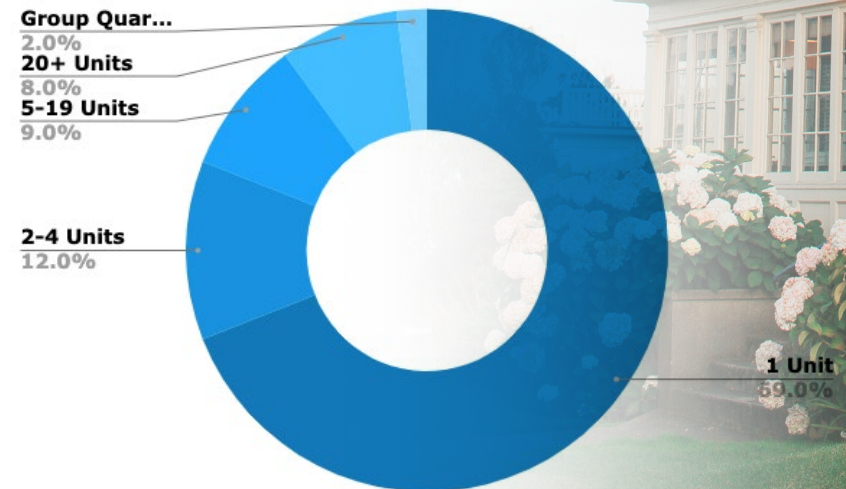
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



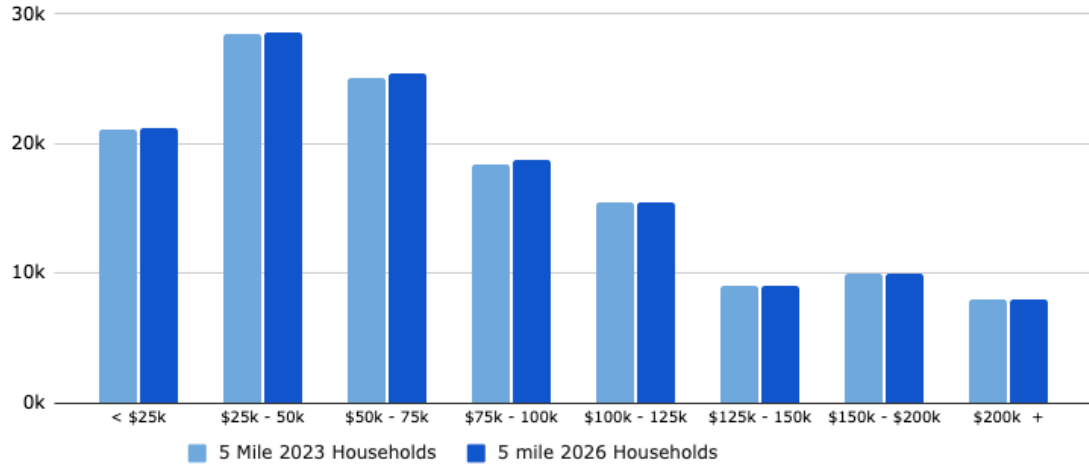
HOUSING TYPE



DEMOGRAPHICS

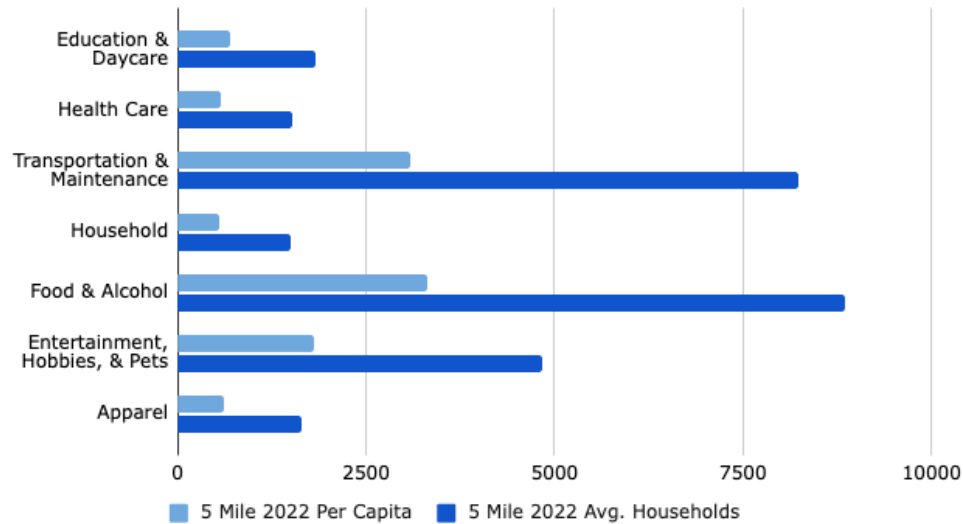
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

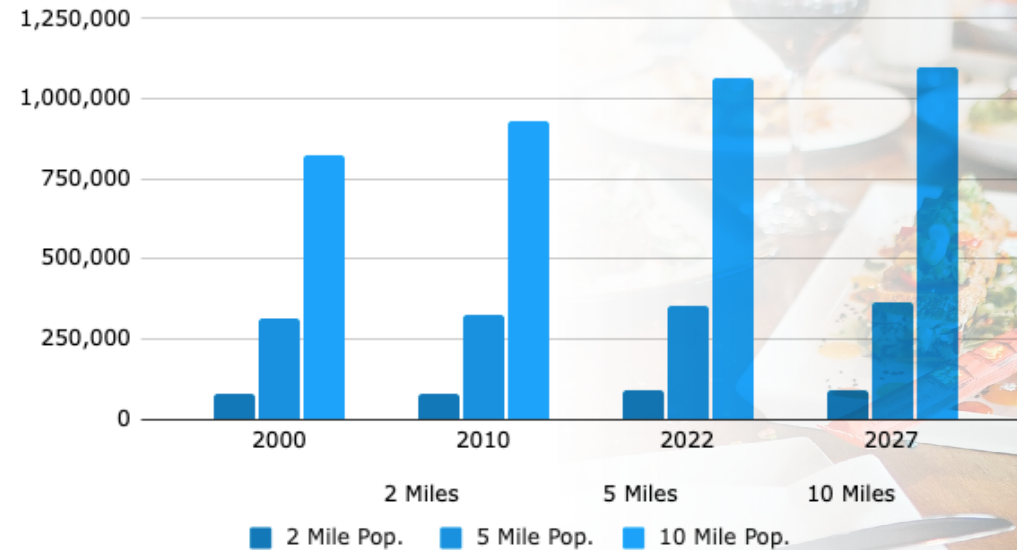


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	79,350	316,248	821,671
2010	78,240	324,135	932,116
2022	88,444	355,786	1,063,468
2027	90,948	364,279	1,096,548

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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CENTURY 21
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LEASE

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