

FOR LEASE - West Sacramento

1600 Sacramento Avenue, West Sacramento CA 95605

FOR LEASE

Perfect For Small Retail



Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126



GQNorth
real estate

THE SPACE

Location	1600 Sacramento Avenue West Sacramento , CA 95605
County	Sacramento
APN	014-054-010-000
Cross Street	Yolo Street

 PROPERTY VIDEO

HIGHLIGHTS

- ✓ Suite #3 - 766 SF - \$1.00 PSF / NNN
- ✓ Wide Open Floor Plan With One Private Restroom
- ✓ Perfect Retail Suite For a Small Business in West Sacramento
- ✓ With High residential Density, High Visibility, and Monument Signage
- ✓ Add All Your Own Unique Window Advertisement
- ✓ Down the street from the IKEA and Super Walmart Shopping Center
- ✓ Convenient Parking With Quick to Go Clients / Tenants
- ✓ Current Neighboring Tenants Pizza Shop, Cigarette Store, Massage, Barber / Salon ,
- ✓ I-80 & Reed Avenue Thoroughfare and very close to the freeway

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

 Sacramento (916) 798-8559

 info@matrixcre.ai

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	16,024	87,047	242,738

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$75,029	\$102,426	\$120,241

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,735	34,657	96,820

PROPERTY FEATURES

TOTAL TENANTS	5
BUILDING SF	3,830
LAND ACRES	0.087
YEAR BUILT	1970
PROPERTY TYPE	Retail
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	3.26/1,000 SF
CORNER LOCATION	No

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Tire Shop
EAST	Vacant Land
WEST	Cornerstone Cafe & Bar

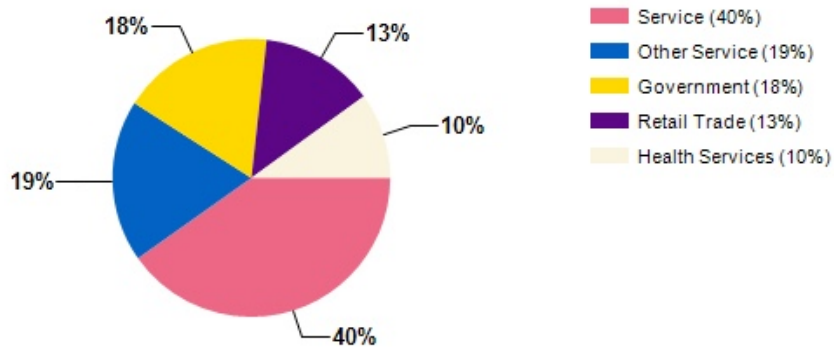


Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>



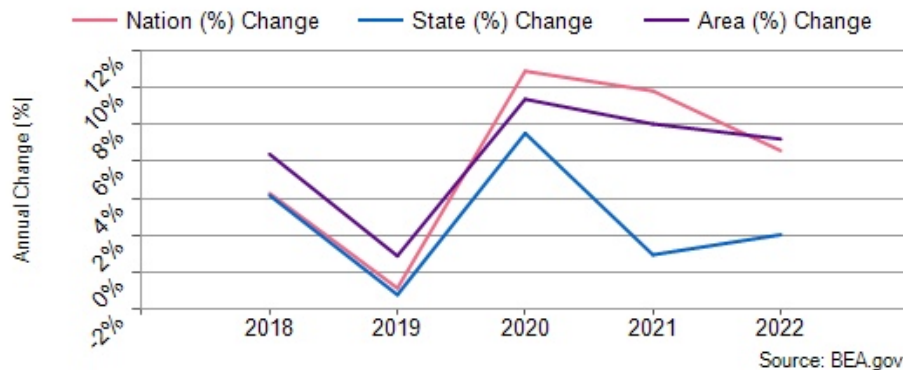
Major Industries by Employee Count

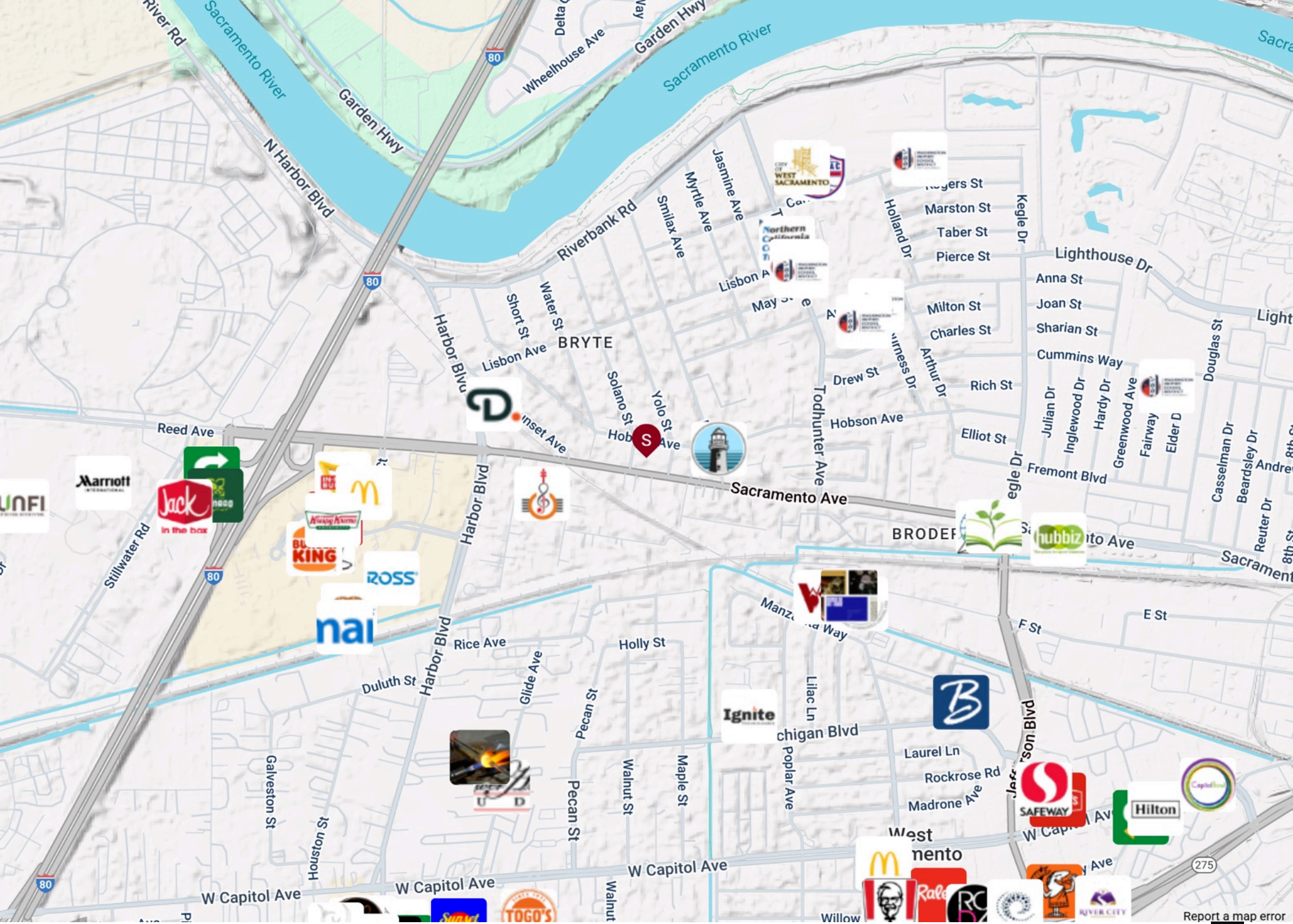


Largest Employers

State of California	107,876
UC Davis Health	16,075
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Sutter Health	9,350
Dignity Health/Catholic Healthcare West	7,353
Intel	5,000

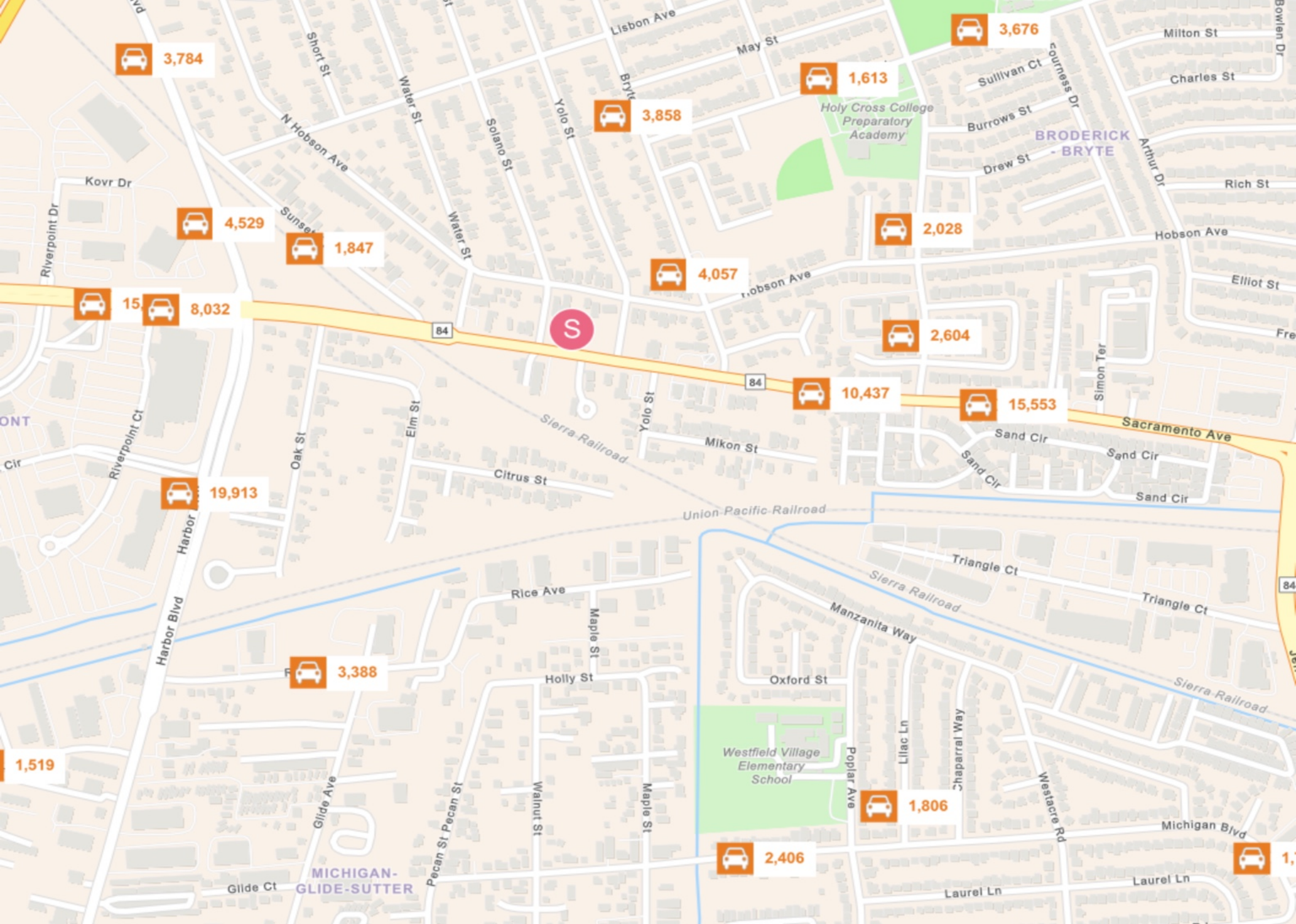
Sacramento County GDP Trend







Report a map error





ROSS
DISCOUNT STORES
TJ-maxx
BED BATH & BEYOND
TRADER JOE'S

Del Paso Country Club

Country Club Plaza
WinCo FOODS
 Cinema West
 planet fitness

RITE AID
 99¢ ONLY

Arden Fair Mall
 NORDSTROM sears
 macy's JCPenney
 Cheesecake Factory FOREVER 21
 ULTA at&t BARNES & NOBLE BOOKSELLERS

Howe Community Park

SITE

Walmart
 Michaels
 Sams CLUB

Total Wine & MORE
 Tailor Center
 COST PLUS
WORLD MARKET
Specialty meats and cheese specialties

THE HOME DEPOT

TARGET

Smart & Final
PET SMART
 RITE AID

KOHL'S
 OLD NAVY
PETCO
Where the pets go.
 Pier 1 imports

Howe 'Bout Arden
 NORDSTROM
 HomeGoods rack
CINEMARK
 The Container Store

BevMo! **JO-ANN**
fabric and craft stores
OfficeMax

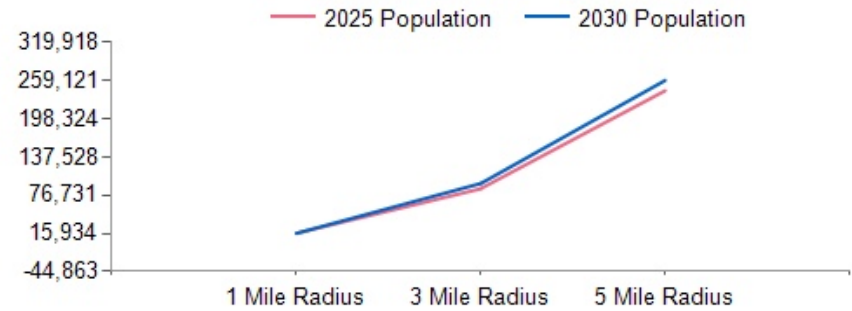
SAFeway
CVS pharmacy
 DOLLAR TREE



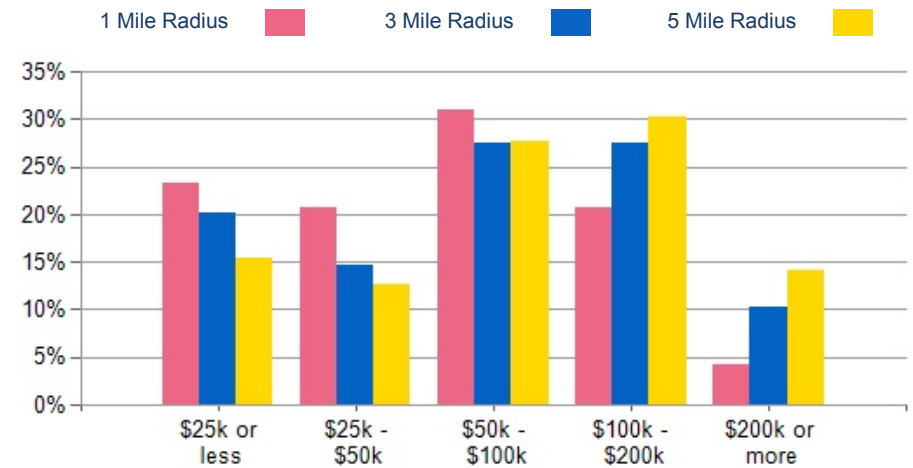


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,290	57,320	156,308
2010 Population	16,331	70,840	197,306
2025 Population	16,024	87,047	242,738
2030 Population	15,934	95,235	259,121
2025 African American	647	10,511	26,328
2025 American Indian	421	1,534	3,636
2025 Asian	1,485	12,414	37,802
2025 Hispanic	7,522	26,952	70,441
2025 Other Race	3,967	12,702	33,508
2025 White	6,552	34,990	100,717
2025 Multiracial	2,725	13,833	38,202
2025-2030: Population: Growth Rate	-0.55%	9.05%	6.55%

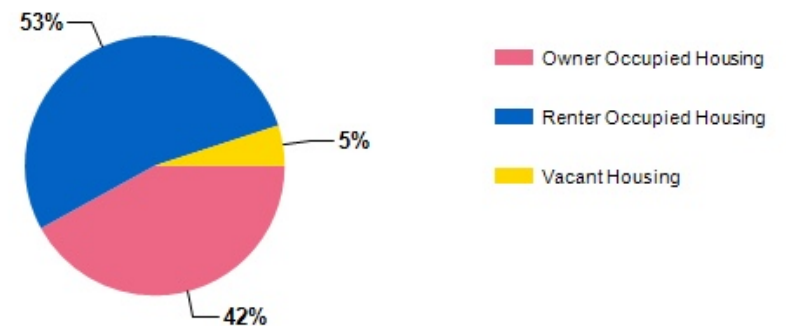
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	892	4,783	9,861
\$15,000-\$24,999	447	2,197	5,036
\$25,000-\$34,999	703	2,469	5,403
\$35,000-\$49,999	483	2,610	6,799
\$50,000-\$74,999	967	4,934	13,367
\$75,000-\$99,999	812	4,590	13,367
\$100,000-\$149,999	987	6,177	18,913
\$150,000-\$199,999	205	3,324	10,467
\$200,000 or greater	240	3,572	13,608
Median HH Income	\$56,818	\$76,386	\$88,142
Average HH Income	\$75,029	\$102,426	\$120,241



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

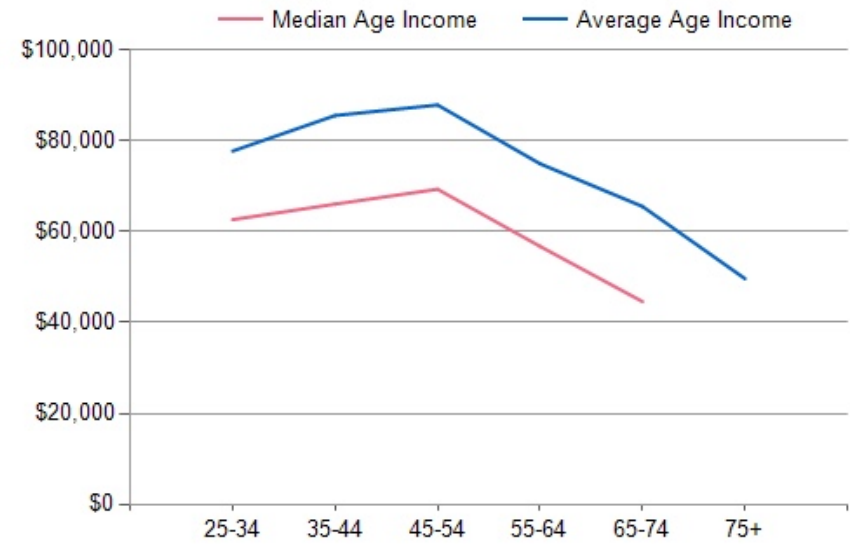
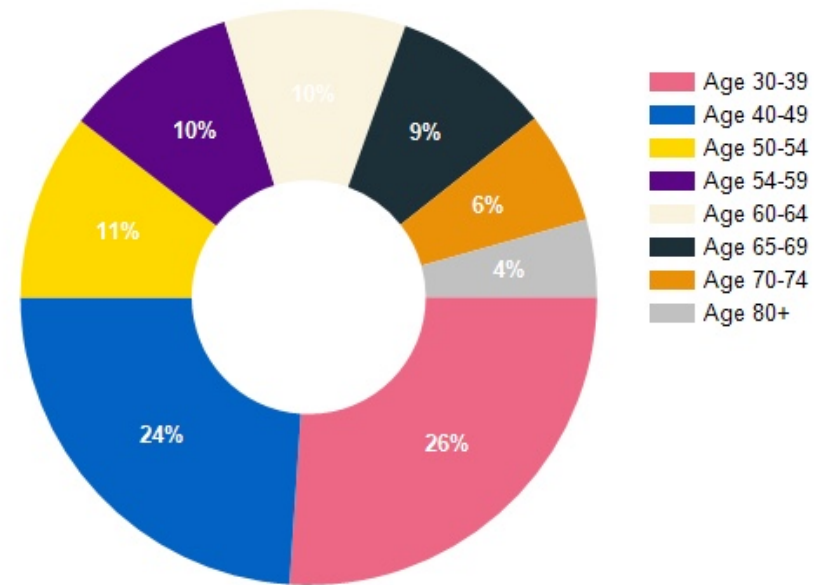


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,217	9,195	25,058
2025 Population Age 35-39	1,171	7,670	21,946
2025 Population Age 40-44	1,208	6,528	19,037
2025 Population Age 45-49	982	5,172	15,016
2025 Population Age 50-54	963	5,006	14,324
2025 Population Age 55-59	897	4,545	12,864
2025 Population Age 60-64	932	4,537	12,623
2025 Population Age 65-69	815	3,904	11,028
2025 Population Age 70-74	577	3,107	9,006
2025 Population Age 75-79	399	2,189	6,289
2025 Population Age 80-84	278	1,197	3,347
2025 Population Age 85+	310	1,325	3,421
2025 Population Age 18+	12,416	69,979	195,148
2025 Median Age	37	36	37
2030 Median Age	38	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,663	\$77,385	\$84,242
Average Household Income 25-34	\$77,778	\$99,193	\$110,487
Median Household Income 35-44	\$66,086	\$93,903	\$105,418
Average Household Income 35-44	\$85,589	\$121,881	\$138,961
Median Household Income 45-54	\$69,365	\$99,332	\$110,900
Average Household Income 45-54	\$87,922	\$127,054	\$147,643
Median Household Income 55-64	\$56,775	\$78,181	\$94,120
Average Household Income 55-64	\$74,986	\$106,712	\$129,631
Median Household Income 65-74	\$44,603	\$54,344	\$71,392
Average Household Income 65-74	\$65,567	\$81,697	\$101,861
Average Household Income 75+	\$49,662	\$59,457	\$78,598

Population By Age





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

FOR LEASE - West Sacramento

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Exclusively Marketed by:



Lu Ann Henderson

GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126



Brokerage License No.: Dre#:01942200