

STONE POINTE

Shopping Center

Sacramento, CA



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2,455 SF Now Available

Divisible to 1,250sf

4001 Freeport Blvd
Sacramento, CA



THE
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commercial real estate services

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PROPERTY HIGHLIGHTS

Sacramento, CA



- Within walking distance from Sacramento City College with over 24,242 students and nearly 1,100 faculty members
- Easy access to Land Park, Curtis Park and Hollywood Park neighborhoods
- Unprecedented high identity hard corner infill retail property with unobstructed views and access from both Freeport Blvd and Sutterville Road
- Positioned midway between I-5 and Hwy 99
- Located at a signalized intersection - 45,719 ADT
- Ample parking available with 4.2/1,000



2023 DEMOS FOR STONE POINT

POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 15,370	1-Mile: \$119,588
3-Mile: 160,405	3-Mile: \$90,759
5-Mile: 395,766	5-Mile: \$90,093

SITE MAP

Sacramento, CA

2,455 SF AVAILABLE



WWII Memorial

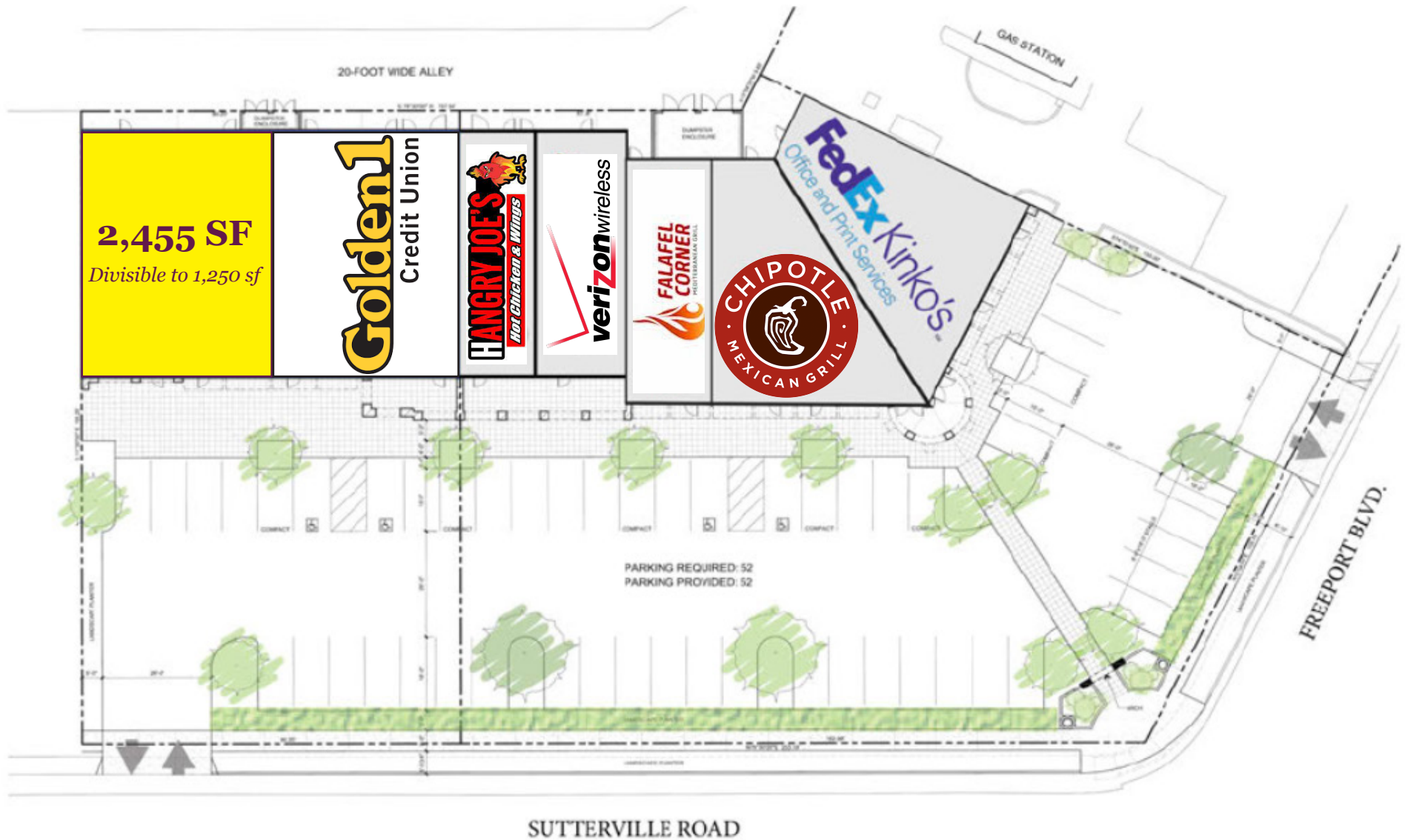


SITE PLAN

Sacramento, CA



2,455 SF AVAILABLE



CONCEPTUAL DEMISING PLAN

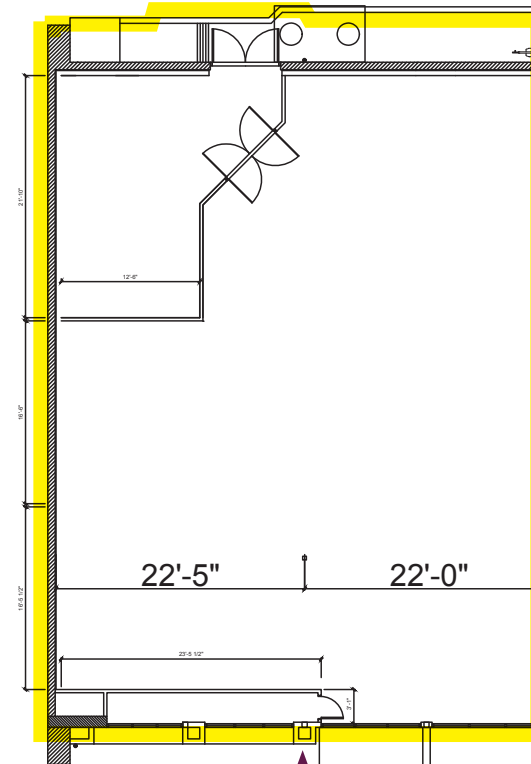
Sacramento, CA



TOTAL AVAILABLE = 2,455 SF

OPTION = 1,250 SF

2,455 SF



SUTTERVILLE RD

25,204 ADT

SURROUNDING AREA OVERVIEW

Sacramento, CA



WEST SACRAMENTO



DOWNTOWN SACRAMENTO
Daytime Population: 95,000

MIDTOWN SACRAMENTO
Daytime Population: 88,663



UPPER LAND PARK



284,260 ADT

LAND AND CURTIS PARK COMMUNITY
AVERAGE HH INCOME: \$161,910
POPULATION: 19,781



CURTIS PARK



284,260 ADT

LAND PARK

CROCKER VILLAGE



STONE POINTE

Golden 1 Credit Union



17,750 ADT

SUTTERVILLE RD

