

# 31 15TH STREET WEST SACRAMENTO CA

30,587 SF RETAIL/INDUSTRIAL BUILDING FOR SALE  
17,909 SF RETAIL WAREHOUSE AVAILABLE FOR LEASE

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
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[www.ethanconradprop.com](http://www.ethanconradprop.com)



# RETAIL/INDUSTRIAL BUILDING FOR SALE OR LEASE

**31 15TH STREET**  
WEST SACRAMENTO, CA

## LEASE RATE:

Suite 3: 17,909 SF - \$10,566.00, NNN (\$0.59 PSF)

NNN costs are approximately \$0.17 PSF

## SALES PRICE:

\$2,738,092.00 (\$89.51 PSF)

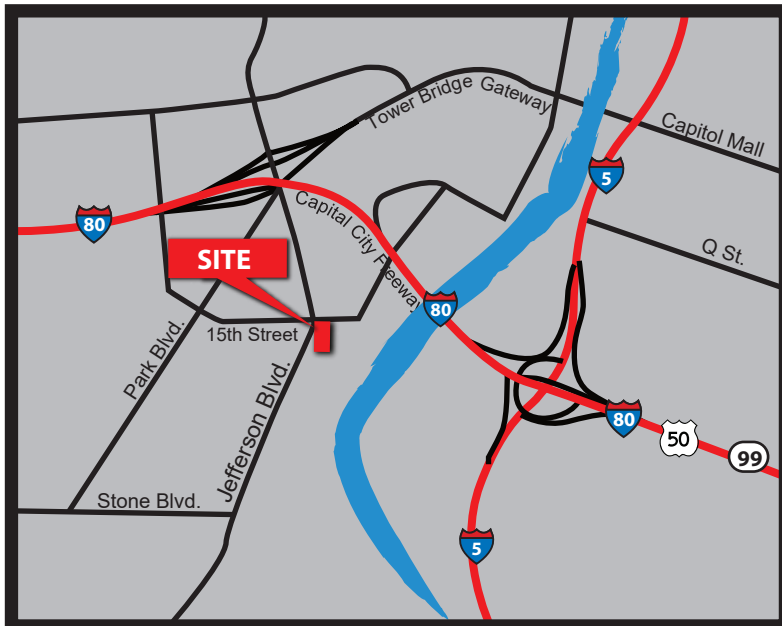
## PROPERTY DETAILS:

Building offers outstanding visibility on Jefferson Blvd at signalized intersection of Jefferson & 15th Street and is located just minutes from Downtown Sacramento, Golden 1 Center, Raley Field, Drake's at the Barn, and a significant amount of new, dense residential developments in Sacramento's Urban Core

This building is located in West Sacramento's Waterfront Zone that is intended to provide areas for high-density mixed uses which capitalize on the City's river frontage, including: amusement, restaurants, retail, hotel and motel uses, public uses, and visitor-serving amenities. Mid-rise and high-rise office, as well as multi-family residential uses are also allowed.

## FEATURES:

- Great freeway access to I-80, I-5, Hwy 50 and Hwy 99
- Most retail uses allowed under current zoning
- 20 - 24' clear height
- Sprinklered



## DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2018 Population (est):	10,859	108,252	276,723
2018 Avg. HH Income:	\$60,789	\$77,779	\$79,231

Daily Traffic Count: 15th & Jefferson Blvd 48,105

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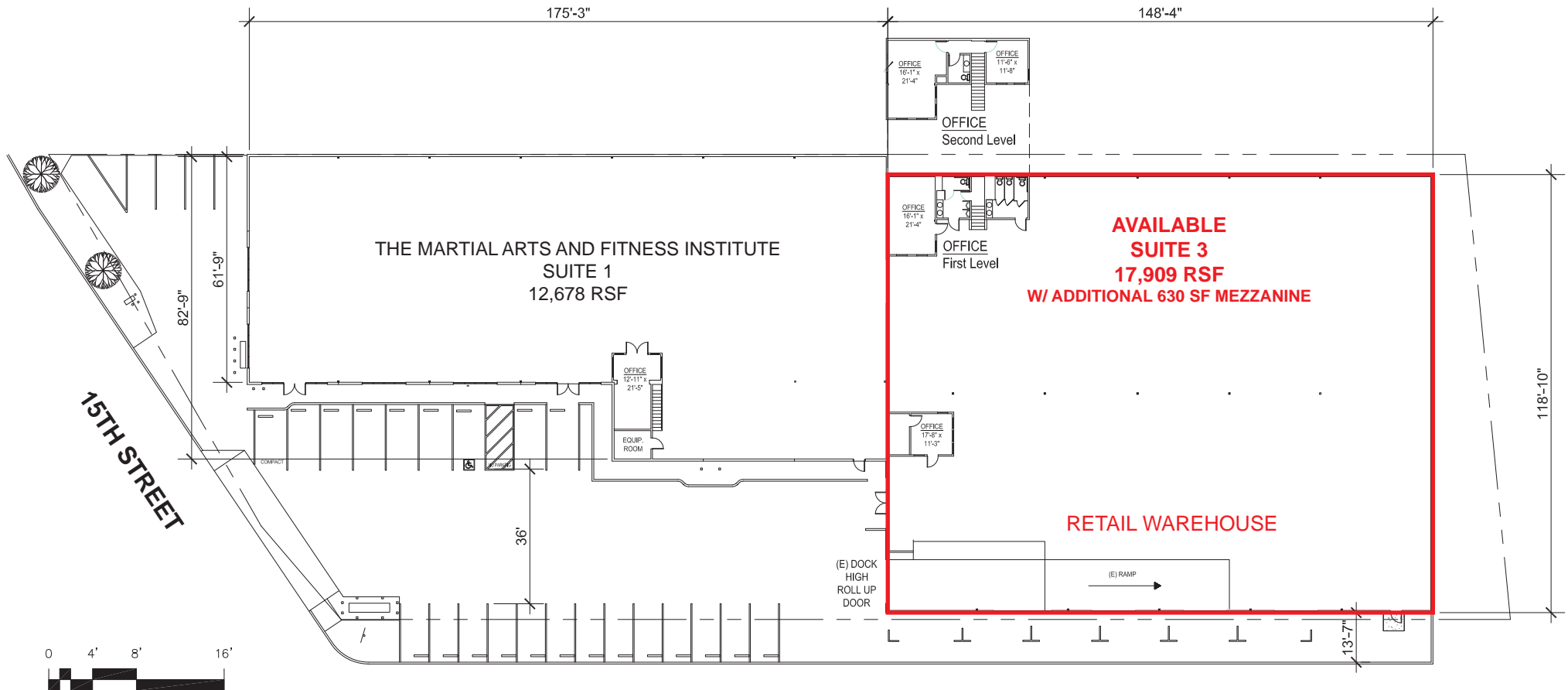
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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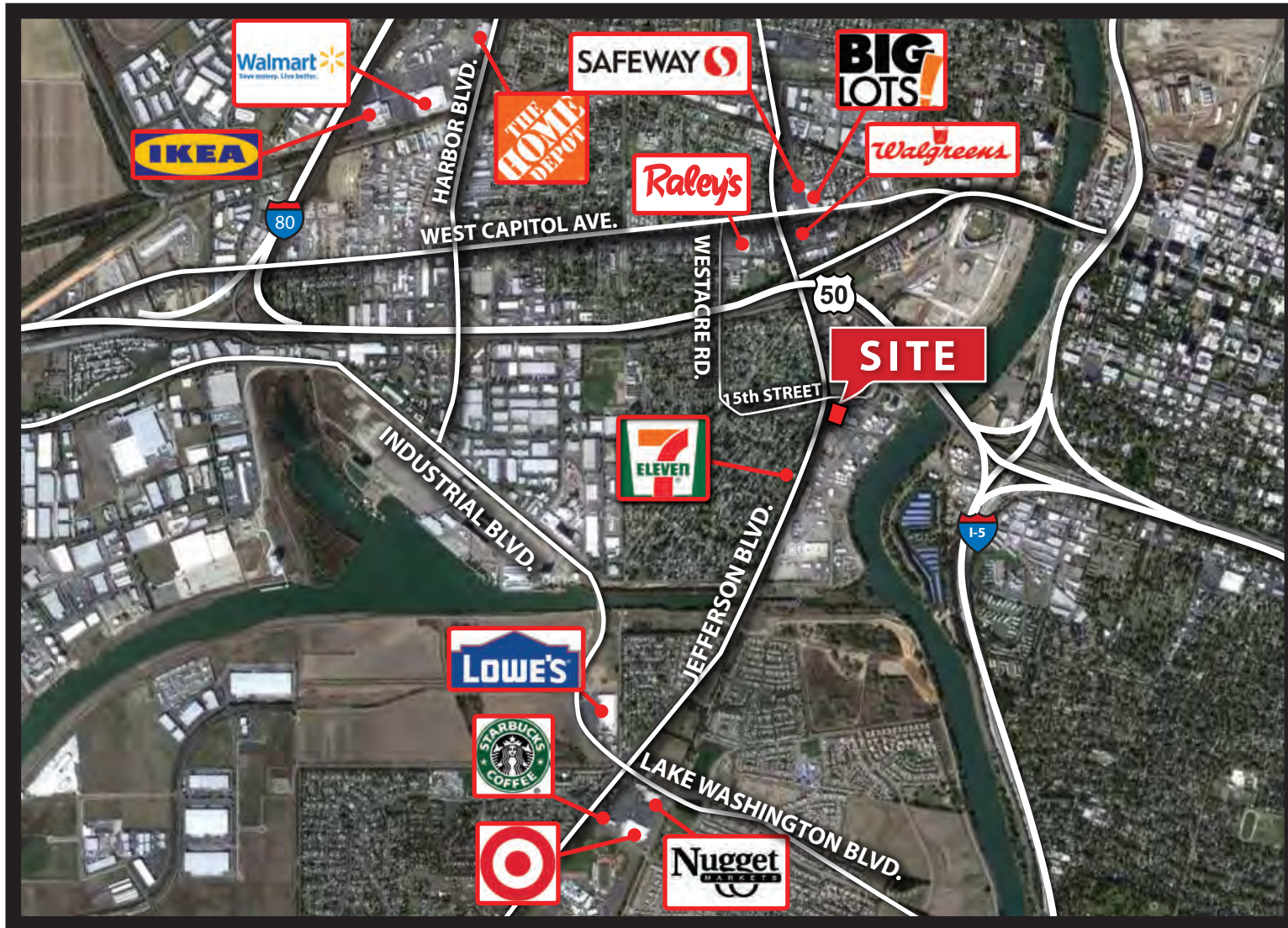
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