

FOR LEASE

## Former Walgreens - Sacramento, CA

1420 Meadowview Rd | Sacramento, CA



## Overview

BUILDING SIZE	17,268 SF
LEASE END DATE	7/31/2036
RATE	Contact Broker



## Description

Located at the first busy intersection from the Pocket Rd | Meadowview Rd exit from I-5 North.

- Ample parking.
- Monument signage available.
- Drive-thru access.

## Nearby Retailers



STAPLES®



## Demographics

	1 MILE	3 MILES	5 MILES
Population	20,262	108,269	276,506
Average HH Income	\$78,310	\$81,983	\$78,196
Daytime Population	13,643	83,755	227,176

Year: 2019 | Source: ESRI

## Contact

## MATTHEW ALEXANDER

415.908.4938 | matt.alexander@srsre.com  
CA License No. 883993

## GEORGE DONOVAN

415.908.4947 | george.donovan@srsre.com  
CA License No. 006377756

## Traffic Counts

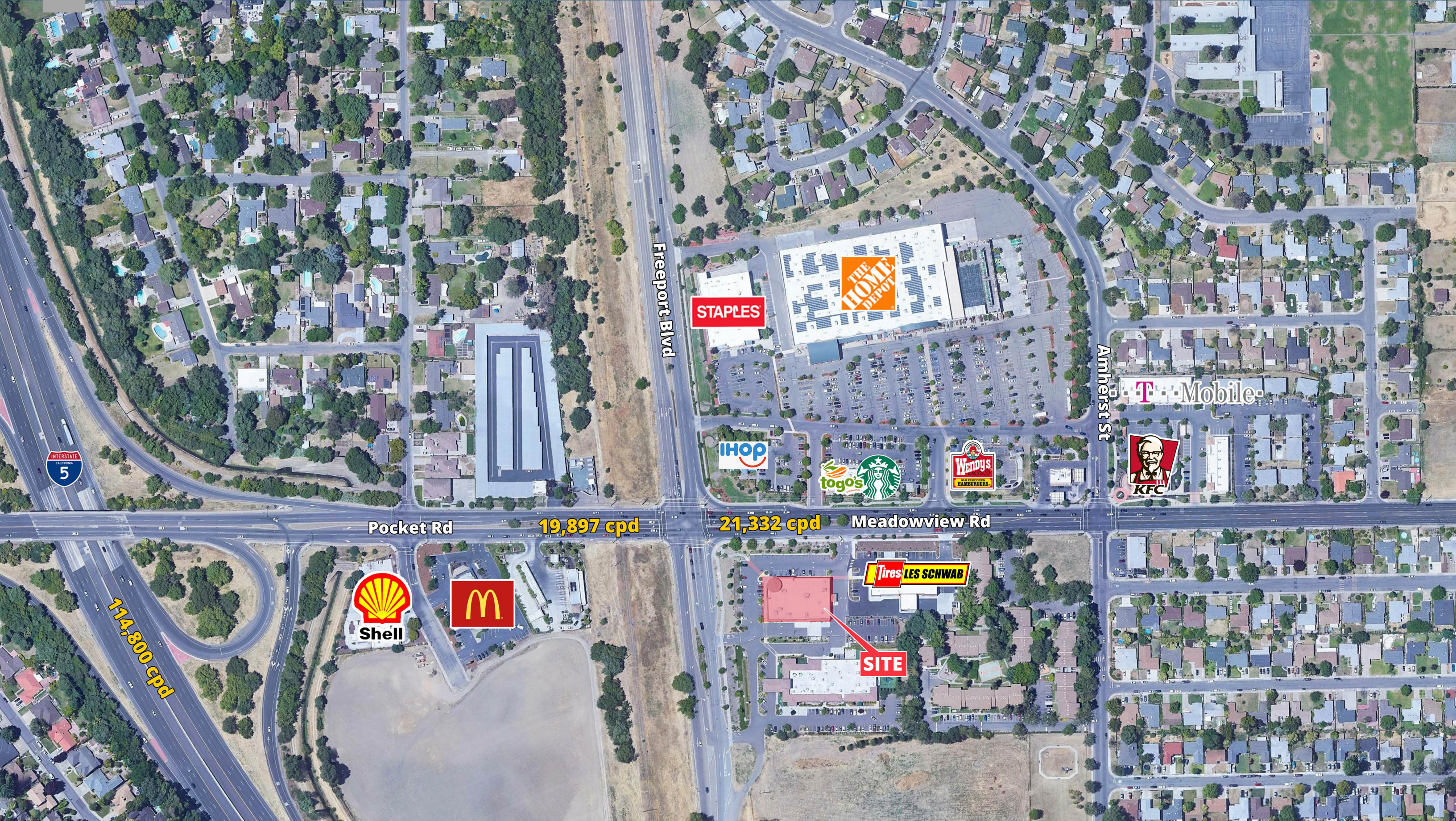
On Pocket Rd, west of Freeport Blvd	19,897 VPD
On Meadowview Rd, east of Freeport Blvd	21,332 VPD
On I-5 and Pocket Rd	114,800 VPD

Year: 2018 | 2017 | Source: Costar | CalTrans

**SRS REAL ESTATE PARTNERS** | 100 Pine Street, Suite 1550 | San Francisco, CA 94111 | 415.908.4930

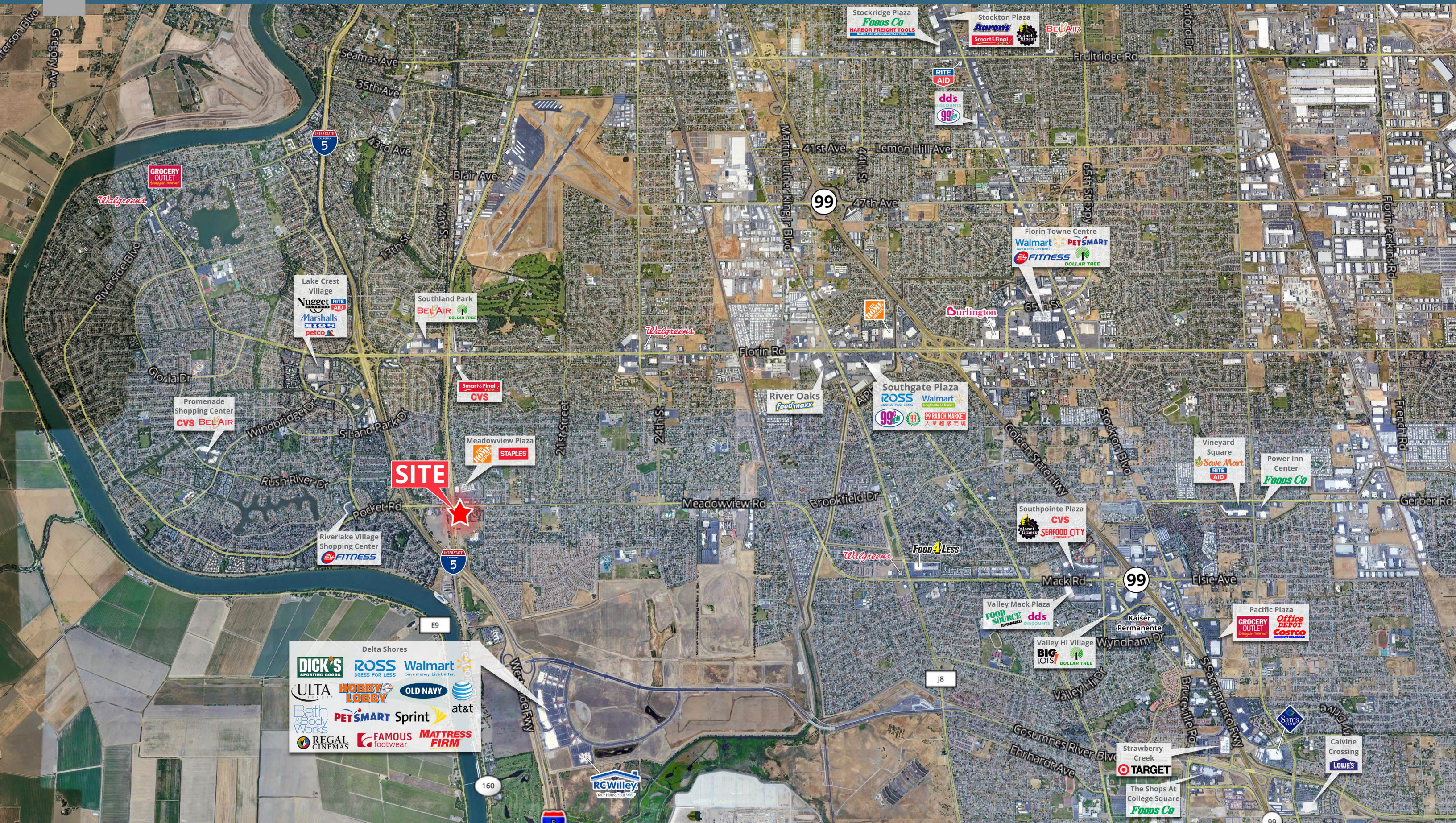
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**SRSRE.COM**



# Former Walgreens - Sacramento, CA

1420 Meadowview Rd | Sacramento, CA



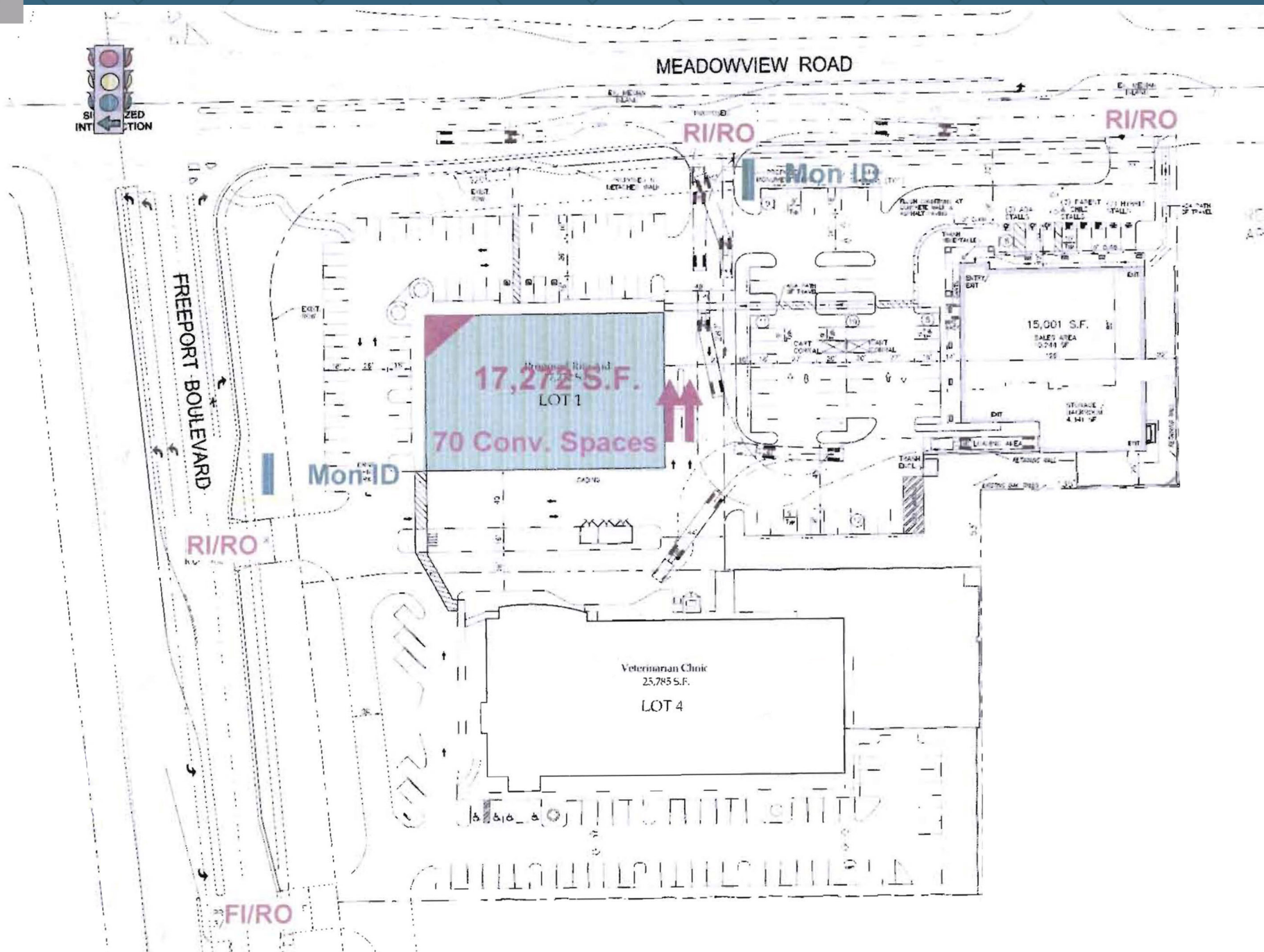
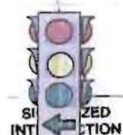
# Former Walgreens - Sacramento, CA

1420 Meadowview Rd | Sacramento, CA



# Former Walgreens - Sacramento, CA

1420 Meadowview Rd | Sacramento, CA





## Demographic Summary

1420 Meadowview Rd, Sacramento, California, 95832  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.48091  
Longitude: -121.50429

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	17,727	101,215	249,646
2010 Population	19,155	101,771	258,938
2019 Population	20,262	108,269	276,506
2024 Population	20,921	112,060	286,313
2000-2010 Annual Rate	0.78%	0.05%	0.37%
2010-2019 Annual Rate	0.61%	0.67%	0.71%
2019-2024 Annual Rate	0.64%	0.69%	0.70%
2019 Male Population	48.4%	47.8%	48.5%
2019 Female Population	51.6%	52.2%	51.5%
2019 Median Age	33.4	35.5	34.2
2019 Total Daytime Population	13,643	83,755	227,176
Workers	2,024	21,436	66,283
Residents	11,619	62,319	160,893

In the identified area, the current year population is 20,262. In 2010, the Census count in the area was 19,155. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 20,921 representing a change of 0.64% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

<b>Data for all businesses in area</b>			
Total Businesses:	243	2,339	5,915
Total Employees:	1,745	17,373	54,002
Total Residential Population:	20,262	108,269	276,506
Employee/Residential Population Ratio:	0.09:1	0.16:1	0.2:1

### Median Age

The median age in this area is 33.4, compared to U.S. median age of 37.9.

<b>Race and Ethnicity</b>			
2019 White Alone	25.8%	29.8%	33.5%
2019 Black Alone	20.7%	18.4%	15.9%
2019 American Indian/Alaska Native Alone	0.9%	0.9%	1.0%
2019 Asian Alone	27.3%	27.8%	24.5%
2019 Pacific Islander Alone	3.4%	2.7%	2.1%
2019 Other Race	13.5%	12.6%	15.1%
2019 Two or More Races	8.2%	7.9%	7.9%
2019 Hispanic Origin (Any Race)	28.2%	26.9%	31.4%

Persons of Hispanic origin represent 28.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.9 in the identified area, compared to 63.0 for the U.S. as a whole.

<b>Median Household Income</b>			
2019 Median Household Income	\$54,414	\$58,116	\$55,257
2024 Median Household Income	\$62,334	\$67,960	\$64,097
2019-2024 Annual Rate	2.75%	3.18%	3.01%
<b>Average Household Income</b>			
2019 Average Household Income	\$78,310	\$81,983	\$78,196
2024 Average Household Income	\$91,583	\$95,538	\$91,157
2019-2024 Annual Rate	3.18%	3.11%	3.11%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,235	\$28,502	\$26,173
2024 Per Capita Income	\$29,406	\$32,999	\$30,326
2019-2024 Annual Rate	3.11%	2.97%	2.99%

	1 mile	3 miles	5 miles
<b>2019 Employed Population 16+ by Occupation</b>			
Total	8,798	46,922	118,017
White Collar	57.9%	59.6%	56.0%
Management/Business/Financial	11.1%	12.9%	11.9%
Professional	19.8%	21.6%	19.7%
Sales	10.3%	8.9%	8.8%
Administrative Support	16.8%	16.2%	15.7%
Services	21.2%	21.9%	23.7%
Blue Collar	20.9%	18.4%	20.3%
Farming/Forestry/Fishing	0.5%	0.4%	0.8%
Construction/Extraction	6.4%	4.5%	5.4%
Installation/Maintenance/Repair	3.1%	2.9%	2.9%
Production	3.5%	3.7%	4.2%
Transportation/Material Moving	7.4%	7.0%	7.2%
<b>2019 Population 25+ by Educational Attainment</b>			
Total	13,119	71,663	178,657
Less than 9th Grade	9.5%	8.9%	10.6%
9th - 12th Grade, No Diploma	7.0%	6.4%	8.0%
High School Graduate	23.6%	22.3%	21.5%
GED/Alternative Credential	2.9%	2.8%	3.1%
Some College, No Degree	23.6%	22.6%	22.7%
Associate Degree	9.0%	8.9%	8.3%
Bachelor's Degree	16.2%	18.2%	16.9%
Graduate/Professional Degree	8.2%	9.8%	8.8%
<b>Households</b>			
2000 Households	5,590	35,193	84,766
2010 Households	6,176	35,859	87,790
2019 Total Households	6,490	37,698	92,611
2024 Total Households	6,674	38,769	95,325
2000-2010 Annual Rate	1.00%	0.19%	0.35%
2010-2019 Annual Rate	0.54%	0.54%	0.58%
2019-2024 Annual Rate	0.56%	0.56%	0.58%
2019 Average Household Size	3.10	2.84	2.96

The household count in this area has changed from 6,176 in 2010 to 6,490 in the current year, a change of 0.54% annually. The five-year projection of households is 6,674, a change of 0.56% annually from the current year total. Average household size is currently 3.10, compared to 3.08 in the year 2010. The number of families in the current year is 4,612 in the specified area.

## Households by Income

Current median household income is \$54,414 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$62,334 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$78,310 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$91,583 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,235 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,406 in five years, compared to \$32,501 for all U.S. households