



Approved turn-key
cannabis location



AVAILABLE FOR LEASE

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CENTURY 21
Select Real Estate, Inc



6720 Fruitridge Rd,
Sacramento, CA 95820
-/+3,635 SF
\$1.30 psf + NNN



66th St

Fruitridge Rd
+/- 23,000 VPD

Flex Warehouse Space Available for lease



THE PROPERTY

6720 Fruitridge Rd, Sacramento, CA 95820

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



APN: 027-0040-063-0000
South Sacramento



-/+3,635 SF
Flex & Warehouse Space



C-2 - General Commercial



Flex & Warehouse



\$1.30 PSF + NNN



Positioned along the busy Fruitridge Road commercial corridor in Sacramento, the property is well-suited for retail, general commercial, or flex uses, consistent with surrounding ongoing development activity, and nearby retail centers throughout Sacramento.



Fruitridge Road offers strong visibility in Sacramento, attracting tenants, with a diverse mix of retail, flex, general commercial uses supporting a wide range of businesses.



Ongoing commercial and mixed-use development along this segment of Sacramento suggests future redevelopment upside, including repositioning for retail demand or multi-tenant commercial configurations.

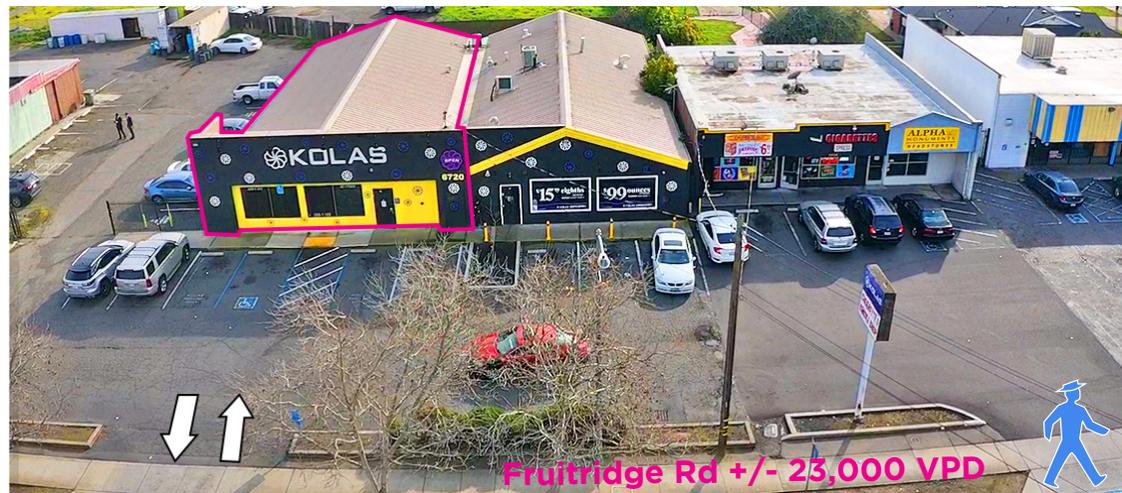


Fruitridge Rd provides direct access to major regional routes and connects to Highway 99, facilitating convenient customer access, logistics, and deliveries while supporting strong ingress and egress patterns for retail and commercial users in Sacramento.



CENTURY 21

FOR LEASE





Colonial Village



65th St Expy



66th St

The thrift store



ALPHA MONUMENTS

6720
Fruitridge Rd
SACRAMENTO
CA 95820



Fruitridge Rd
+/- 23,000 VPD



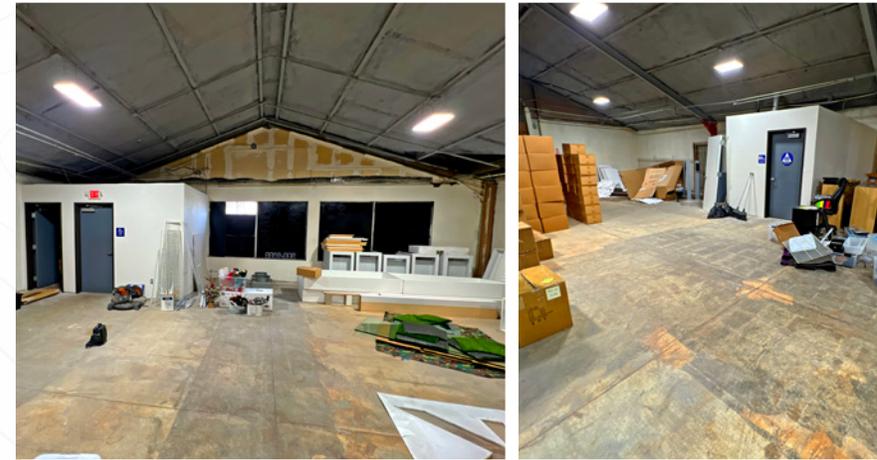
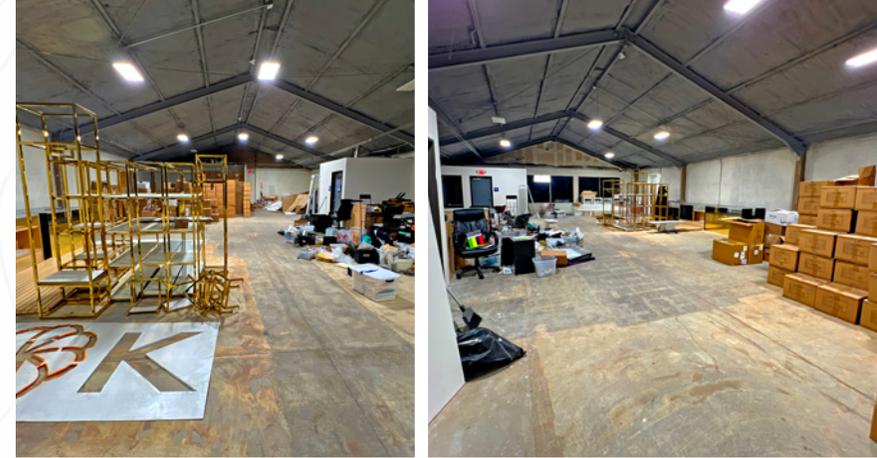
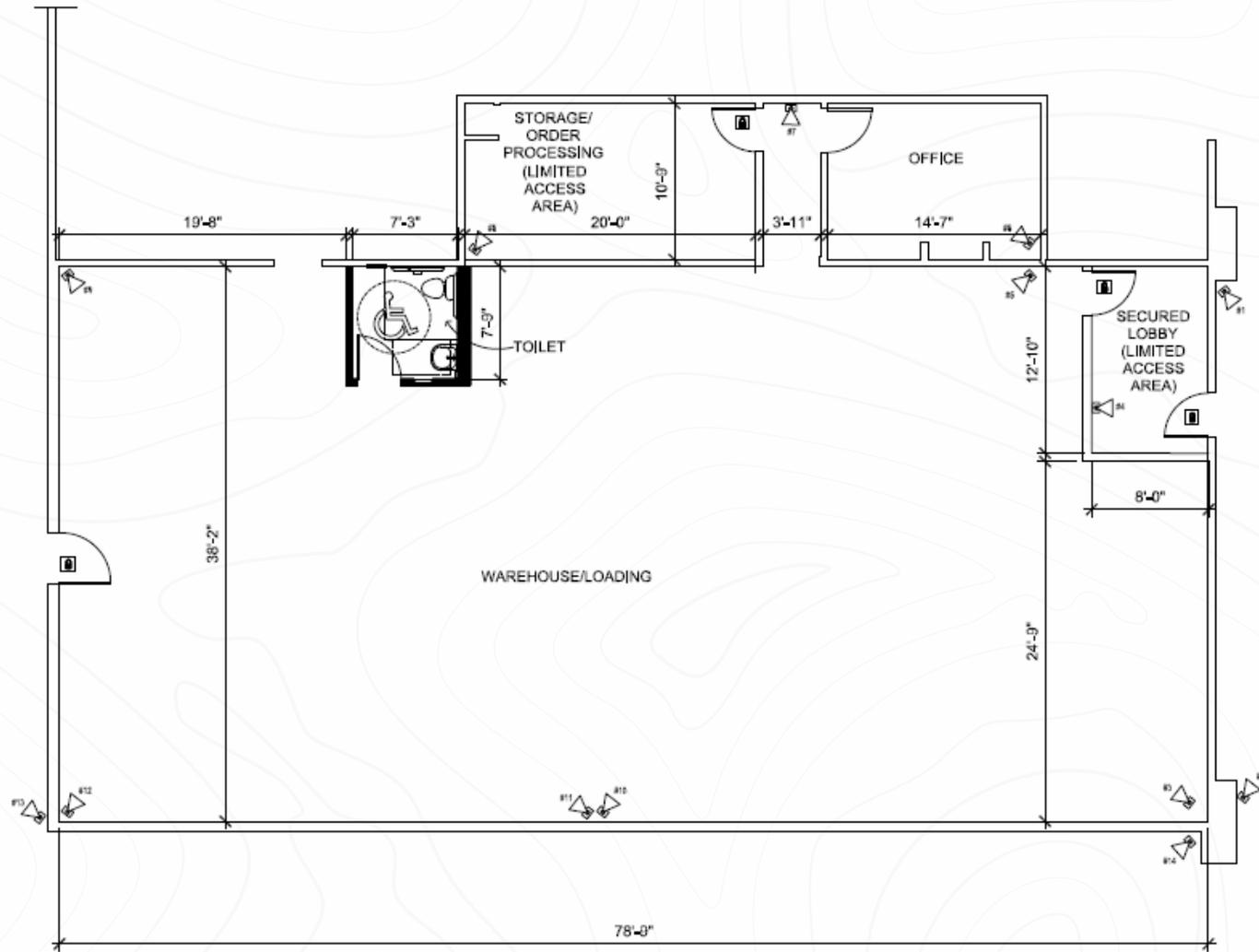


THE BUILDING

The +/-3,635 SF building at 6720 Fruitridge Rd offers a versatile retail/flex layout designed to accommodate a wide range of commercial users. Located on the high-visibility Fruitridge Rd corridor, the property features a large open retail area ideal for showroom, flex, general commercial. Two private office spaces provide dedicated areas for administrative, or customer-facing functions. This flexible interior configuration supports efficient day-to-day operations while maintaining a professional front-of-house presence. Positioned along the high-visibility Fruitridge Road corridor, the property is well suited for general commercial or retail tenants seeking adaptable space in a strong retail location within Sacramento.



FLOOR PLAN



DISCLOSURE: All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

DEMOGRAPHICS

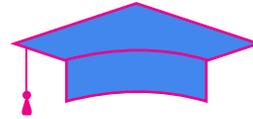
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 29%** Some College, No Degree
- 19%** Bachelor's Degree
- 19%** High School Graduate
- 15%** Advanced Degree
- 11%** Some High School, No Diploma
- 7%** Associate Degree

HOUSE HOLD INCOME



5 mile 2024 Households

| | |
|---------------|---------------|
| < \$25K | 28,007 |
| \$25K - 50K | 26,968 |
| \$50K - 75K | 26,712 |
| \$75K - 100K | 20,043 |
| \$100K - 125K | 16,139 |
| \$125K - 150K | 10,585 |
| \$150K - 200K | 10,474 |
| \$200K+ | 13,338 |

RESIDENT POPULATION



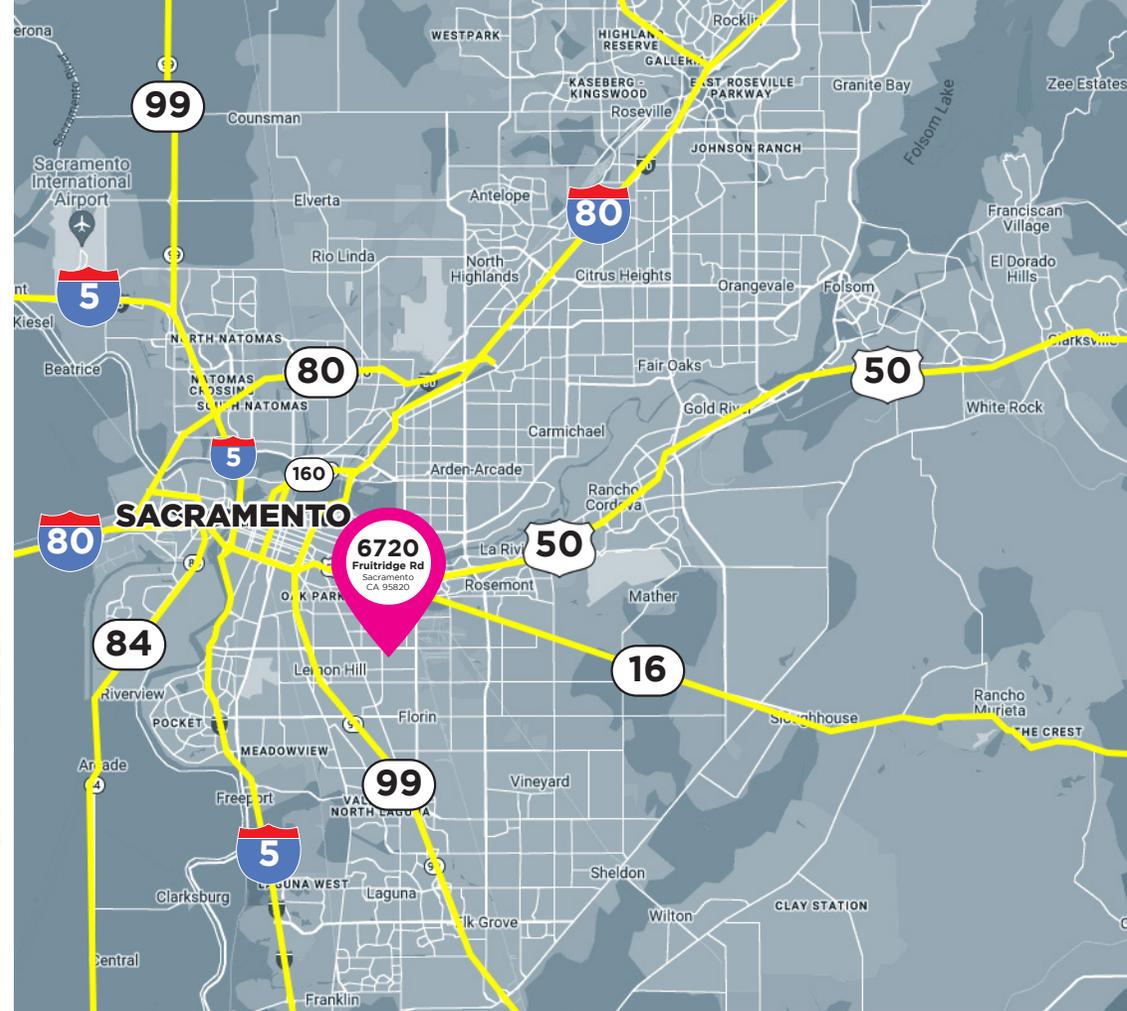
5 mile Population 2024

2024 **412,715**

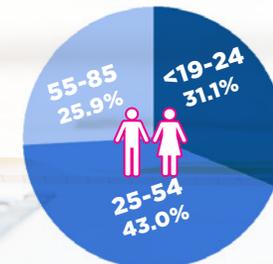
TRAFFIC COUNT



-/+ 23,742



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



| | |
|---------|---------|
| 2 mile | 24,018 |
| 5 mile | 152,266 |
| 10 mile | 390,440 |





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 **KOLAS**

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+/- 23,000 VPD

66th St



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