

FOR LEASE - Small Retail Suite

1600 Sacramento Avenue, West Sacramento CA 95605

FOR LEASE

Perfect For Small Business

Lu Ann Henderson
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DRE# 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 - \$1.25 PSF / NNN
- ✓ Monthly rents approximately \$1,757.50
- ✓ 2 Star Freestanding Building
- ✓ Wide Open Floor Plan With One Private Office and 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

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Commercial Real Estate Sales And Leasing

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-  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

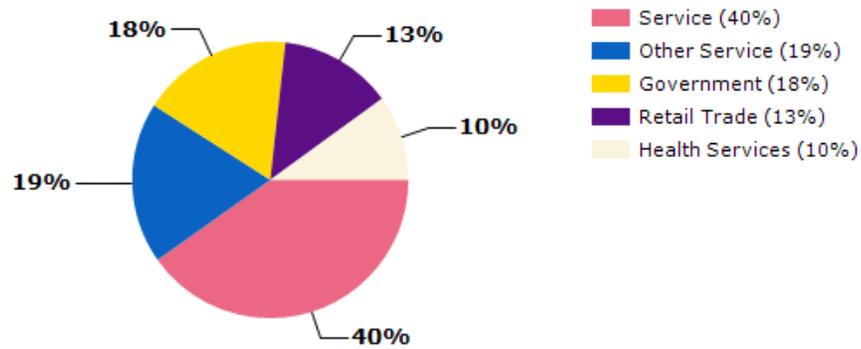


Take an Instant Walkthrough

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



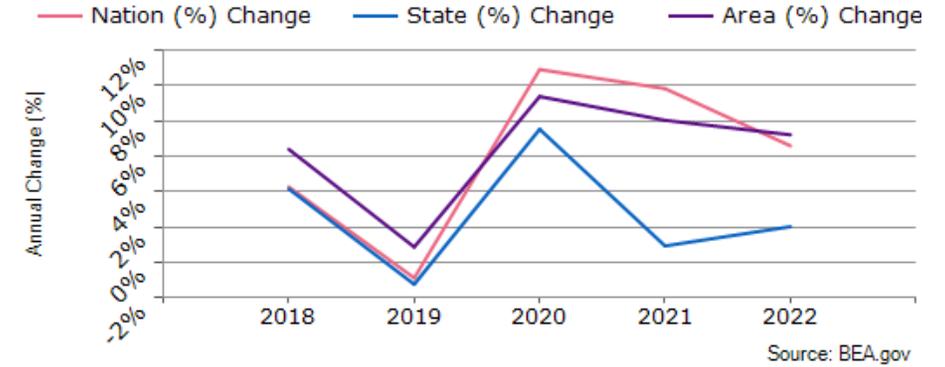
Major Industries by Employee Count

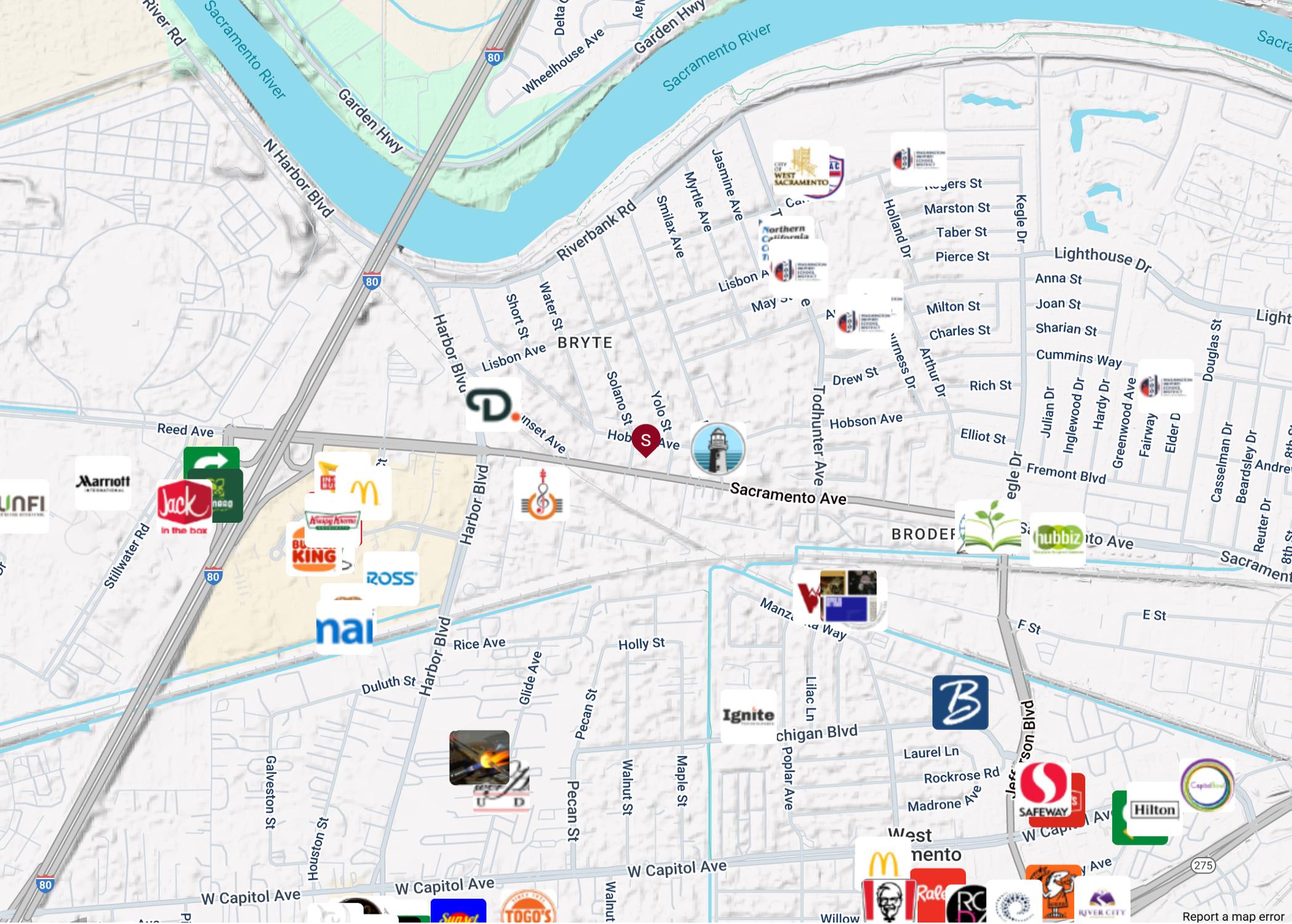


Largest Employers

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







1609-13

Solano St

901

1601

905

1553

1549

1545

1537

153

904

1604

S

1544

1536-40

1540

mento Ave

Sacramento Ave

Sacram

Report a map error



ROSS
DISCOUNT FASHION
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
★ macys JCPenney
The Cheesecake Factory FOREVER 21
ULTA at&t BARNES & NOBLE BOOKSELLERS

Howe Community Park

SITE

Walmart
Michaels
Sams CLUB

Total Wine & MORE
Guitar Center
WORLD MARKET

THE HOME DEPOT

TARGET

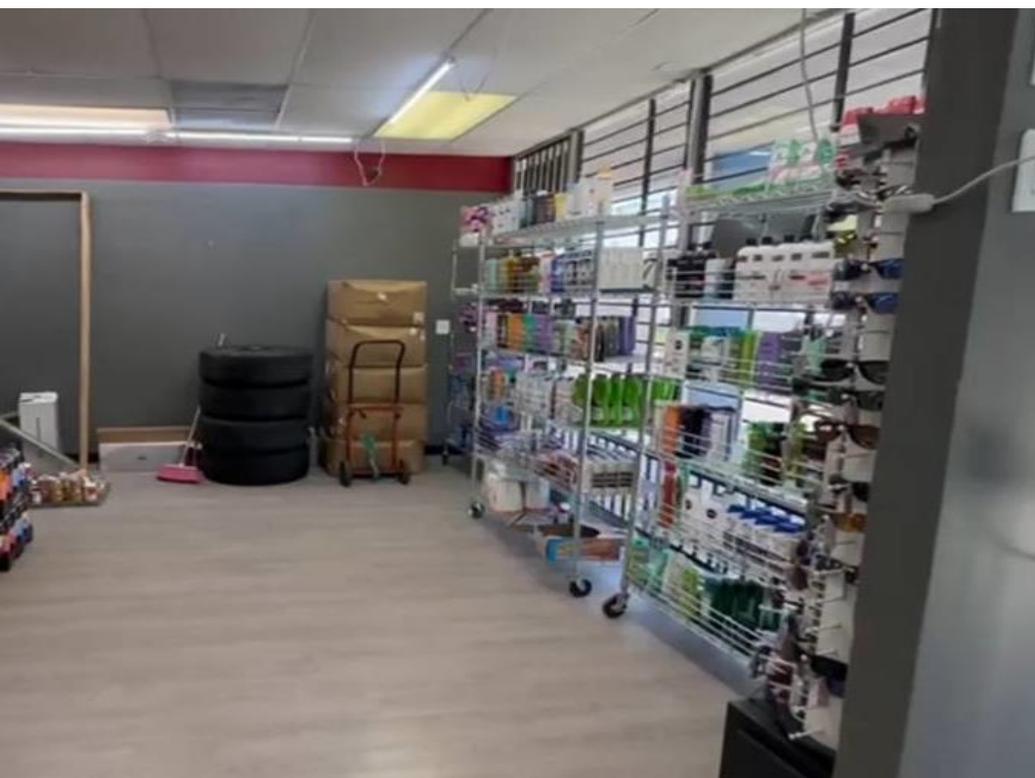
Smart & Final
PET SMART
RITE AID

KOHL'S
OLD NAVY
PETCO
Pier 1 Imports

Howe 'Bout Arden
HomeGoods rack
CINEMARK
The Container Store

BevMo! JO-ANN
fabric and craft stores
OfficeMax

SAFeway
DOLLAR TREE
CVS pharmacy





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.

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200