

# 7301 W. STOCKTON BLVD.

## SACRAMENTO, CA 95823

AVAILABLE / FOR SALE OR LEASE



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## OVERVIEW

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### PREMISES

SEC of Bruceville Rd. & Cosumnes River Blvd.

### ±4,200 SF SINGLE TENANT RETAIL BUILDING AT COLLEGE SQUARE

### ZONING

C-2-PUD

(General Commercial, Planned Unit Development)

### APN

117-1460-016

### ASKING PRICE

\$2,200,000

### ASKING LEASE RATE

\$2.75/SF NNN

### NEIGHBORS

Foods Co, Goodwill, Crab N Spice, DaVita, KiKi's Chicken, Taco Bell, Quick Quack, Dunkin', Target, UFC Gym and Starbucks

### PROPERTY HIGHLIGHTS

- Centrally located near major thoroughfares
- Single tenant freestanding corner location in the College Square shopping center
- Across the street from Cosumnes River College
- Easy access to Highway 99 via Cosumnes River Blvd.
- Located at a frequently visited shopping center
- Options for patio conversion
- Parking: ±34 spaces (8:1000)
- Available 6/1/2025

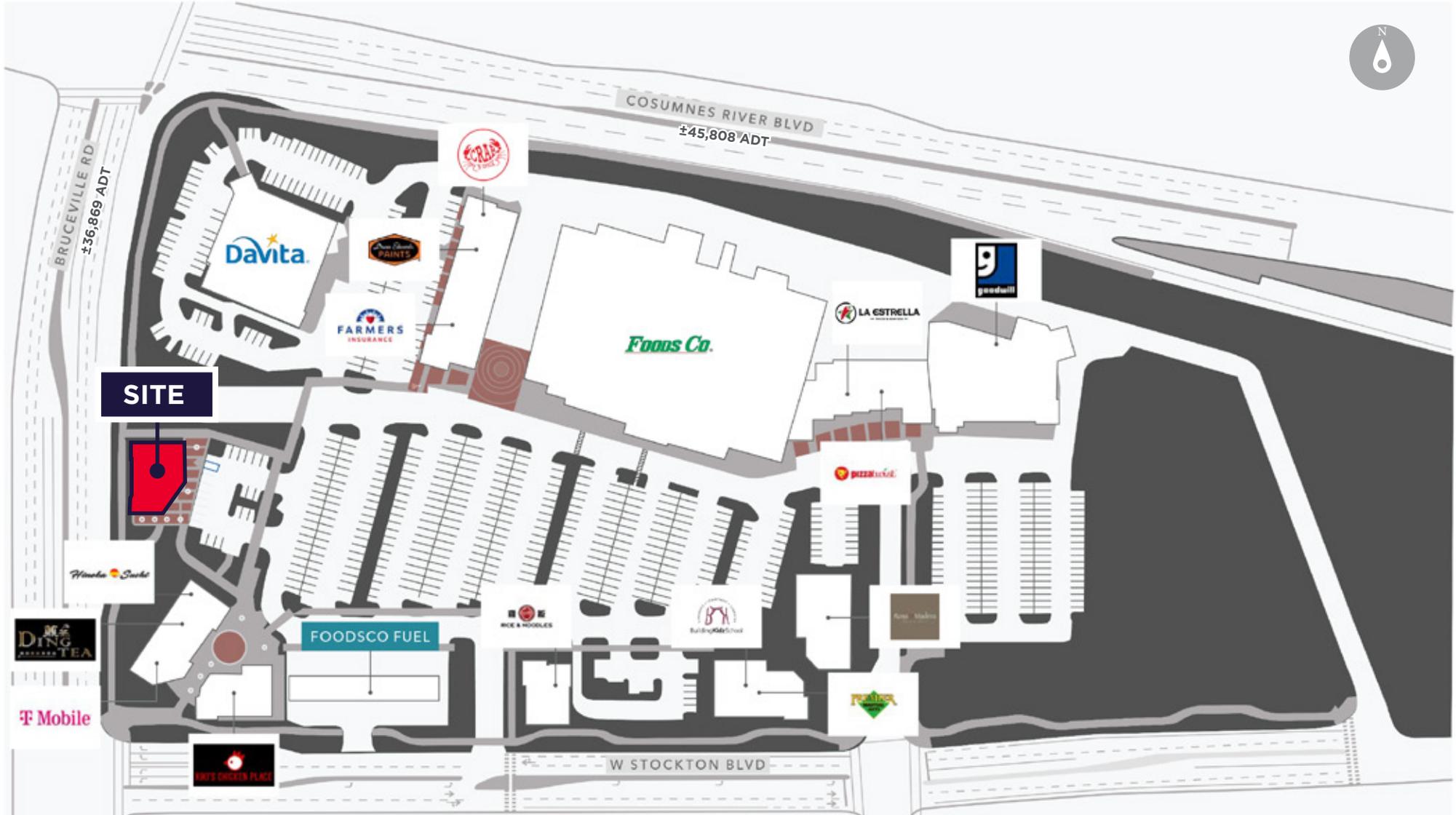


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SITE PLAN

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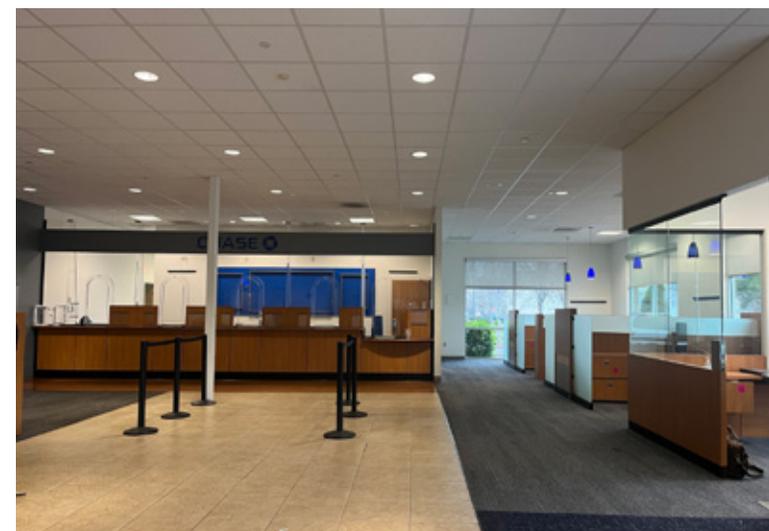


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PHOTOS

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TRADE AREA MAP

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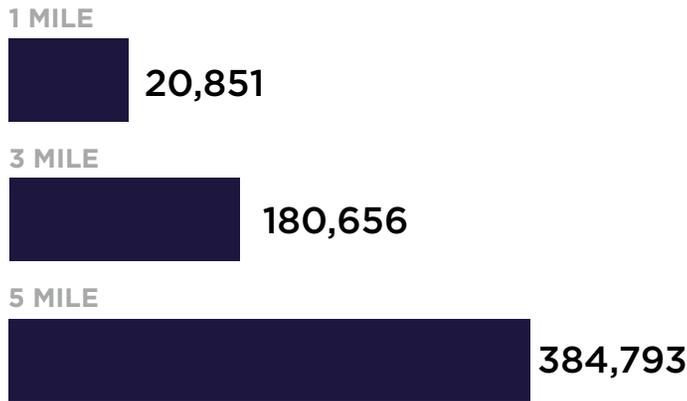
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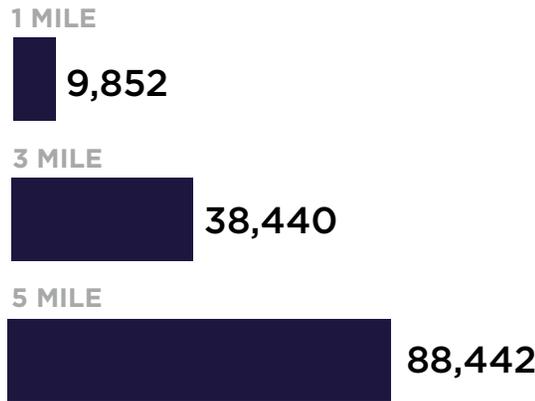
## DEMOGRAPHICS

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### TOTAL POPULATION



### DAYTIME POPULATION



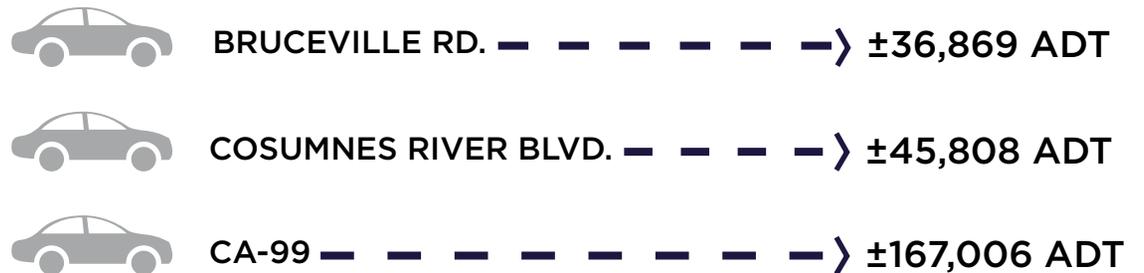
### MEDIAN AGE



### MED. HOUSEHOLD INCOME



### TRAFFIC COUNTS



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