

# 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

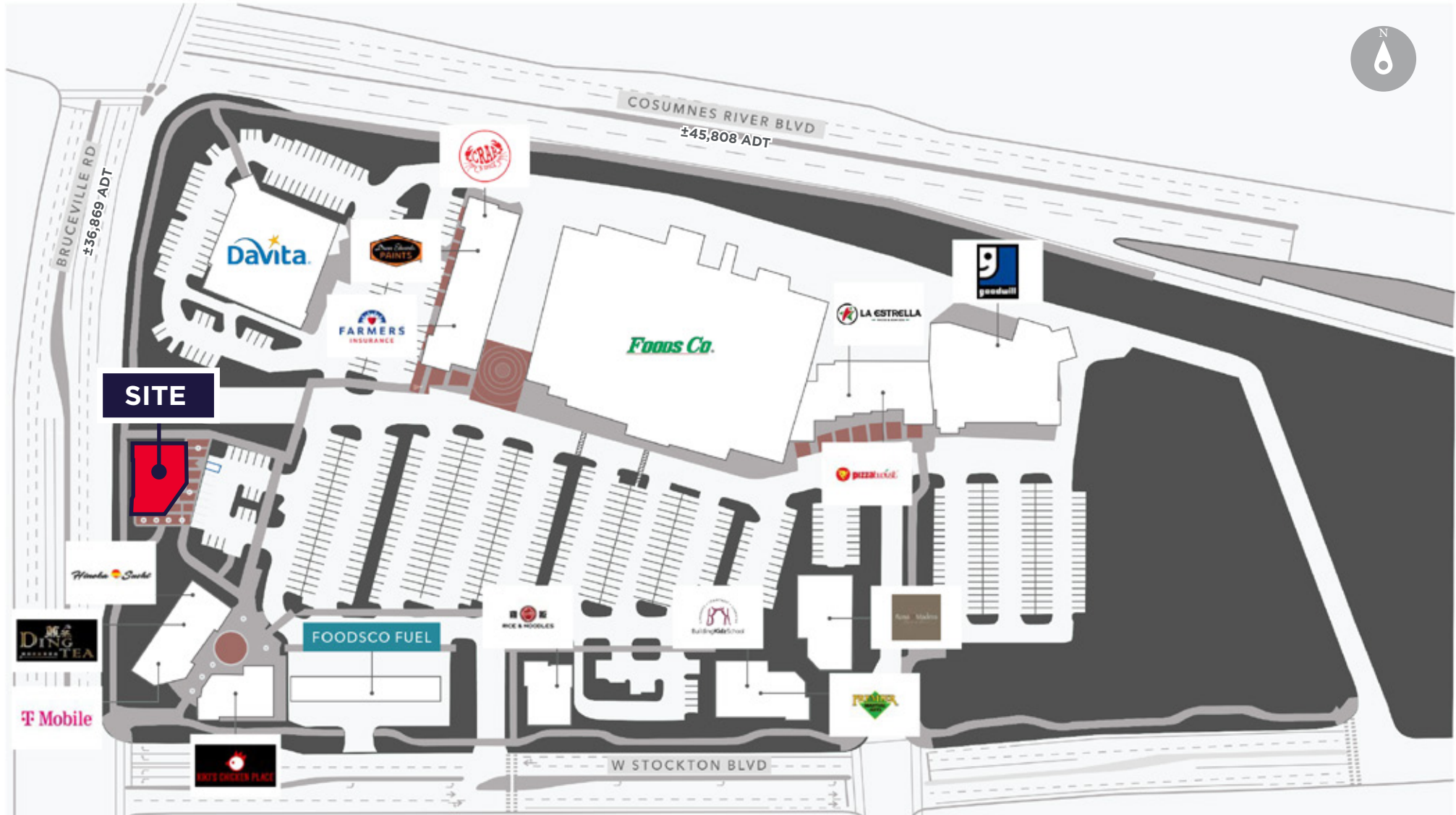


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SITE PLAN

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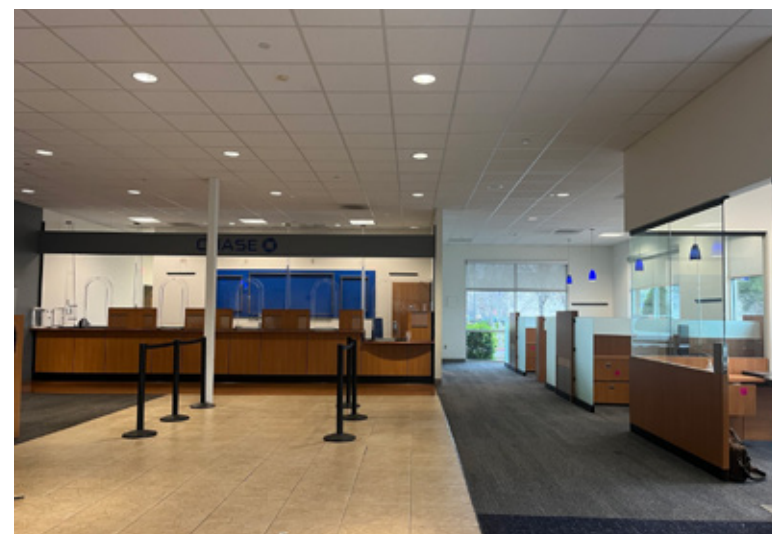


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PHOTOS

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NEIGHBORHOOD MAP

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TRADE AREA MAP

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## DEMOGRAPHICS

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## TOTAL POPULATION

## 1 MILE



3 MILE



## 5 MILE



## DAYTIME POPULATION

## 1 MILE



### 3 MILE



## 5 MILE



## MEDIAN AGE

1 MILE

**35.1**  
**YEARS OLD**

3 MILE

**36.4**  
**YEARS OLD**

5 MILE

**36.6**  
**YEARS OLD**



## MED. HOUSEHOLD INCOME

## 1 MILE

# \$64,445

### 3 MILE

**\$77,061**

## 5 MILE

**\$79,474**



## TRAFFIC COUNTS



BRUCEVILLE RD. — — — — — ➤ ±36,869 ADT



COSUMNES RIVER BLVD. — — — —> ±45,808 ADT



**CA-99 — — — — — } ±167,006 ADT**

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