

43,339 Average Daily  
Traffic at intersection

ROSEVILLE ROAD

ANTELOPE ROAD

SUBJECT A

SUBJECT B

AVAILABLE  
**FOR LEASE**

5820 - 5830 ANTELOPE ROAD

SACRAMENTO CA 95842

-/+ 1,090 - 8,300 SF Suites Available For Lease

**DANIEL MUELLER**

Executive Director

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Cal DRE#01829919

**CENTURY 21**

Select Real Estate, Inc



**Antelope Pointe Shopping Center - Antelope Road at Roseville Road**



# THE PROPERTY

5820 - 5830 ANTELOPE ROAD, SACRAMENTO, CA 95842

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 1,090 - 8,300 SF



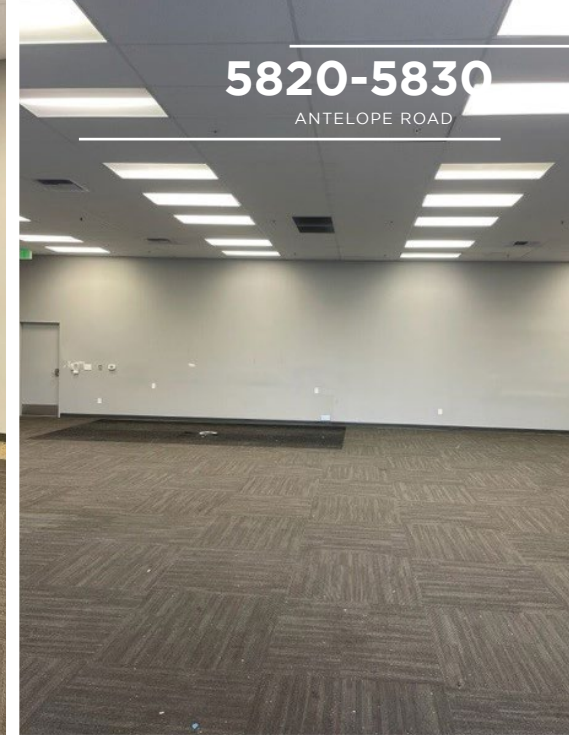
LC  
LIGHT COMMERCIAL



COMMERCIAL



\$1.15 NNN



5820-5830

ANTELOPE ROAD







**Building A Unit 100, +/- 1,797 SF**



**Building A Unit 101, +/- 3,220 SF**



**Building A Unit 102, +/- 1,625 SF**



**Building A Unit 103, +/- 1,658 SF**



**Building B Unit, 100 A +/- 1090 SF**



5820-5830

ANTELOPE ROAD



# THE BUILDING

The property is shadow-anchored by Wal Mart, Home Depot, Raley's, Rite Aid, 24 Hour Fitness, and more. Located at a major signalized intersection where traffic counts are in excess of 43,000 cars daily. There is a great tenant mix in the center with 7-11, Supercuts, and BAM Hair Nails Salon. There is

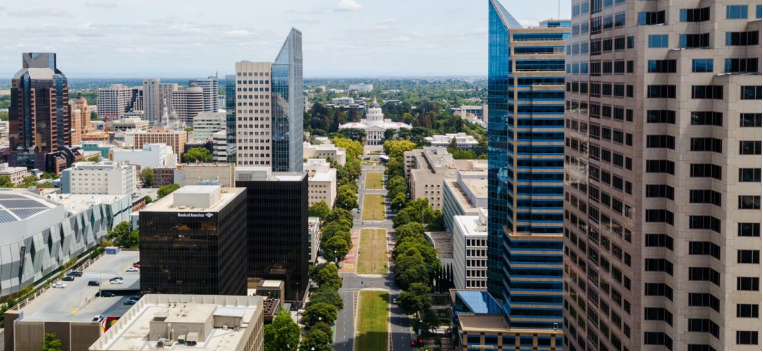
convenient ingress and egress on to Antelope Road and just down the street from I-80. The property is surrounded by dense residential developments with over 170,000 people within a 3-mile radius. The property is zoned Limited Commercial (LC) which offers a wide variety of uses.











## THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.





**KOHL'S** Sams Club  
SAFeway 99¢ ONLY GREEN ACRES

Walmart  
**COSTCO**  
WHOLESALE



24  
HOURS  
FITNESS

Jack in the box ARCO McDonald's  
TACO BELL petco



Public Storage EXTRA SPACE STORAGE FULLER MOVING SERVICES  
enterprise green tec auto HYBRID BATTERIES

FedEx POPEYES LOUISIANA KITCHEN  
Carl's Jr. TACO BELL Mercy Pet Hospital

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SACRAMENTO  
CA 95842

ROSEVILLE ROAD

ANTELOPE ROAD

THE HONEY BEE BURGER KING Chevron  
Great Indian Cuisine

Walmart



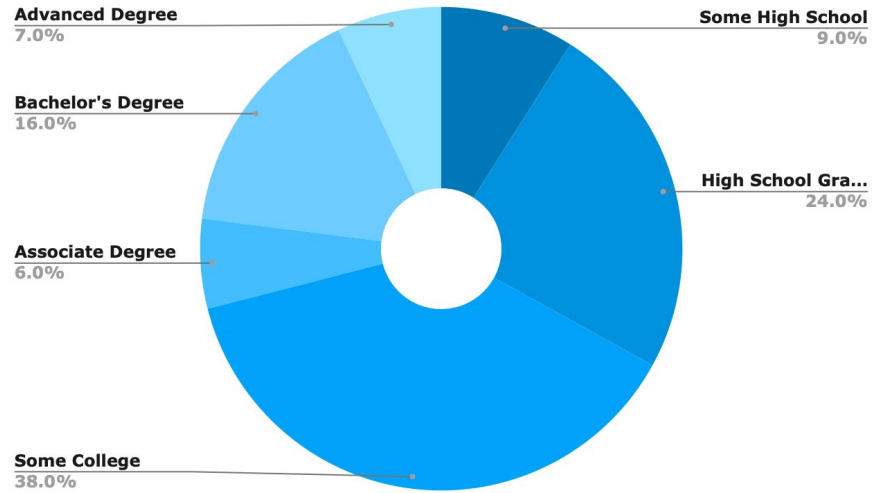
McDonald's OnSite Car Wash Raley's Wendy's  
Extreme Hummus O'Reilly AUTO PARTS Great Clips



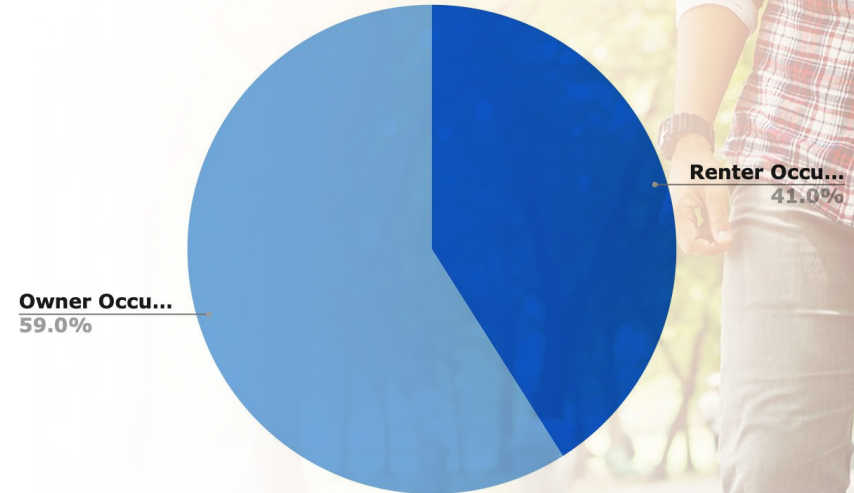
# DEMOGRAPHICS

EDUCATION  
HOUSING

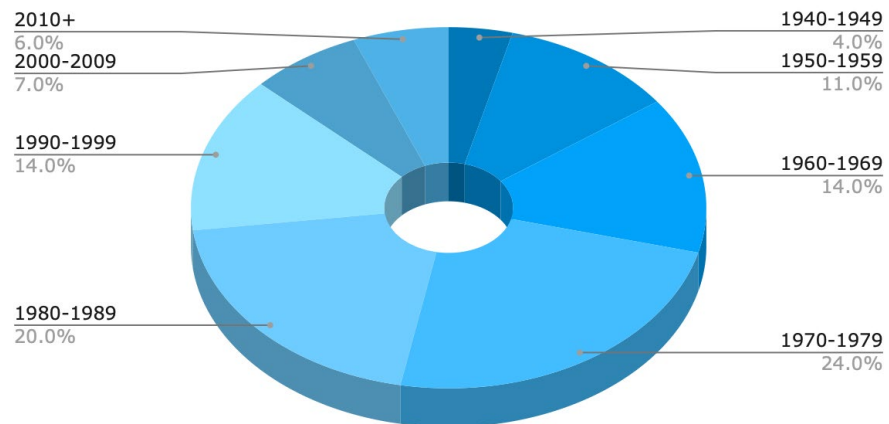
## EDUCATIONAL ATTAINMENT



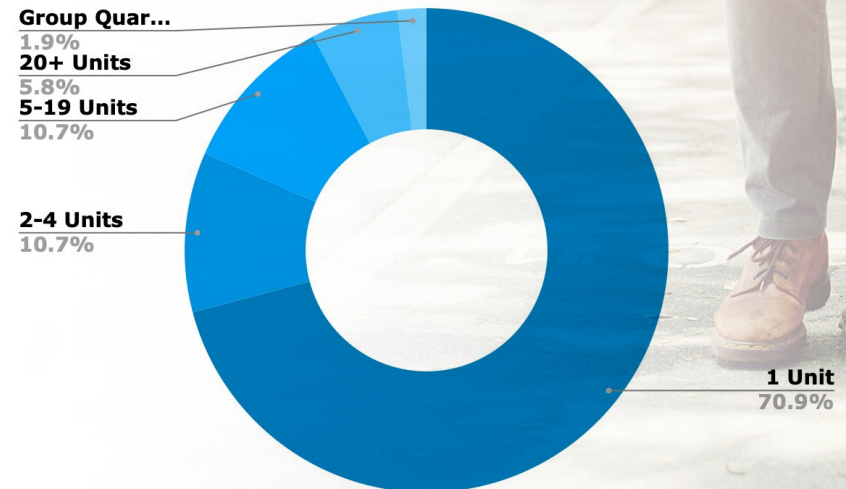
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

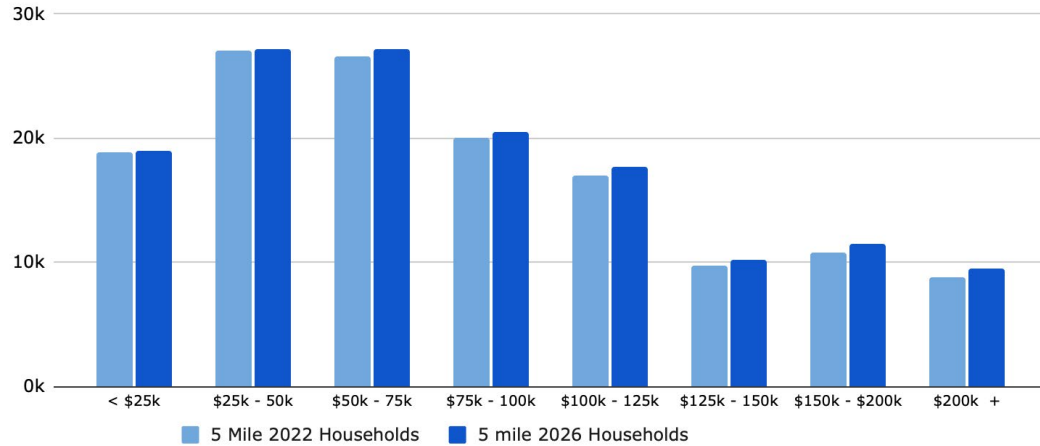




# DEMOGRAPHICS

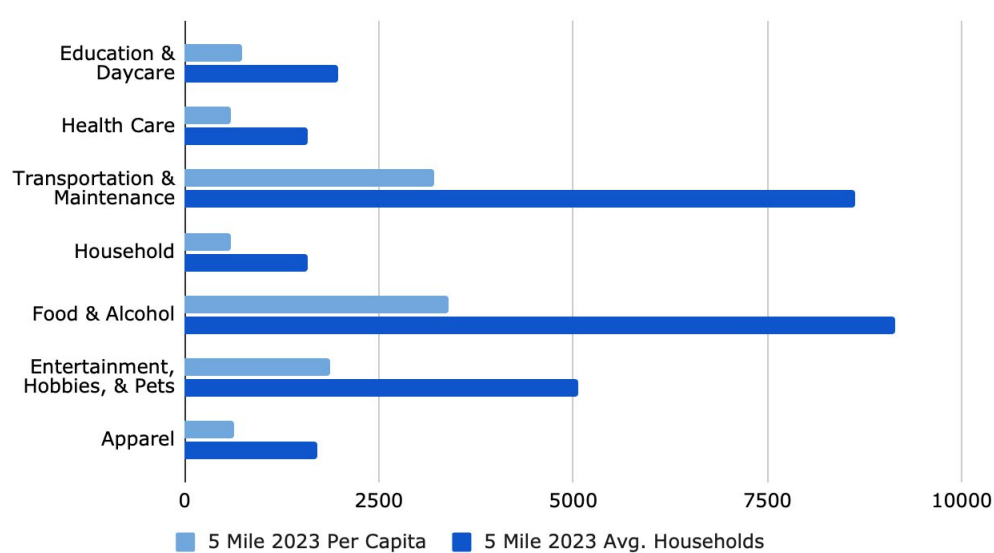
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

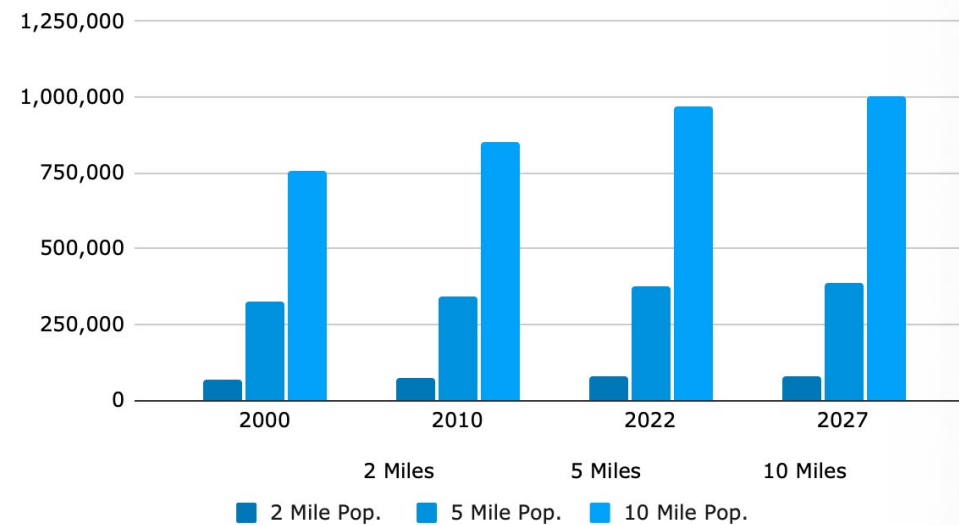


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	68,243	326,764	756,949
2010	74,850	341,690	849,161
2022	79,819	374,857	971,011
2027	81,349	384,383	1,002,233

## PER CAPITA & AVG. HOUSEOLD SPENDING



## POPULATION





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# LEASE

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