



Excess Properties

For Sale/Lease



2505 RIVERSIDE BLVD | SACRAMENTO, CA

- Located just outside of midtown/downtown Sacramento grid
- Minutes to State Capitol
- Walking/biking distance to the affluent Land Park community
- Easy access to/from all major freeways (Hwy 50/ I-5 and Hwy 99)
- Broadway is a main thoroughfare that parallels Highway 50

Size

Capacity of ±3,000 SF Building
with Drive-Thru

Traffic Counts

US 50 : 242,000 CPD
Broadway : 14,870 CPD

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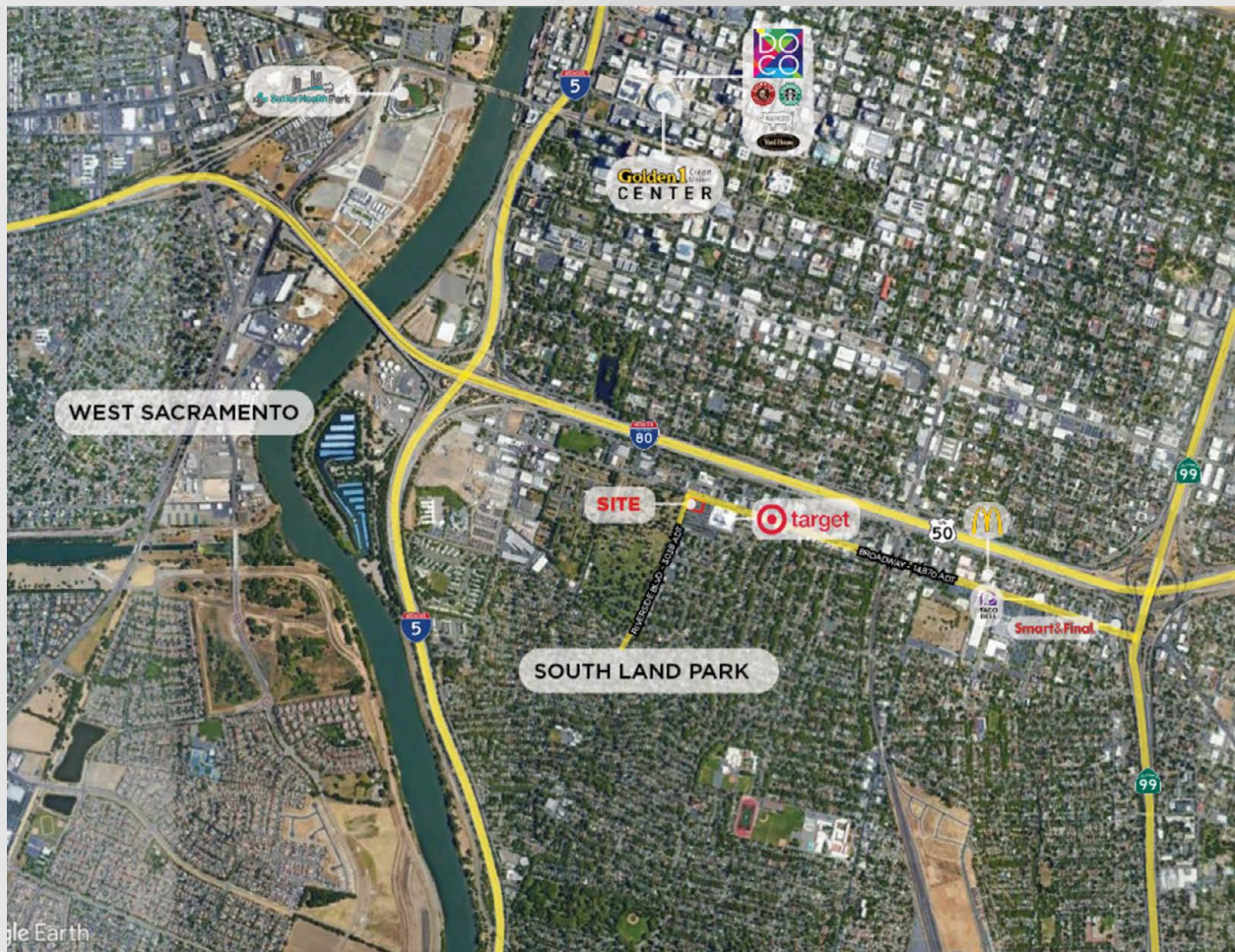
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Aerials









Key Area Retailers

Target
Walgreens

Smart & Final
Starbucks

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	22,184	141,502	352,706
 Daytime Population	62,731	261,497	498,815
 Total Housing Units	11,755	62,650	140,177
 Median Age	39	38	35
 Average Household Income	\$84,812	\$84,403	\$79,684
 Median Household Income	\$54,767	\$56,044	\$54,917

Top Tapestry Lifestyle Segments 3 Mile Radius



METRO RENTERS

18.8%

This is one of the fastest growing segments with residents who live close to their jobs and usually walk or take a taxi to get around the city. This group includes a highly mobile and educated market who live alone or with a roommate in older apartment buildings and condos located in the urban core of the city.



EMERALD CITY

9.5%

This group is highly connected, with young and mobile individuals who embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. They live in lower-density neighborhoods of urban areas throughout the country with incomes that come primarily from wages, investments, and self-employment.



SET TO IMPRESS

8.9%

We are young, either still in college or working, and renting apartments in large multiunit buildings in the city or the suburbs. We still keep in close touch with family. We are very image conscious and often buy clothes impulsively to look good. We are really into music.