FOR LEASE

2700-2828 MARCONI AVENUE SACRAMENTO, CA

± 1,200 - 3,500 SF OF RETAIL SPACE AVAILABLE



3D Tour Click Here

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME REAL ESTATE GROUP

TAYLOR CENTER

SUITE	SIZE	PRICING	SPACE NOTES
2732	± 1,200 SF	$1.25 PSF, NNN	Retail Space
2744	± 3,500 SF	$1.50 PSF, NNN	Retail Space

- **Walmart Neighborhood Market Anchored Center:** Benefit from the established customer traffic of a major grocery retailer.
- **Prime Location on Main Retail Corridor:** High visibility on a major thoroughfare in Sacramento. Surrounded by well-known brands like Trader Joe's, CVS, McDonalds, Ross, TJ Maxx, Sprouts, Bed Bath & Beyond, etc. in what is a bustling retail environment.
- **Monument Signage Available:** Increase brand awareness with prominent signage along Marconi Avenue, alongside well-know co-tenants.

SITE PLAN



SUITE	BUSINESS NAME	SIZE
2700	Walmart Neighborhood	31,461 SF
2706	Market Discovery Shop	7,500 SF
2714	Liberty Tax	720 SF
2720	Sam's Sub Shop	2,167 SF
2728	Salon Exsalonce	600 SF
2732	AVAILABLE	1,200 SF
2740	Exquisite U	2,000 SF
2744	AVAILABLE	3,500 SF
2746	Starbucks Drive-Thru	2,817 SF
2752	Once Upon a Child	6,143 SF

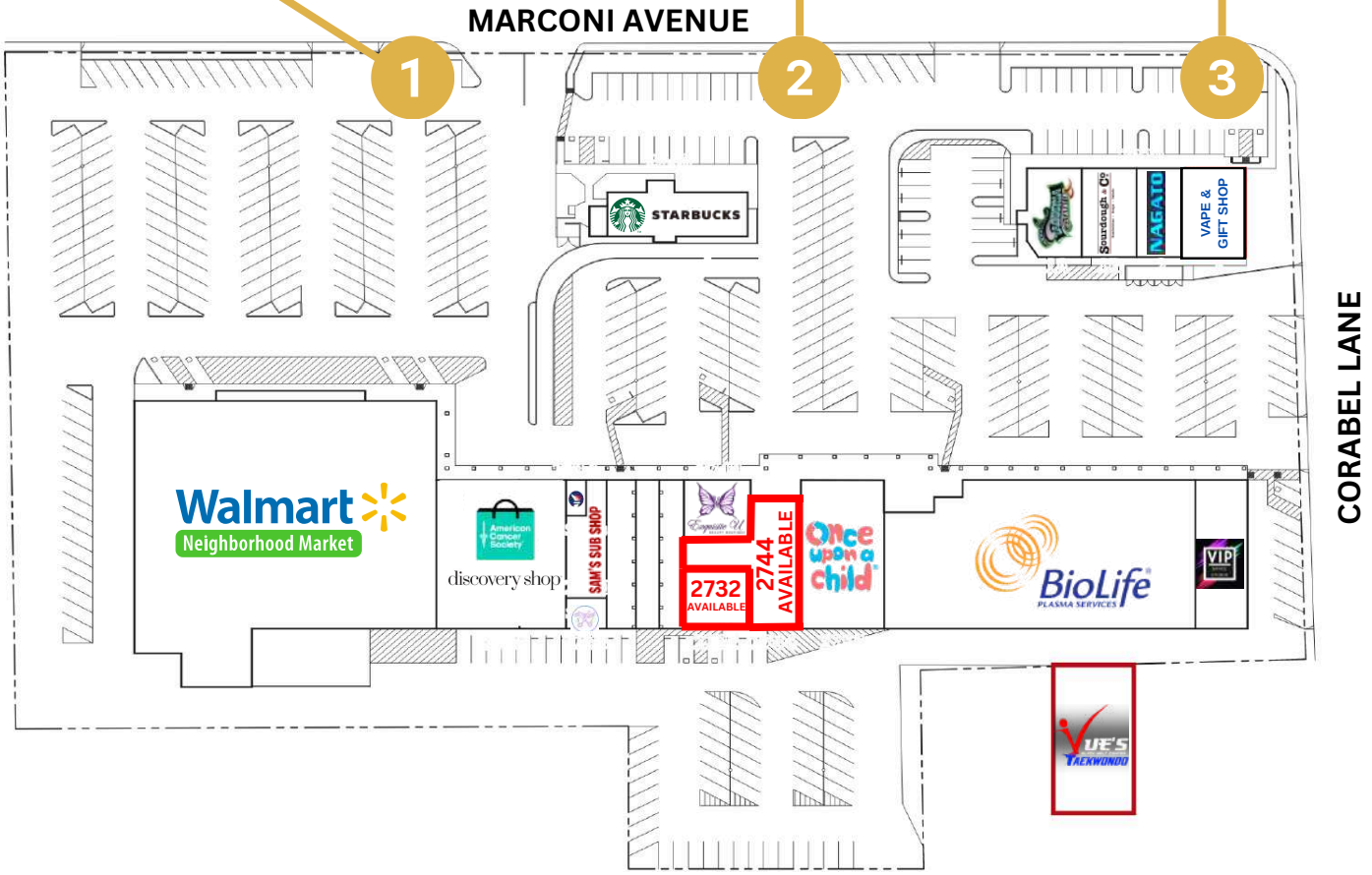
SUITE	BUSINESS NAME	SIZE
2800	BioLife Plasma Services	15,620 SF
2828	VIP Dance Studio	3,000 SF
2818	Vue's Black Belt Center	5,000 SF
2820-1A	Taqueria La Perla Tapatia	2,050 SF
2820-1B	Sourdough & Co	1,351 SF
2820-2	Nagato Sukiyaki	1,874 SF
2820-3	Vape & Gift Shop	2,559 SF

MONUMENT SIGNAGE









FLOOR PLAN - SUITE 2744

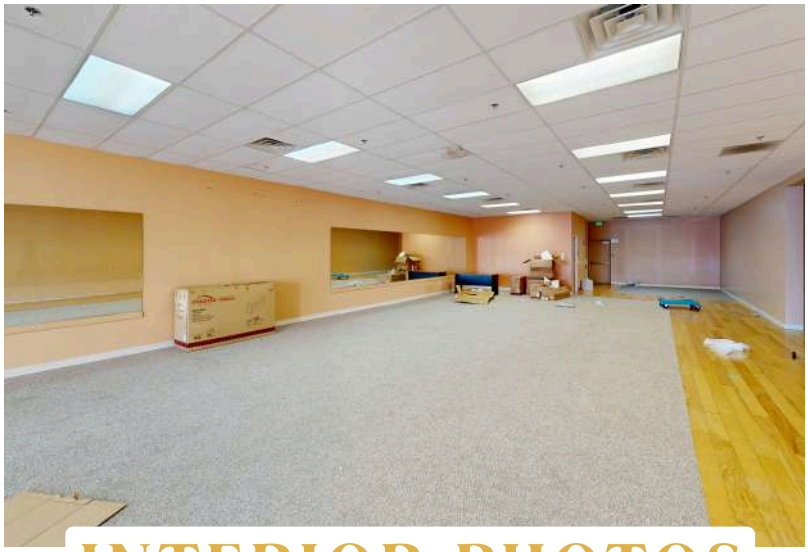


3D Tour Click Here

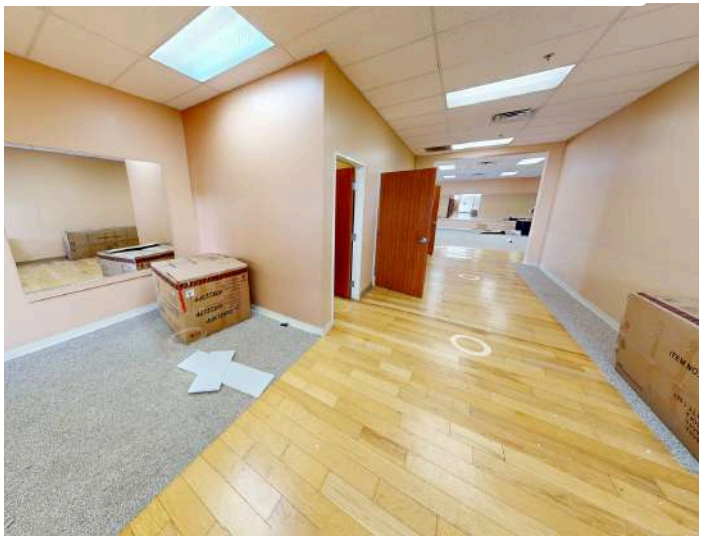
Size: ± 3,500 SF

Base Rent: $1.50 PSF, NNN

NNN Costs: $0.65 PSF



INTERIOR PHOTOS





EXTERIOR PHOTOS








PROPERTY LOCATION
BED BATH & BEYOND
SPROUTS FARMERS MARKET
TRADER JOE'S
ROSS DRESS FOR LESS
T.J.maxx
BUSINESS LOOP 80
arden fair
MALL 150+ Retailers
LA QUERIA TAPATIA
STARBUCKS COFFEE
Once upon a child
Walmart
NAGATO
BioLife
planet fitness
WinCo FOODS
COSTCO BUSINESS CENTER
MARCONI AVE
EL CAMINO AVE
CENTURY THEATRES
HomeGoods
Burlington
PANDA EXPRESS
MOD
NORDSTROM rack
Michaels
FULTON AVE
TARGET
BMW
SAFEWAY
CVS pharmacy
DOLLAR TREE
CALIFORNIA Family Fitness
Quick Quack CAR WASH
ARDEN WAY
24 HOUR FITNESS
MOUNTAIN MIKE'S PIZZA
Little Caesars
7 ELEVEN
RITE AID
76
EASTERN AVE
HOWE AVE
HURLEY WAY
CAL EXPO
WATT AVE
ROSS DRESS FOR LESS
SUBWAY
DUTCH BROS Coffee
Marshalls
JACKS URBAN EATS
Save Mart
CHIPOTLE MEXICAN GRILL
The BEACH HUT DELI SINCE 1981
jamba
Peet's Coffee
TEMPLE
FAIR OAKS BLVD
American River
N

DEMOGRAPHIC SUMMARY REPORT

2700-2828 MARCONI AVENUE, SACRAMENTO, CA 95821

POPULATION
2023 ESTIMATE

1-MILE RADIUS	18,683
3-MILE RADIUS	138,685
5-MILE RADIUS	362,093

POPULATION
2028 PROJECTION

1-MILE RADIUS	19,209
3-MILE RADIUS	142,665
5-MILE RADIUS	371,989

HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$64,141.00
3-MILE RADIUS	$76,690.00
5-MILE RADIUS	$87,523.00

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	$40,405.00
3-MILE RADIUS	$52,293.00
5-MILE RADIUS	$62,254.00

POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,033	93,984	249,769
BLACK	2,354	16,789	39,959
HISPANIC ORIGIN	4,809	36,872	92,784
AM. INDIAN & ALASKAN	423	2,799	6,684
ASIAN	1,282	13,463	35,940
HAWAIIAN/PACIFIC ISLAND	207	1,847	4,445
OTHER	1,385	9,804	25,296

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.705.8132
chase@romecre.com
DRE: 01879336



Andy Jonsson

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

916.813.8409
andy@romecre.com
DRE: 02076108

(916) 932-2199

ANDY@ROMECRE.COM
CHASE@ROMECRE.COM

@ROMECREGROUP

101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630
2901 K STREET, SUITE 306, SACRAMENTO, CA 95816

www.

ROME REAL ESTATE GROUP

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