

**5400 DATE AVENUE
SACRAMENTO, CA**

FOR LEASE

6,324 SF - 10,118 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

PROPERTY DETAILS:

Landmark property with great I-80 freeway visibility.
Co-tenants include CycleGear, Sacramento
Exercise Equipment, Goodwill, 5.11 Tactical,
Sleep Train, Defy Extreme Air Sports and White Lotus
Banquet Hall.

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2018 Population (est):	25,686	155,964	362,748
2018 Avg. HH Income:	\$48,620	\$65,676	\$71,593
Daily Traffic Count:	Madison Ave at Date Ave 51,745		

**FEATURES:**

- 817 feet of freeway frontage with an average of 217,000 cars per day
- Easy access to I-80 via Madison Avenue
- Location in close proximity to American River College
- Abundant parking
- Large pylon sign with excellent visibility on I-80 near Madison Avenue available

LEASE RATES:

Suite D: \$11,352.00 (\$1.89 PSF, NNN)
Suite H: \$11,393.00 (\$1.09 PSF, NNN)

NNN costs are approximately \$0.31 PSF equating to approx. 35% less than would be typical.

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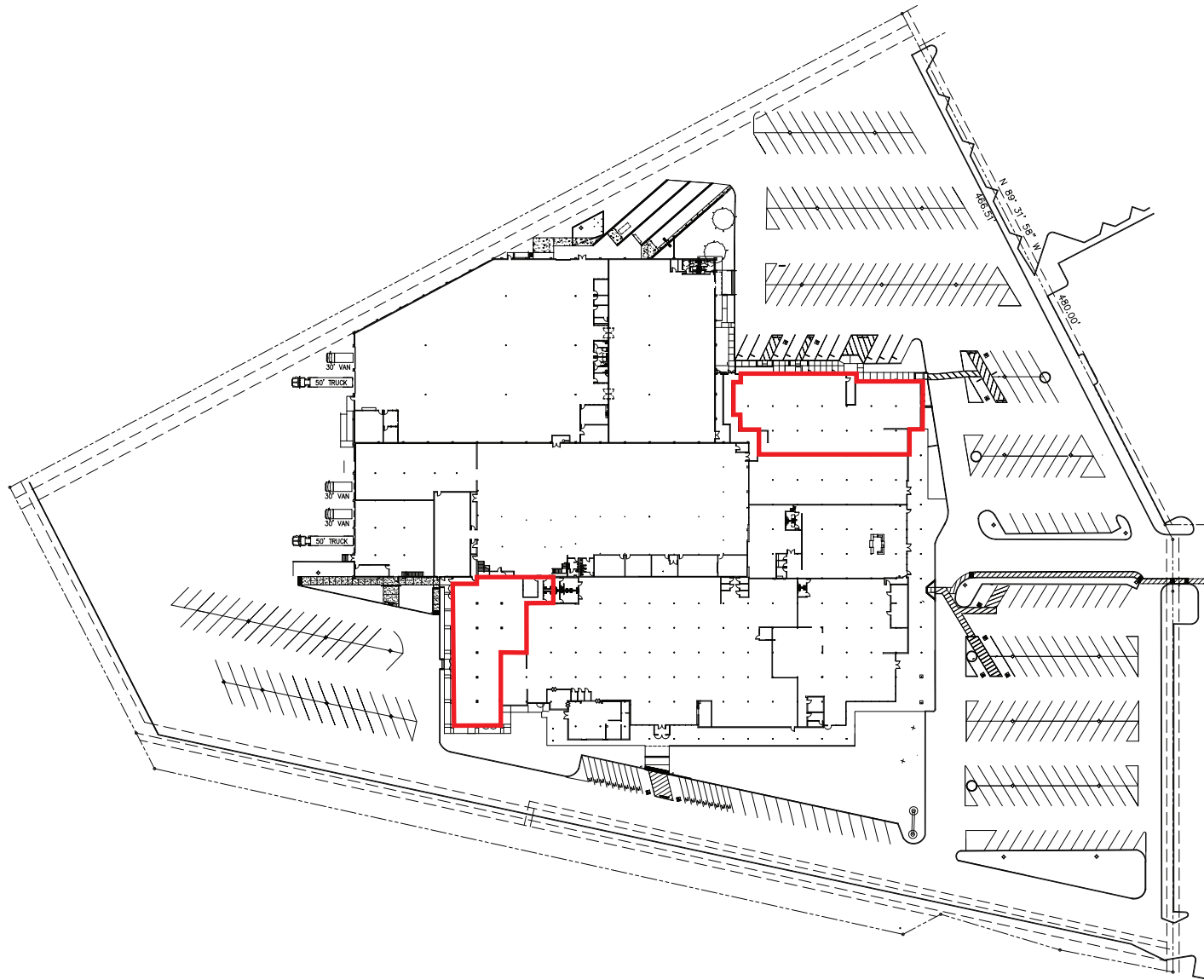
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SITE PLAN

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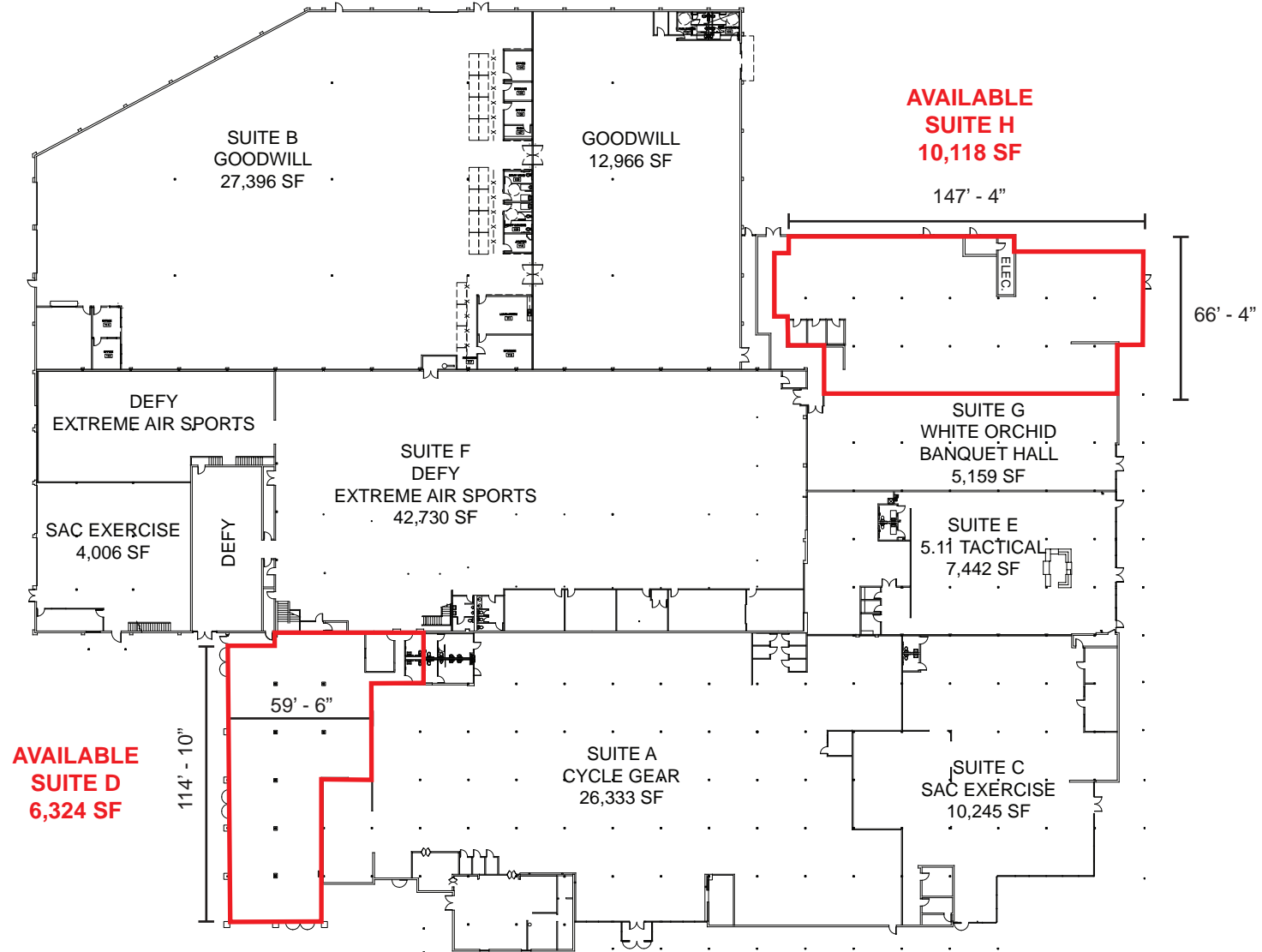
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