SOUTHGATE PLAZA

SACRAMENTO, CA

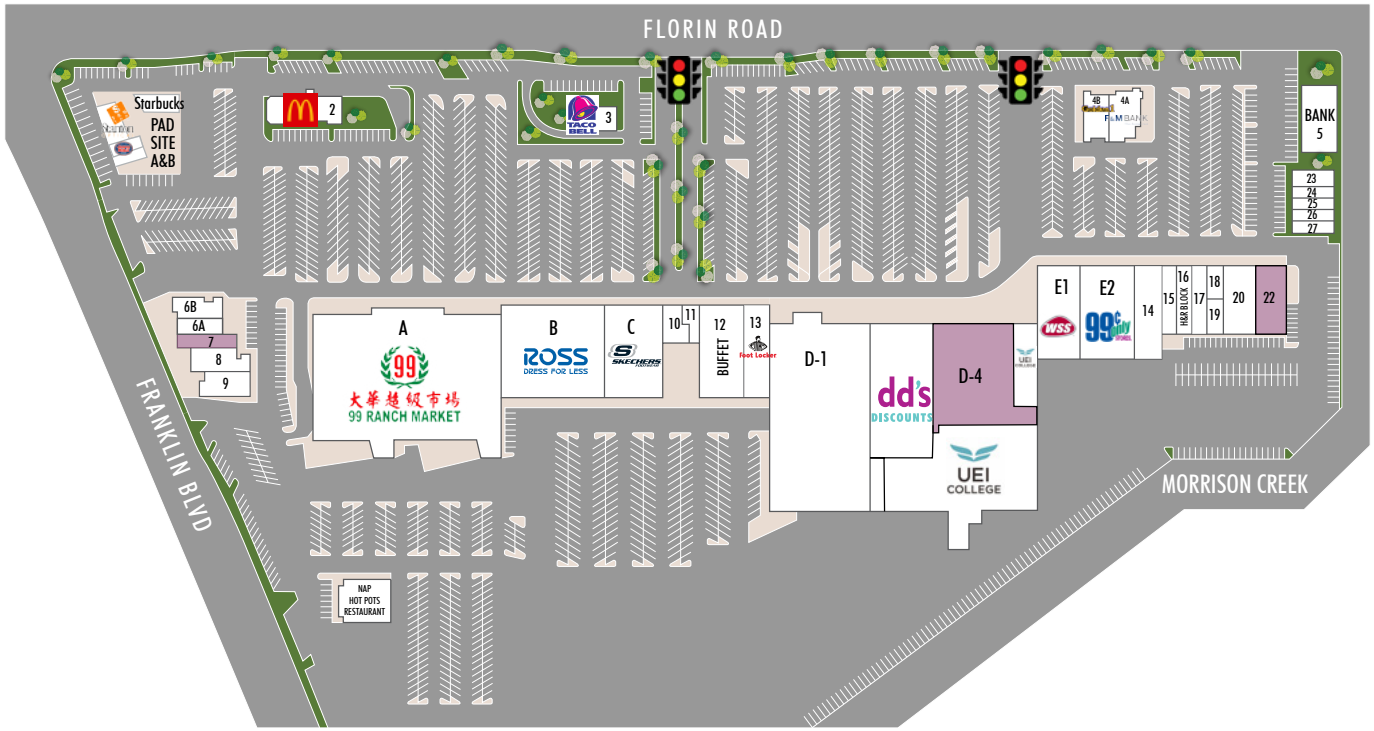
SEC FLORIN ROAD & FRANKLIN BLVD
SACRAMENTO, CA 95823

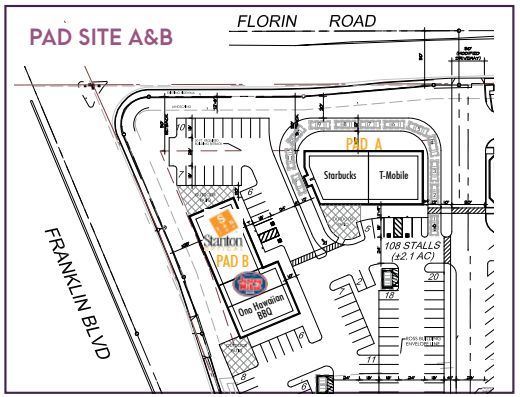
NewMark Merrill COMPANIES | CBRE

PROPERTY INFORMATION

- Located at one of Sacramento's busiest intersections (Florin Road - 39,187 ADT and Franklin Blvd - 28,474 ADT), Southgate Plaza is ideally located to capture the dense surrounding residential population and serves as a regional draw due to it's direct access to Highway 99
- Anchor spaces as well as shop space are immediately available

SITE PLAN





BLDG/STE	TENANT	±SF	BLDG/ STE	TENANT	±SF	BLDG/ STE	TENANT	±SF
A	99 Ranch Market	65,765	2	McDonald's	NAP	14	Clothes 4 Bros	4,050
B	Ross Dress for Less	27,300	3	Taco Bell	4,500	15	Baskin-Robbins	900
C	Skechers	11,250	4A	F&M Bank	2,500	16	H&R Block	2,000
D1	Possible Sublease Available	52,257	4B	Golden 1 Credit Union	3,079	17	Custom Print by Clothes 4 Bros	3,267
D2	DD's Discounts	23,330	5	Financial Services	8,400	18	Cricket Wireless	1,000
D3	UEI	38,002	6A	Tastea	1,698	19	My Le Beauty Salon	1,000
D4	AVAILABLE	18,289	6B	MetroPCS	1,800	20	My Le Beauty School	5,300
E1	WSS Shoes	9,900	7	AVAILABLE	1,646	22	Coming Available	2,500
E2	99c Only Store	15,000	8	Skip's Fish N Chicken	2,520	23	Panda Wok	2,012
PAD A	Starbucks	2,200	9	Chinese Restaurant	2,600	24	Domino's Pizza	1,468
PAD A	T-Mobile	2,000	10	Jewelry Store	2,609	25	Boost Mobile	1,340
PAD B	Stanton Optical	3,202	11	Sally Beauty	1,284	26	Diva Nails Spa	1,027
PAD B	Jersey Mike's	1,220	12	Flaming Grill Buffet	11,250	27	UPS Store	1,400
PAD B	Ono Hawaiian BBQ	1,890	13	Foot Locker	5,684			

PROPERTY PHOTOS

- Southgate Plaza offers high exposure to Florin Road and multiple signalized entrances into the project from both Florin Road and Franklin Blvd

- Florin Road is the primary commercial arterial serving the infill South Sacramento market and offer retailers one of the few opportunities to enter this highly impacted trade area

SIGNAGE OPPORTUNITIES

- Southgate Plaza not only offers traditional monument signs on the property, but also digital signage that is viewable from Florin Road and at a traffic signal.

Digital sign at corner of Florin Rd & Franklin Blvd

Digital sign at signalized entrance on Florin Rd

AREA INFO

DEMOGRAPHICS (3 MI.)

170,679
DAYTIME POPULATION

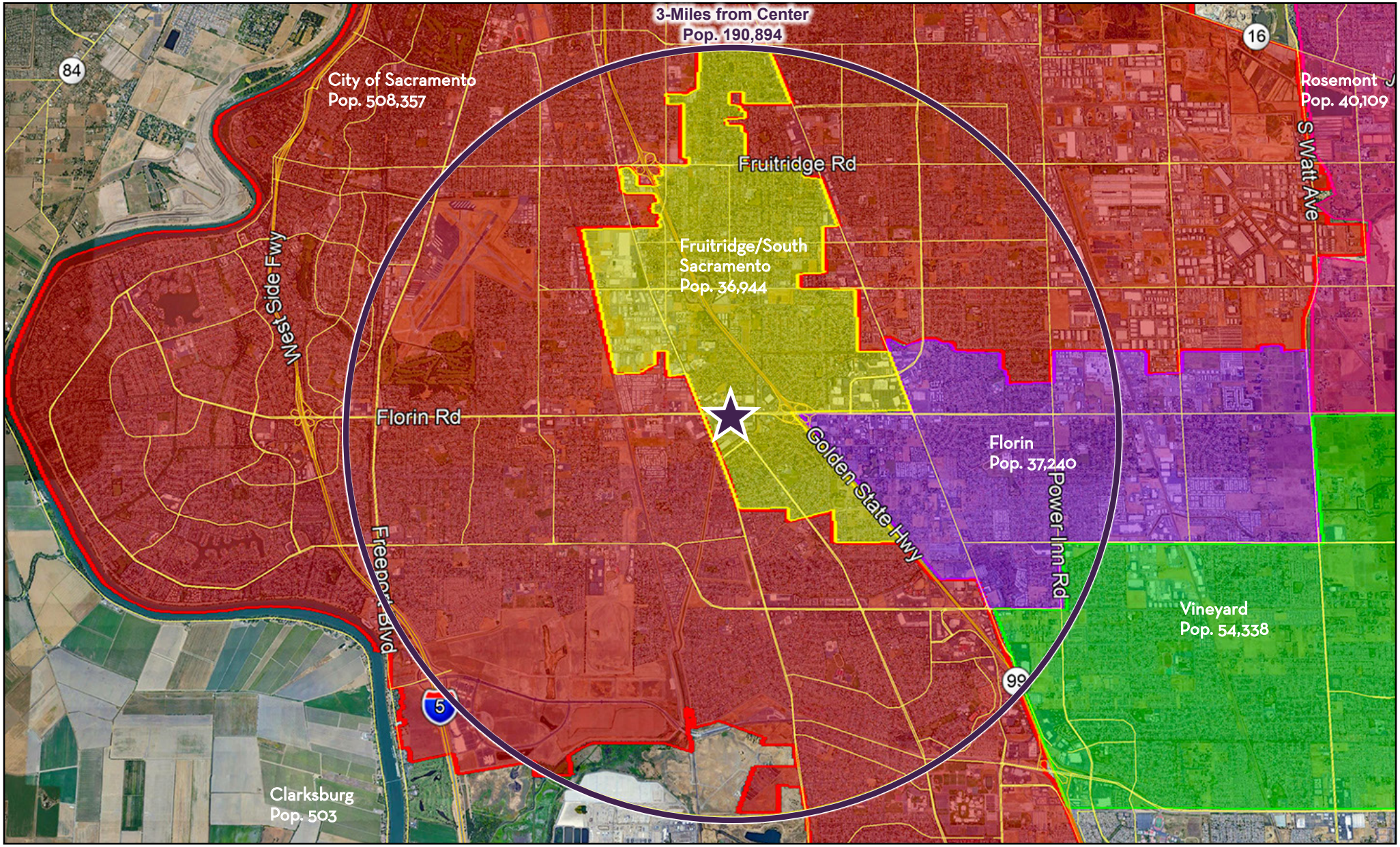
$59,643
AVG. HOUSEHOLD INCOME

$299,760
AVG. VALUE OF OWNER OCC. HOUSING UNITS

51,854
COLLEGE EDUCATED

4,023
BUSINESSES

REGION OVERVIEW



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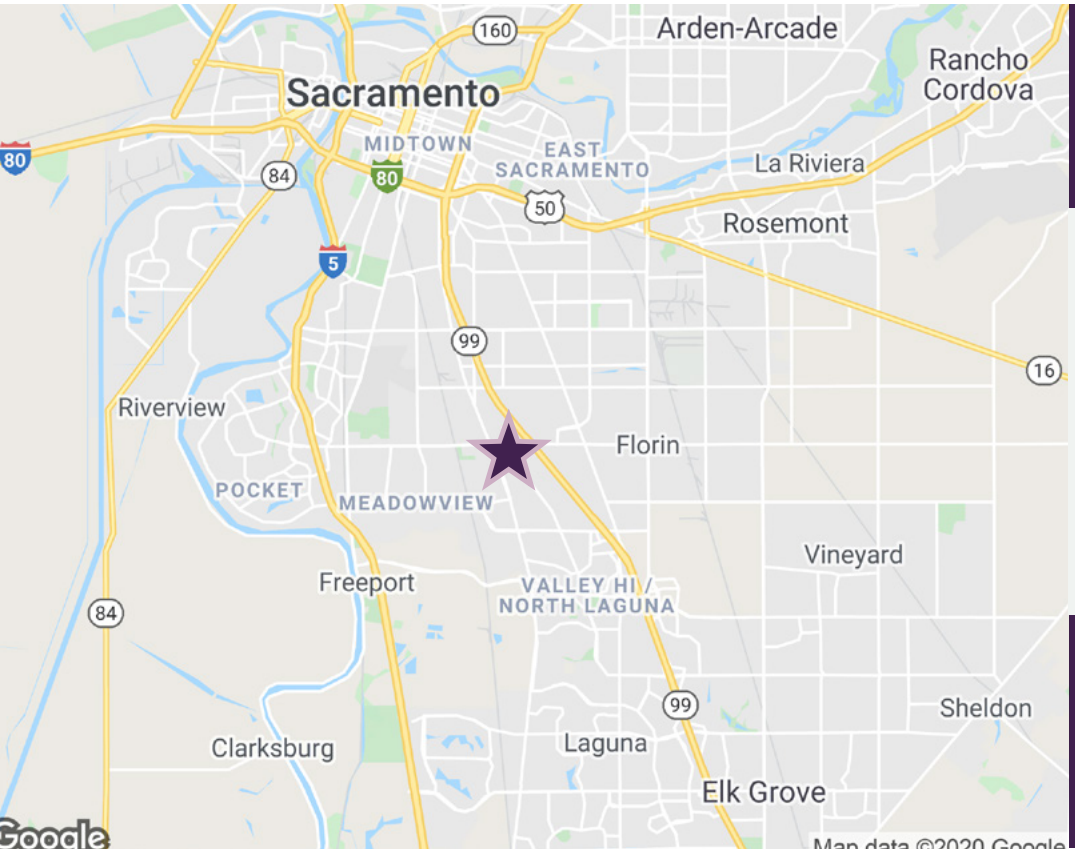
AERIAL VIEW

SOUTHGATE PLAZA



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