

NOW LEASING

Country West Junior Anchor Space

3067 W CAPITOL AVENUE | WEST SACRAMENTO, CA 95691

±19,950 SQ. FT. JUNIOR ANCHOR SPACE AVAILABLE (DIVISIBLE)

RETAIL



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DEMOGRAPHICS (2019 est.)

Population

1-mile radius	8,221
3-mile radius	66,150

Average Household Income

1-mile radius	\$42,555
3-mile radius	\$77,862

Median Household Income

1-mile radius	\$27,921
3-mile radius	\$55,073

Daytime Employment (3-mile radius)

Employees	62,868
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Significant Employers (3-mile radius)

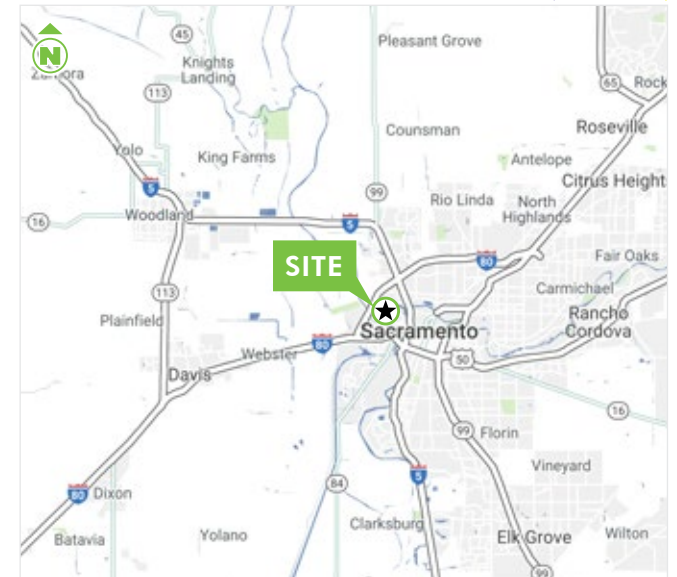
Employers	# Employees
Department-Conservation	2,000
Employment Development Dept	1,500
Ca Department Of Insurance	1,300
Water Resource Dept	1,300
Division Of Fiscal Svc	1,001
Teachers' Retirement System	1,000
Social Services Cal Dept	1,000
Ambius Sacramento	850
California State Teachers'	800
801 K Street	750
Sutter Health	621

Source: Esri

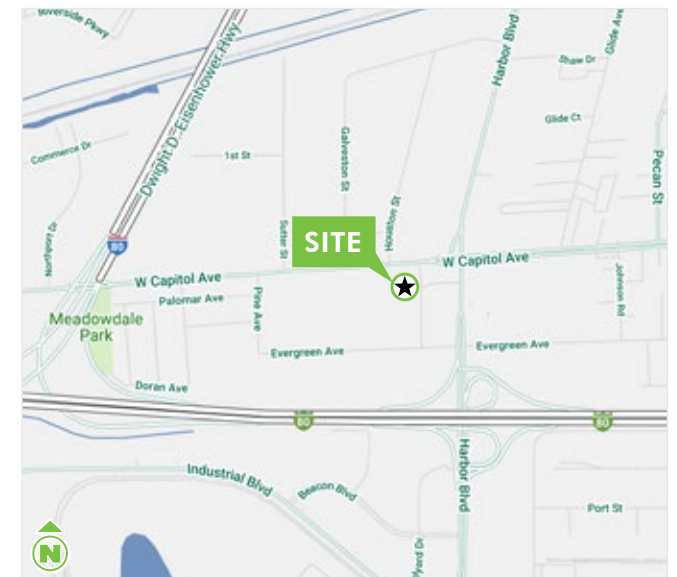
Traffic Counts (2013)

W Capitol Avenue	12,581 ADT
Harbour Boulevard	20,437 ADT

Source: City of West Sacramento



MAPS NOT TO SCALE.



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PROPERTY FEATURES

- + ±19,950 sq. ft. Junior Anchor space available (Divisible)
 - Currently 3 storefront entries
 - Roll up door access from rear
 - Building and Monument signage
 - Gated parking for employees in rear of space
 - Please do not disturb tenant
- + Anchored by Dollar Tree
- + Adjacent to Hwy 50/80 corridor.
- + Property is located within an Opportunity Zone

PROPERTY INFORMATION

Country West Shopping Center is a ±78,405 sq. ft. Retail Center located just off one of the busiest intersections in West Sacramento—West Capitol Avenue and Harbour Boulevard—and is anchored by Dollar Tree.

The center benefits from its proximity to Interstate 80, Downtown Sacramento and the Capitol Mall, the West Sacramento port and Industrial parks, very strong daytime employment, and strong traffic counts along both Capitol Avenue and Harbour Boulevard.



NEARBY TRAFFIC GENERATORS

- + Raley Field - home of the SF Giant's affiliate team the Rivercats
- + Golden 1 Center - over 200 events per year and home of the Sacramento Kings NBA team
- + Old Town Sacramento
- + California State Capitol
- + Surrounding Office and Industrial Daytime employment

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SITE PLAN

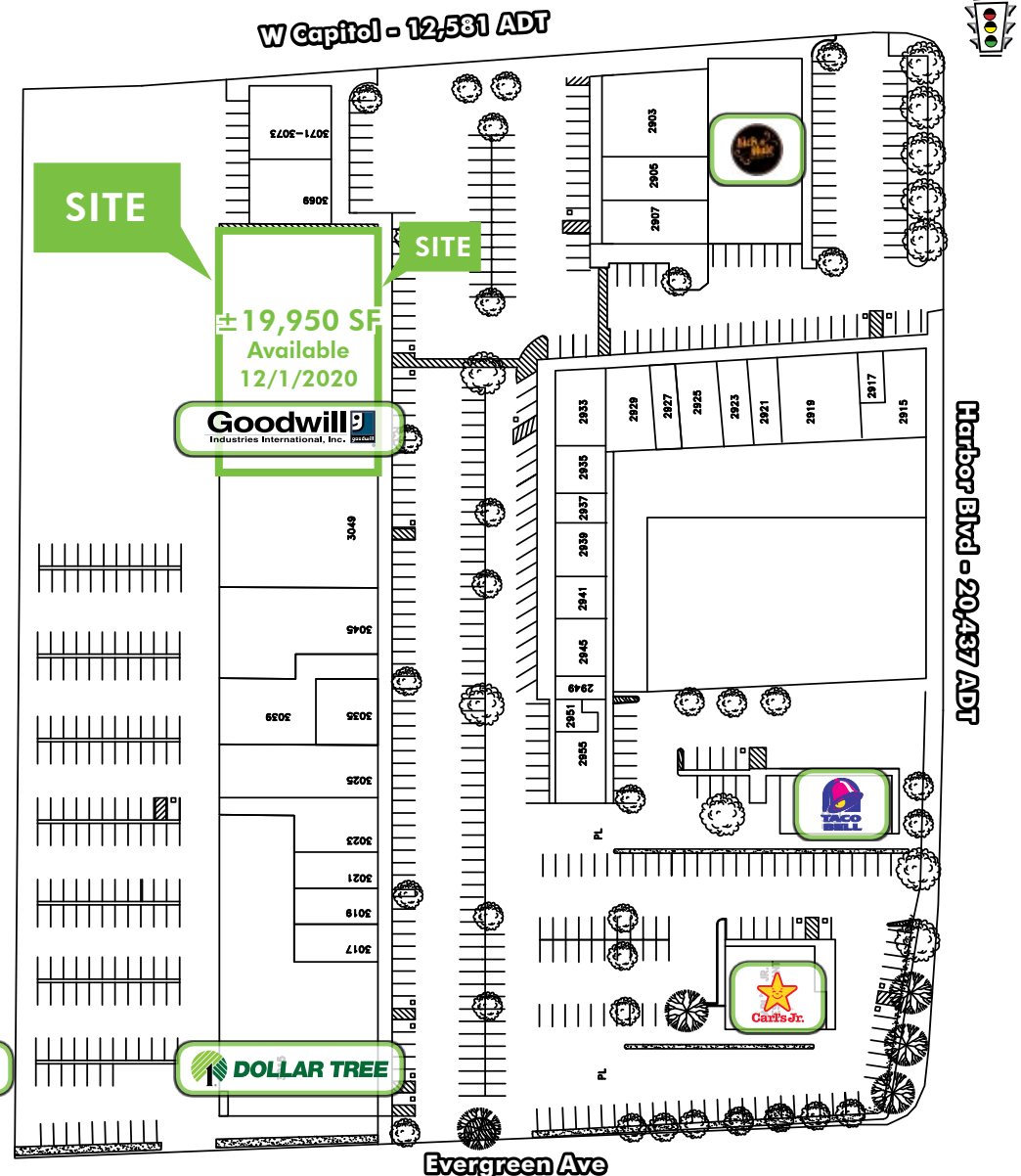
Suite #	Tenant	SF	Suite #	Tenant	SF
2901	Kick'n Mule	3,820	3019	Computer Repair	1,340
2903	Lowe's Cleaners	1,220	3021	Serrano's	1,400
2905	Delhi Bazaar	2,560	3023	La Favorita	3,000
2907	Love Laundry	2,520	3025	Sahej India Grill	4,160
2915	MetroPCS	950	3035	City Fitted Clothing	2,800
2917	Harbor Medical	1,050	3039	Botanica Shango	3,600
2919	Mountain Mike Pizza	3,300	3045	Loyalty Pawn	6,700
2921	Harbor Massage	1,200	3049	Mercado Loco	9,532
2923	Capitol Pharmacy	1,200	3069	DASCO	1,750
2925	Boost Mobile	1,600	2941-2943	Threading	1,400
2927	Venera Market	1,200	2945-2947	Dalia Lopez	1,180
2929	Salon	1,900	3059-3067	Goodwill Available 12/1/2020"	19,950
2933	Hing's Chinese	2,400	3069A	VACANT	700
2935	Classy Hair & Nail	1,250	3071-3073	Country W Liquors	3,120
2937	Quality Staffing Services	800	Rear	Enterprise Rent a Car	
2939	Happy Spa	1,000			
2949	Hye Cuts	760			
2951	Cal West Insurance	1,593			
2955	Zumba	2,050			
3015	Dollar Tree	19,013			
3017	Discount Cigarettes	1,340			



SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

ENTERPRISE RENT-A-CAR

DOLLAR TREE



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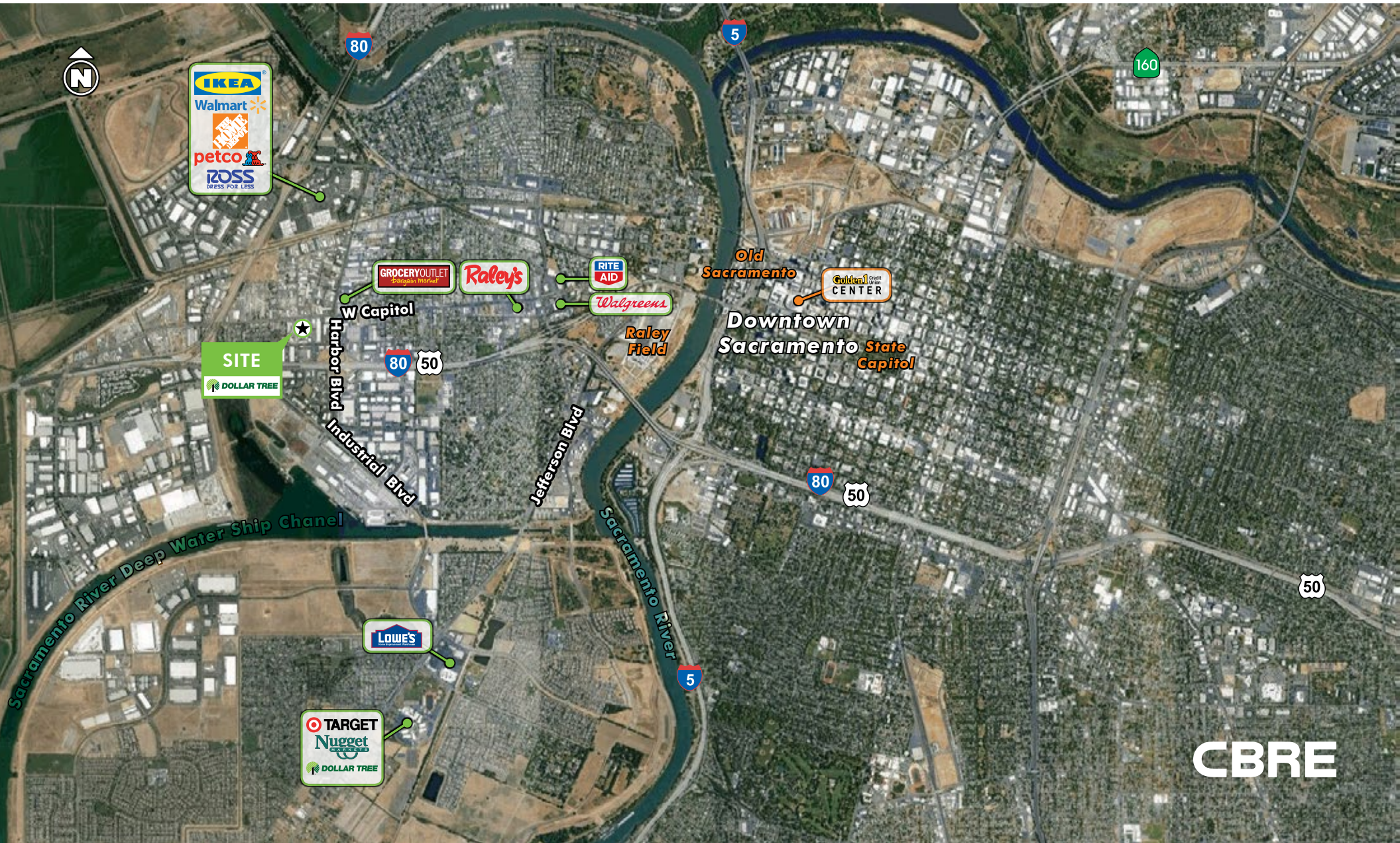


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