

RETAIL 365

**9146
9148**

**KIEFER BLVD.
SACRAMENTO,
CA 95826**

+/- 1,320 SF TOTAL AVAILABLE

AVAILABLE FOR
FOR LEASE

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

CENTURY 21.

Select Real Estate, Inc





+ 1,320 SF
Total Available

💰 LEASE PRICE

\$1.40/SF NNN

📍 HIGHLIGHTS

- Excellent ingress/egress

THE PROPERTY

This property is located between S. Port Dr and Tallyho Dr. placed in the center of one of Sacramento's growing retail trade areas. This area includes a SaveMart and RiteAid Shopping Center. Surrounded by some of the most well-known retail, service businesses, and restaurants such as Round Table, Del Taco, Donut Time, 7-Eleven, Baskin Robbins, Chase Bank, Bank of America, Wells Fargo, H&R Block and so much more.

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KIEFER BLVD.
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9142 Kie

Bank of America ATM

ATM



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Located south of Highway 50 and east of Watt Avenue, the center is situated to serve dense residential neighborhoods and the large surrounding industrial/office market.

MORE HIGHLIGHTS

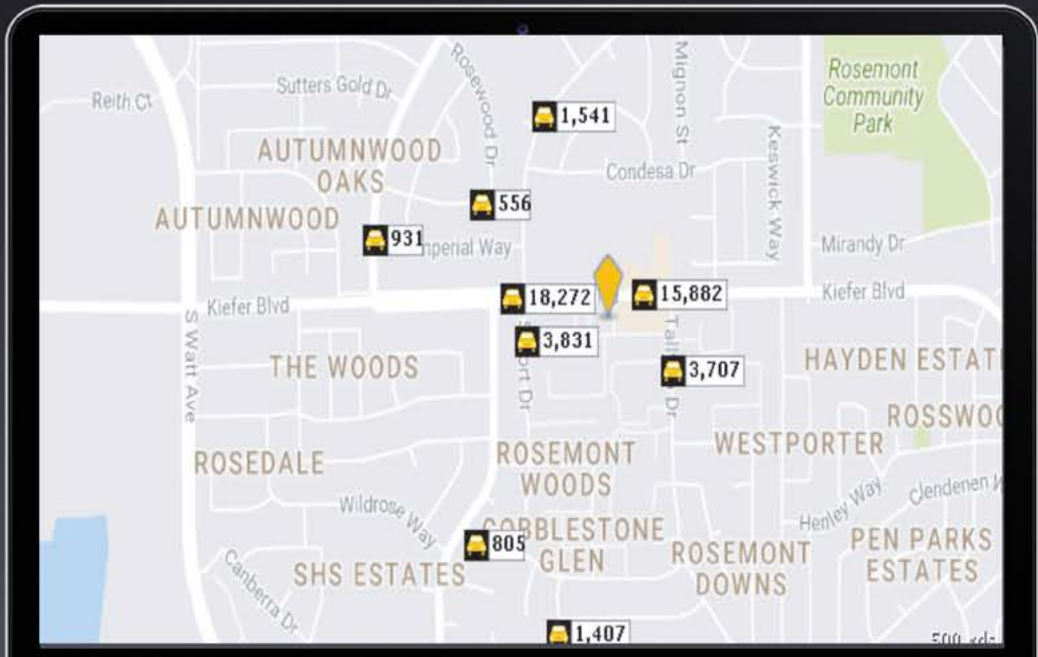
- Strong tenant mix.
- Surrounded by dense residential population.
- Strong daytime workforce population.
- Competitive lease rates.
- Excellent ingress/egress.
- Land Acres 0.25 AC
- Zoning LC
- Parcel # 074-0290-012



9146-9148 KIEFER BLVD

POPULATION DEMOGRAPHICS

TOTAL POPULATION	38,378
FEMALE POPULATION	50.6%
MALE POPULATION	49.4%
MEDIAN AGE	33.6
MALE MEDIAN AGE	32.3
FEMALE MEDIAN AGE	34.8



HOUSING

FAMILY HOUSEHOLDS	58.3%
HOUSEHOLDS WITH KIDS	28.1%
HOUSING UNITS	16,241
OCCUPIED HOUSING UNITS	15,013
OWNER OCCUPIED UNITS	54.0%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	2.54
MEDIAN YEAR STRUCTURE BUILT	1973
HOUSES WITH MORTGAGES	74.6%

ECONOMIC/EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$63,180
WHITE COLLAR	86.8%
BLUE COLLAR	13.2%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Kiefer Blvd	Tallyho Dr	0.04 E	15,882	2015	0.07
Tallyho Dr	Dongston Way	0.02 N	3,707	2015	0.12
Southport Dr		0	4,078	2015	0.13
Southport Dr	S Port Dr	0.05 N	3,831	2016	0.13
Kiefer Blvd	Thornhill Dr	0.03 W	18,272	2015	0.15
Mojave Dr	Rosewood Dr	0.02 E	556	2016	0.24
S Port Dr	Vogue Ct	0.02 SW	1,541	2016	0.26
Newhall Dr	Thornhill Dr	0.03 NW	805	2016	0.34
Applegate Dr	Plumgrove Way	0.02 N	1,407	2010	0.38
Rosemont Dr	Mojave Dr	0.06 N	931	2011	0.38

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