

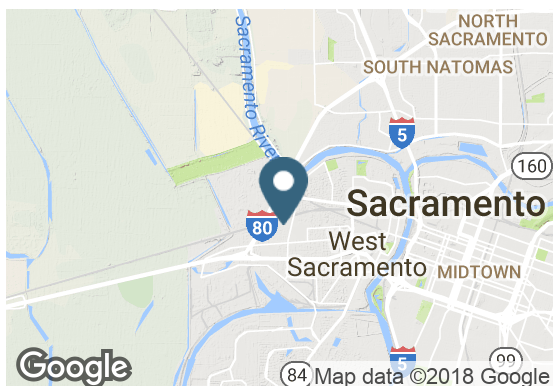
Ground Lease Opportunity At Riverpoint Marketplace

752 and 764 Ikea Court | West Sacramento, CA



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	3,195 - 20,000 SF
LOT SIZE	2.18 Acres



Description

These are the last remaining pads of its kind available within Riverpoint Marketplace with a Drive-Thru opportunity of 3,195 SF and a 20,000 SF divisible freestanding building.

- Ground Lease opportunity for an entitled Drive-Thru (0.81 AC) pad and up to 20,000 SF buildable freestanding (2.18 AC) pad.
- Space 1 is an entitled Drive-Thru for up to 3,195 SF or 6,000 SF freestanding building.
- Space 2 has up to 20,000 SF buildable freestanding building.
- Ground Lease available now.
- Last spaces available in the Riverpoint Marketplace with IKEA and Walmart.
- Potentially for sale.

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,932	53,936	180,648
Median HH Income	\$34,280	\$49,353	\$54,287
Daytime Population	13,571	84,468	293,228

Year: 2017 | Source: ESRI

Contact

STEVEN KALYK

415.354.1467 | steven.kalyk@srsre.com
CA License No. 02018743

Traffic Counts

On I-80 at Reed Ave	86,500 VPD
On Reed Ave at I-80	16,200 VPD
Reed Ave and Riverpoint Dr W	17,590 VPD
On US Highway 50 and I-80	119,600 VPD

Year: 2011-2016 | Source: CoStar & CalTrans

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

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