

6507 4TH AVE | SACRAMENTO, CA

- Easy access to/from Hwy 50 and affluent East Sacramento community.
- Close proximity to Sacramento State University and student housing.
- Nearby densely populated residential neighborhoods, and large municipal operations including SMUD, the Carol Miller Justice Center, county probate court, Franchise Tax Board and several others.
- High barrier to entry market.

Size

Capacity for ± 5,000 SF Building with Drive-Thru

Traffic Counts

US 50 : 211,000 CPD 65th St. : 32,039 CPD

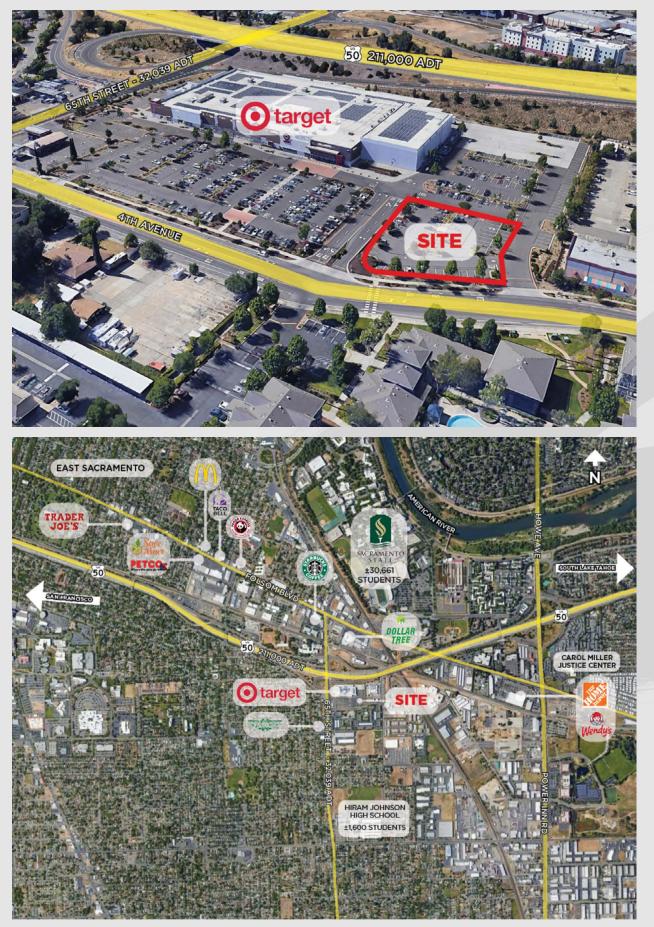
Erik Westedt

RE License #CA - 01372758 Tel +1 213 545 4500 erik.westedt@am.jll.com

John Brecher

RE License #CA - 01897931 Tel +1 916 440 1826 john.brecher@am.jll.com

Aerials



Key Area Retailers

Target 76 Gas	Wingstop ARCO	Dollar Tree Home Depot	
Area Profile	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population	n 12,395	146,368	382,744
Baytime Population	25,007	188,581	541,113
Total Housing Units	5,957	58,974	151,631
Median Age	36	35	36
Average Household	Income \$77,420	\$82,800	\$77,295
Median Household In	ncome \$55,051	\$54,935	\$51,869

Top Tapestry Lifestyle Segments 3 Mile Radius



EMERALD CITY

13.7%

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 selfemployment.



FRESH AMBITIONS

12.6%

We are young married couples with children or single parents in multigenerational households. Many of us are recent arrivals and are not highly educated, but we have overcome the language barrier to earn high school diplomas. We save for shopping and a trip back home.



IN STYLE

9.4%

We are professional couples or singles with no kids and strong work ethics. We support the arts, travel, and extensive reading. We focus on home maintenance and improvement. We use our phones to check for the best prices and redeem both print and mobile coupons.