

RETAIL 365

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AVAILABLE  
**FOR LEASE**

**2 SPACES AVAILABLE**

5609-5621 HILLSDALE BLVD,  
SACRAMENTO CA 95842



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SACRAMENTO CA 95842

ZONED

C 2 - Commercial



Retail



Total Building Size  
+ 4,488 SF

 LEASE RATE

**NEGOTIABLE**

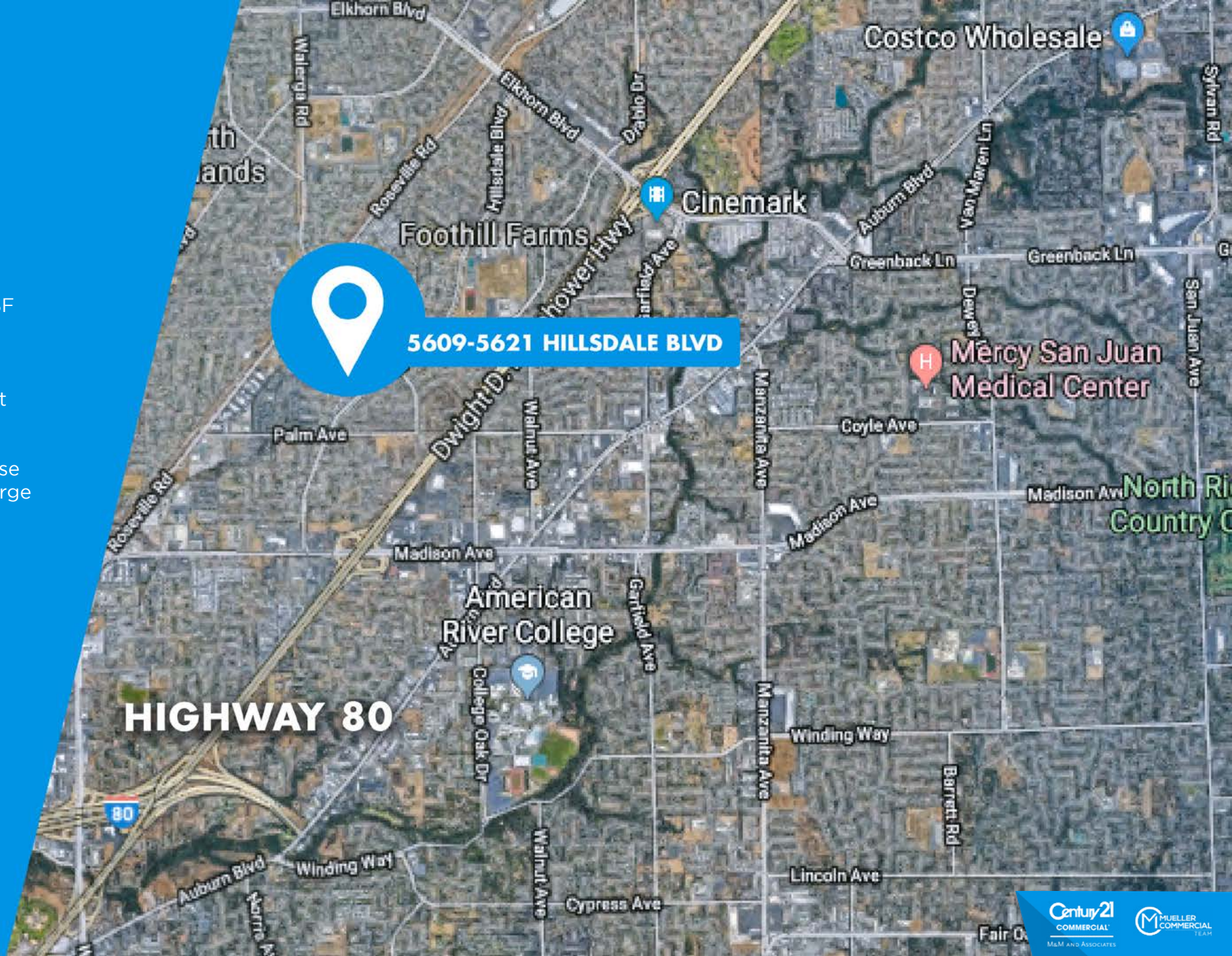
 HIGHLIGHTS

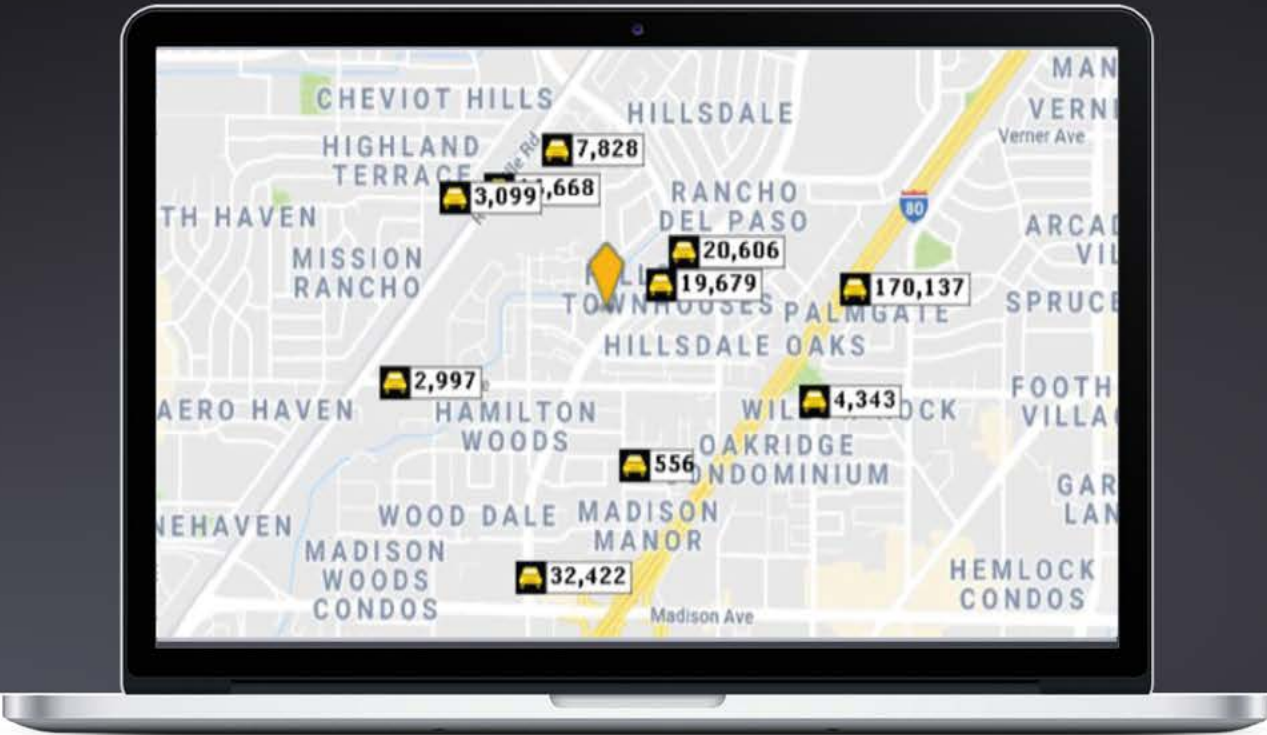
- 2 Spaces Available | 450 SF | 628 SF
- Lease Rate Negotiable
- Located near Highway 80 & Watt Avenue

# LOCATION

- Total Building Size 4,488 SF
- 2 Spaces Available | 450 SF | 628 SF
- Lease Rate Negotiable
- Located near Highway 80 and Watt Avenue
- The Center is situated to serve dense residential neighborhoods and the large surrounding Retail/Industrial Market
- Surrounded by dense residential population
- Competitive Lease Rates
- Excellent Ingress/Egress
- Zoned C 2 - Commercial
- APN# 220-0013-019

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**DEMOGRAPHICS**

**POPULATION DEMOGRAPHICS**

<b>TOTAL POPULATION</b>	31,671
<b>FEMALE POPULATION</b>	51.5%
<b>MALE POPULATION</b>	48.5%
<b>MEDIAN AGE</b>	32.1
<b>MALE MEDIAN AGE</b>	31.5
<b>FEMALE MEDIAN AGE</b>	33.2

**HOUSING**

<b>FAMILY HOUSEHOLDS</b>	68.7%
<b>HOUSEHOLDS WITH KIDS</b>	38.4%
<b>HOUSING UNITS</b>	12,002
<b>OCCUPIED HOUSING UNITS</b>	11,368
<b>OWNER OCCUPIED UNITS</b>	54.8%
<b>AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD</b>	2.78
<b>MEDIAN YEAR STRUCTURE BUILT</b>	1977
<b>HOUSES WITH MORTGAGES</b>	75.8%

**ECONOMIC / EMPLOYMENT**

<b>AVERAGE HOUSEHOLD INCOME</b>	\$53,989
<b>WHITE COLLAR</b>	75.9%
<b>BLUE COLLAR</b>	24.1%

**TRAFFIC**

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Hillsdale Blvd	Walerga Rd	.09 NE	19,679	2017	0.17 mi
Walerga Rd	Hillsdale Blvd	.02 SE	20,606	2017	0.25 mi
Bomark Way	Tyler St	.03 W	556	2017	0.35 mi
Oakjollow Dr	Roseville Rd	.06 NW	7,828	2017	0.39 mi
Roseville Rd	Oakhollow Dr	.15 NE	16,668	2017	0.39 mi
Gilman Way	Georgia Dr	.06 NE	3,099	2014	0.47 mi
Palm Ave	Roseville Rd	.09 W	2,997	2015	0.57 mi
College Oak Dr	Missie Way	.01 S	4,343	2017	0.59 mi
Hillsdale Blvd	Madison Ave	.07 S	32,422	2017	0.62 mi
I-80	Palm Av	.30 SW	170,137	2011	0.66 mi

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# LEASE

**Century21**  
COMMERCIAL

M&M AND ASSOCIATES

**M** MUELLER  
COMMERCIAL  
TEAM

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