FOR LEASE

VINEYARD SQUARE SHOPPING CENTER

7800-8010 GERBER RD, SACRAMENTO, CA 95828

±705 - 3,000 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

VINEYARD SQUARE SHOPPING CENTER



STRONG TRAFFIC COUNTS

POWER INN RD: **31,622 ADT**

GERBER RD: **20,042 ADT**

AVERAGE

$80,824

WITHIN 3 MILES HOUSEHOLD INCOME

PROPERTY ZONING

SHOPPING CENTER (SC)

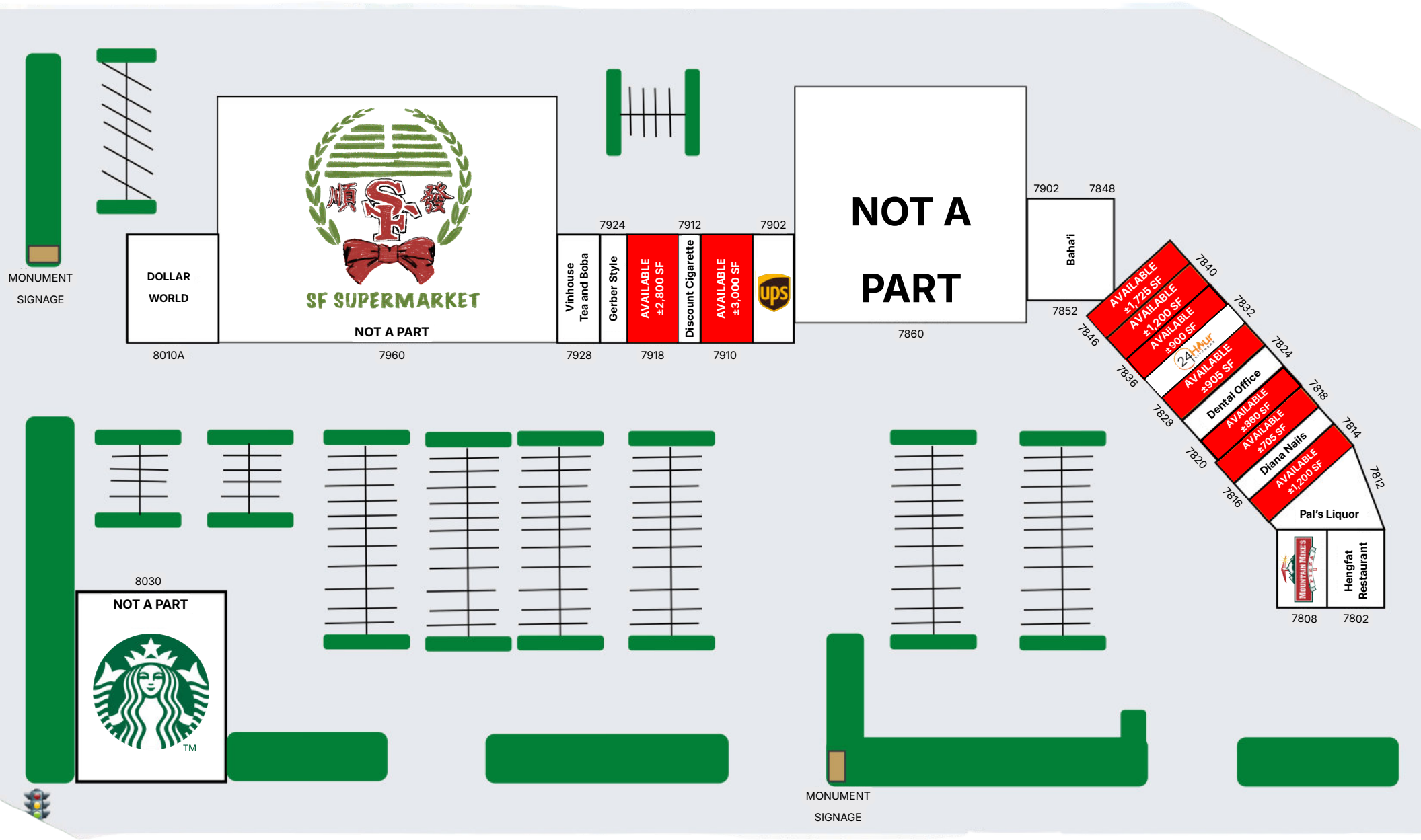
SACRAMENTO COUNTY

SUITE	SIZE	LEASE RATE	SPACE NOTES
7814 Gerber Rd	±1,200 SF	**$1.50 PSF, NNN**	OPEN FLOOR PLAN - RETAIL SUITE
7818 Gerber Rd	±705 SF	**$1.65 PSF, NNN**	SMALL RETAIL SUITE WITH KITCHENETTE
7820 Gerber Rd	±860 SF	**$1.65 PSF, NNN**	OPEN FLOOR PLAN - SMALL RETAIL SUITE
7828 Gerber Rd	±905 SF	**$1.65 PSF, NNN**	OPEN FLOOR PLAN - SMALL RETAIL SUITE
7836 Gerber Rd	±900 SF	**$1.59 PSF, NNN**	5 PRIVATE ROOMS AND 2 RESTROOMS
7840 Gerber Rd	±1,200 SF	**$1.50 PSF, NNN**	OPEN SHOWROOM, WITH STORAGE SPACE
7846 Gerber Rd	±1,725 SF	**$1.40 PSF, NNN**	OPEN FLOOR PLAN
7910 Gerber Rd	±3,000 SF	**$1.29 PSF, NNN**	OPEN FLOOR PLAN
7918 Gerber Rd	±2,800 SF	**$1.29 PSF, NNN**	OPEN FLOOR PLAN WITH STORAGE SPACE

PROPERTY HIGHLIGHTS:

- **Grocery-Anchored Neighborhood Center:** SF Supermarket drives consistent daily foot traffic and repeat visits, serving as a reliable draw for shoppers throughout the week.
- **Prime Signalized Corner at Power Inn & Gerber Road:** High-visibility location at a signalized intersection with a combined Average Daily Traffic count of over ±32,000 vehicles—delivering a steady stream of potential customers right past your front door.
- **Destination Co-Tenancy:** Join a diverse, well-established tenant mix that includes SF Supermarket, Starbucks, UPS Store, Mountain Mike's Pizza, Diana Nails, Pal's Liquor, Vinhouse Tea & Boba, and more—creating a true one-stop neighborhood shopping destination.
- **Quick Highway 99 Access:** Just minutes from the CA-99 interchange at Power Inn Road—easy on, easy off for commuters and regional shoppers traveling throughout the Greater Sacramento area.
- **Dense & Growing Trade Area:** Over 175,000 residents within a 3-mile radius with an average household income of $74,270 and a median age of 33—an ideal demographic for retail, food service, and personal service concepts.
- **Shopping Center (SC) Zoning:** allows for a diverse mix of retail and service-oriented businesses. Whether you're a retailer, restaurant operator, fitness user, medical provider, or specialty service concept, the zoning provides the opportunity to bring your business to high-visibility retail setting.

SITE PLAN


MONUMENT SIGNAGE
DOLLAR WORLD
8010A
SF SUPERMARKET
NOT A PART
7960
Vinhouse Tea and Boba
7928
Gerber Style
7924
AVAILABLE ±2,800 SF
7918
Discount Cigarette
7912
AVAILABLE ±3,000 SF
7910
7902
NOT A PART
7860
7902
7848
Baha'i
7852
AVAILABLE ±1,725 SF
AVAILABLE ±1,200 SF
AVAILABLE ±900 SF
AVAILABLE ±905 SF
Dental Office
AVAILABLE ±860 SF
AVAILABLE ±705 SF
Diana Nails
AVAILABLE ±1,200 SF
Pal's Liquor
Hengfat Restaurant
7840
7832
7824
7818
7814
7812
7846
7836
7828
7820
7816
7808
7802
8030
NOT A PART
TM
MONUMENT SIGNAGE

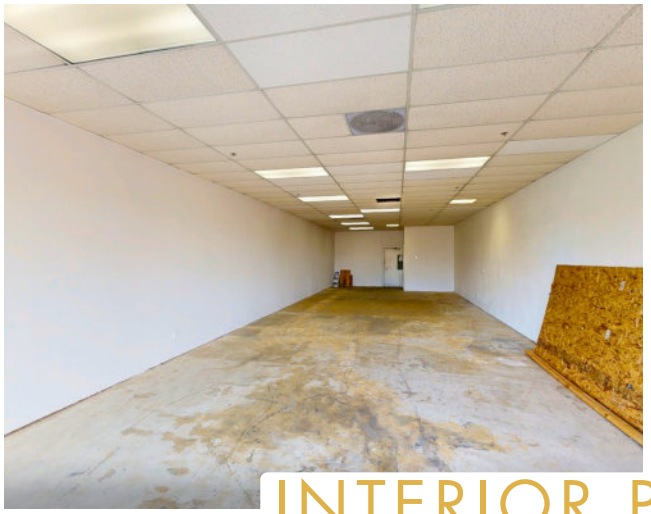
FLOOR PLAN - 7814 GERBER RD

Size: ±1,200 SF

Base Rent: $1.50 PSF, NNN

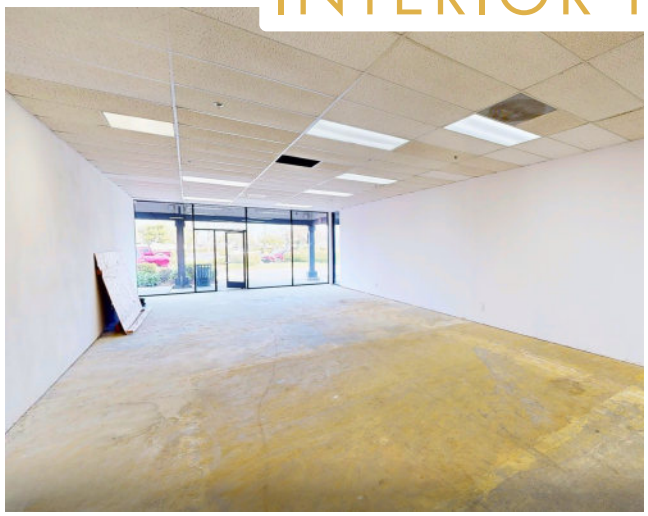
OPEN FLOOR PLAN - RETAIL SUITE

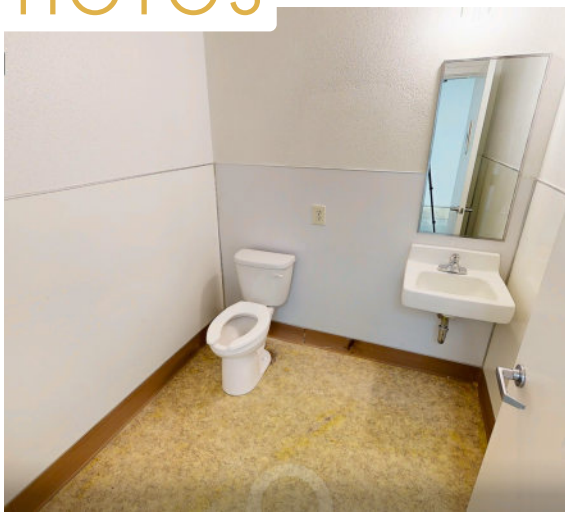
3D Tour Click Here





INTERIOR PHOTOS







FLOOR PLAN - 7818 GERBER RD

Size: ±705 SF

Base Rent: $1.65 PSF, NNN

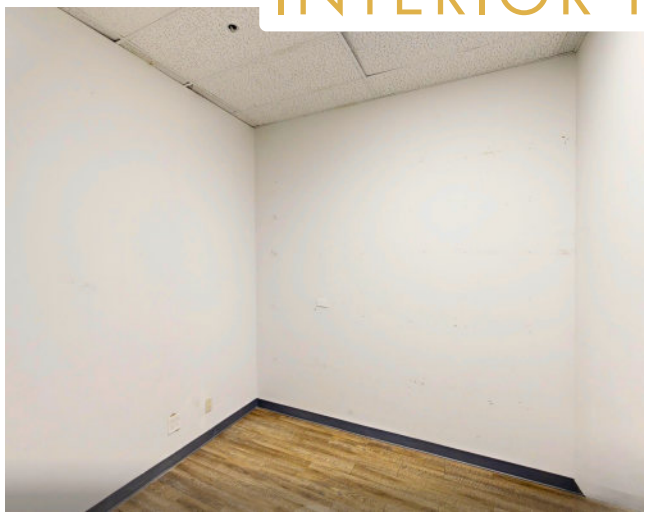
SMALL RETAIL SUITE WITH KITCHENETTE

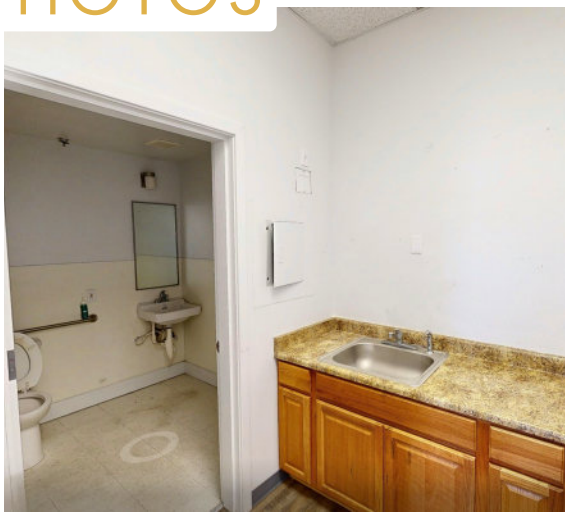
3D Tour Click Here

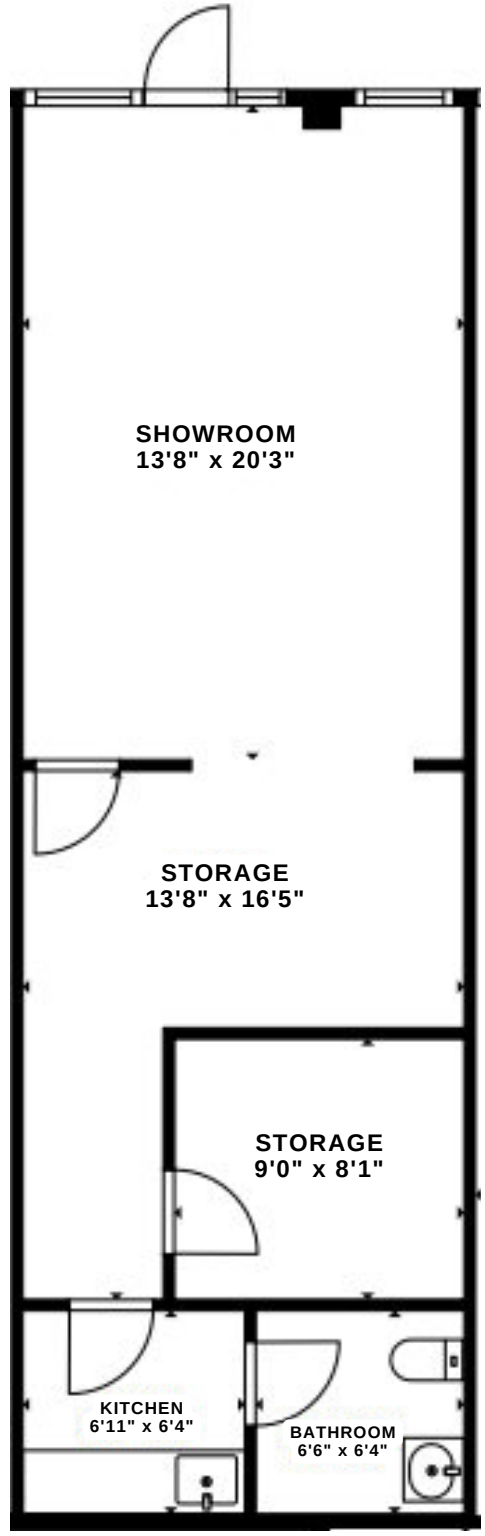




INTERIOR PHOTOS







FLOOR PLAN - 7820 GERBER RD

Size: ±860 SF

Base Rent: $1.65 PSF, NNN

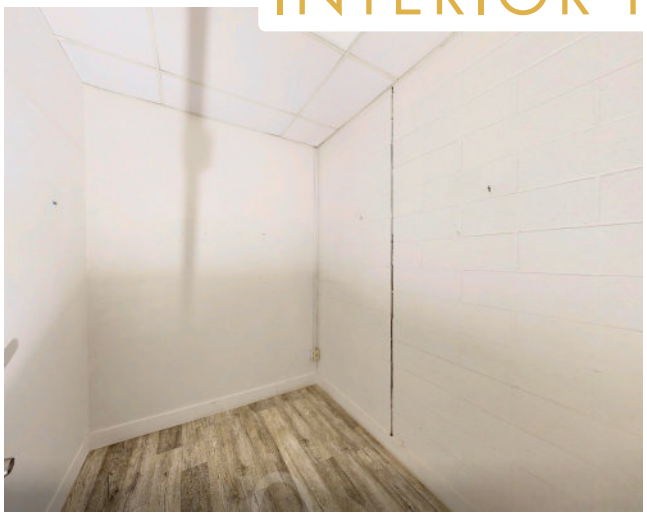
3D Tour Click Here

OPEN FLOOR PLAN - SMALL RETAIL SUITE

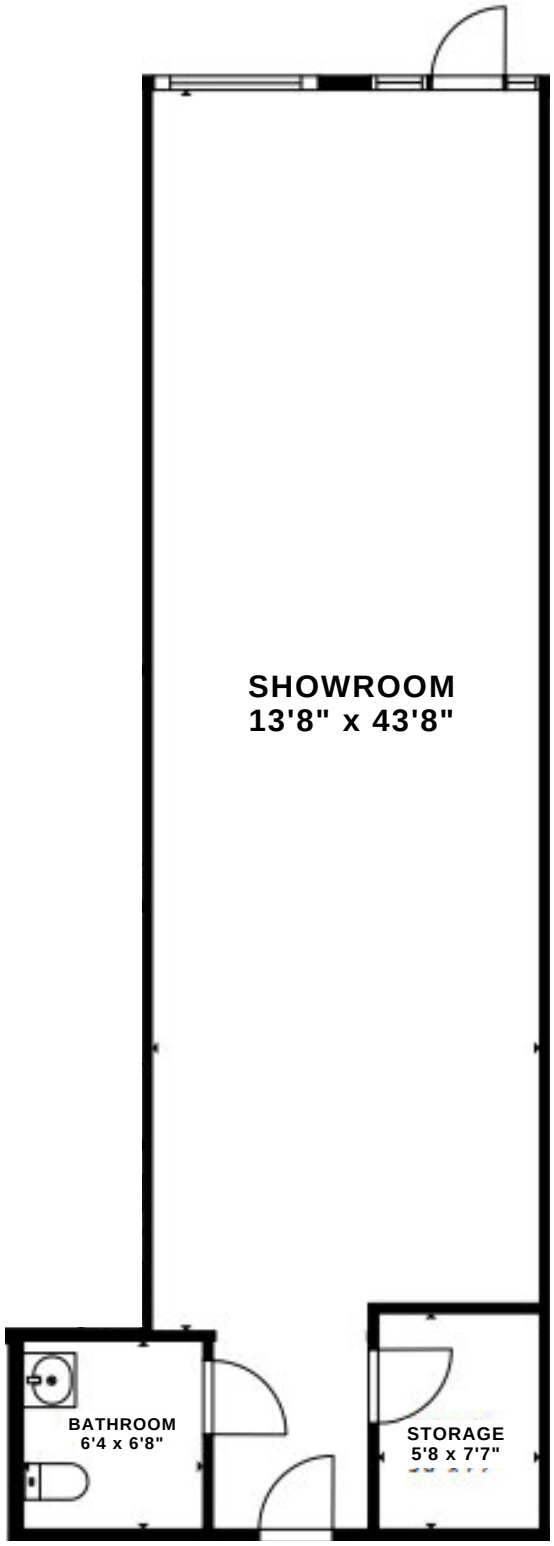




INTERIOR PHOTOS







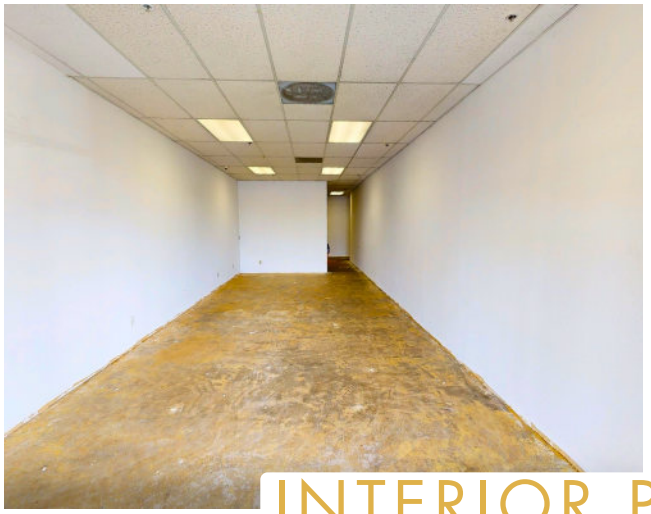
FLOOR PLAN - 7828 GERBER RD

Size: ± 905 SF

Base Rent: $1.65 PSF, NNN

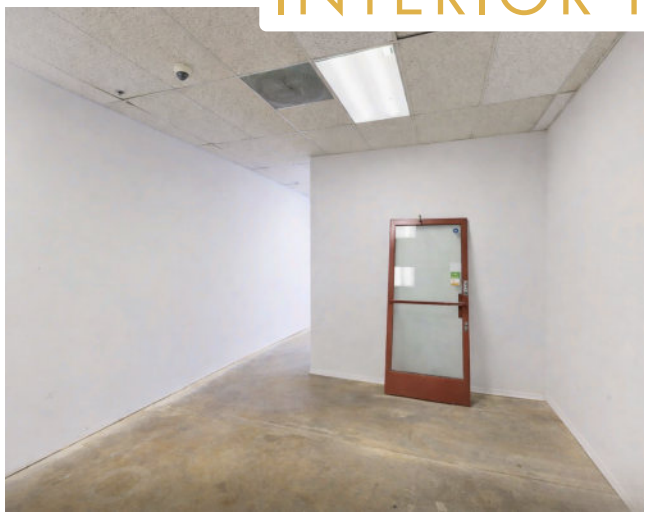
3D Tour Click Here

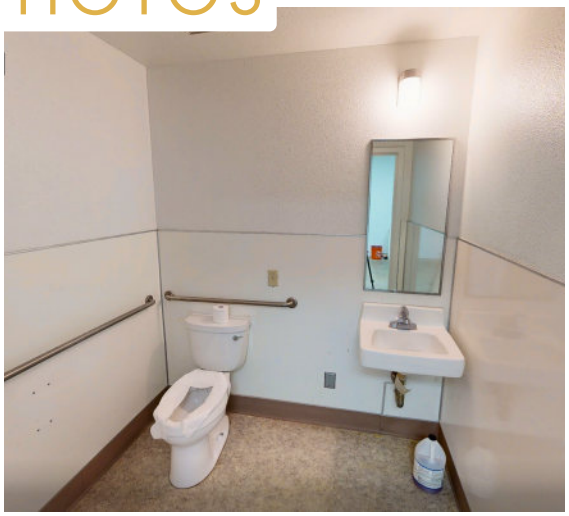
OPEN FLOOR PLAN - SMALL RETAIL SUITE

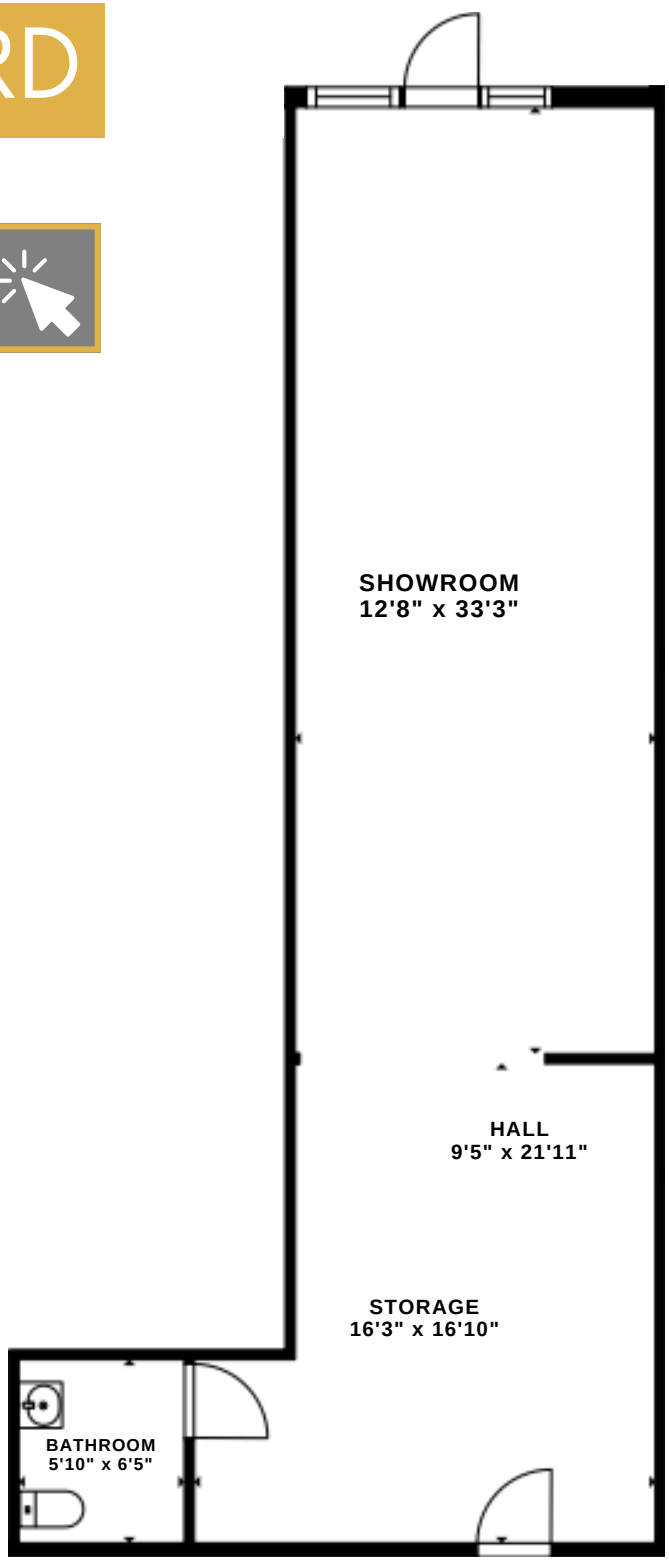




INTERIOR PHOTOS







FLOOR PLAN - 7836 GERBER RD

Size: ±900 SF

Base Rent: $1.59 PSF, NNN

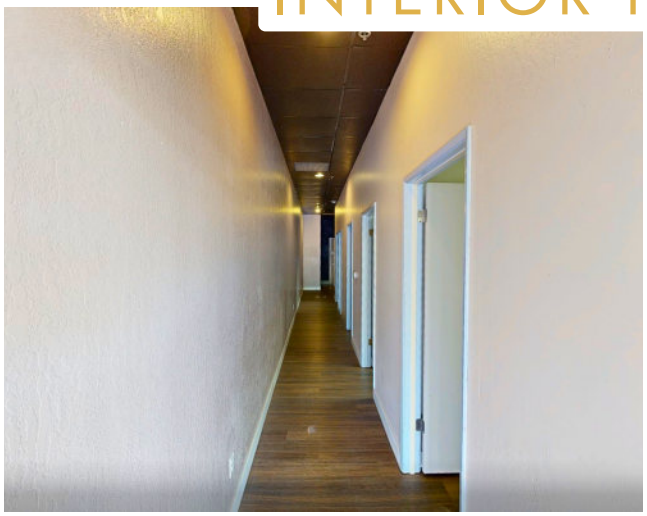
5 PRIVATE ROOMS AND 2 RESTROOMS

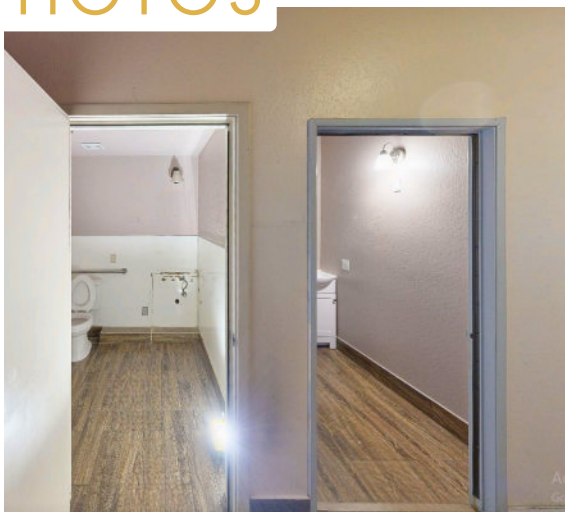
3D Tour Click Here

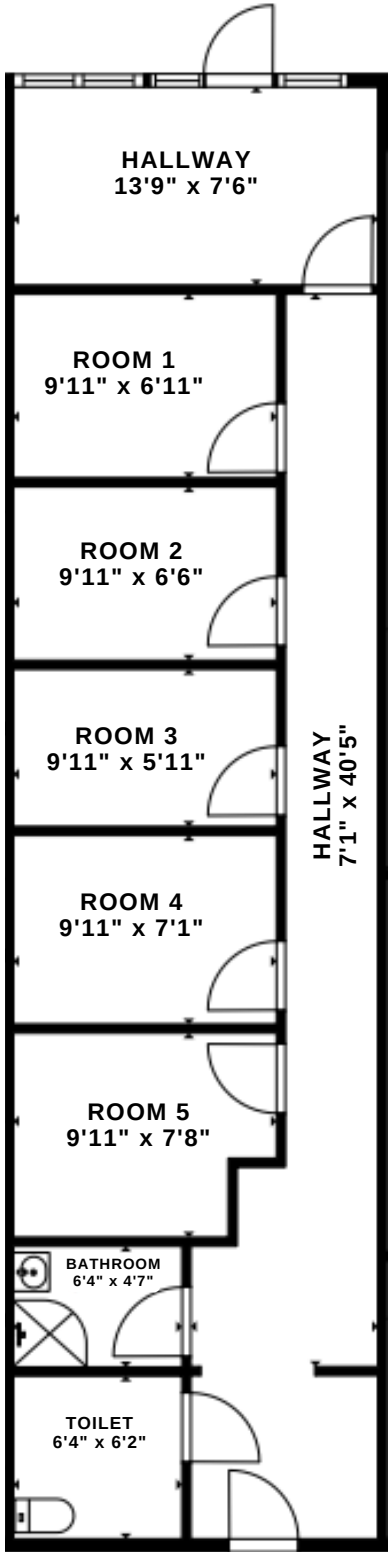




INTERIOR PHOTOS







FLOOR PLAN - 7840 GERBER RD

Size: ±1,200 SF

Base Rent: $1.50 PSF, NNN

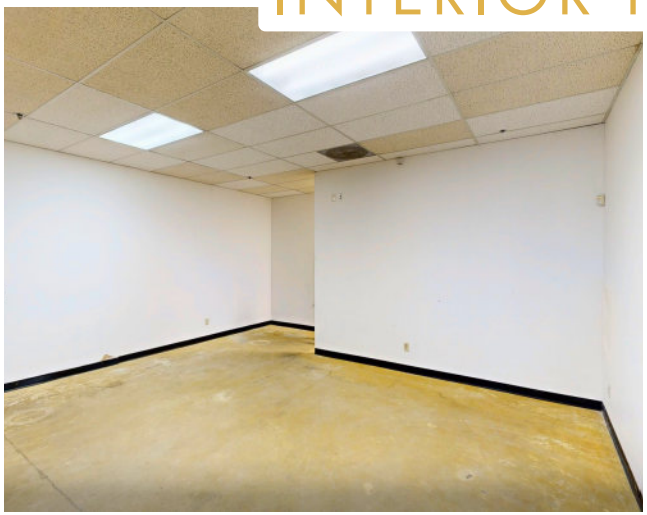
OPEN SHOWROOM, WITH STORAGE SPACE

3D Tour Click Here

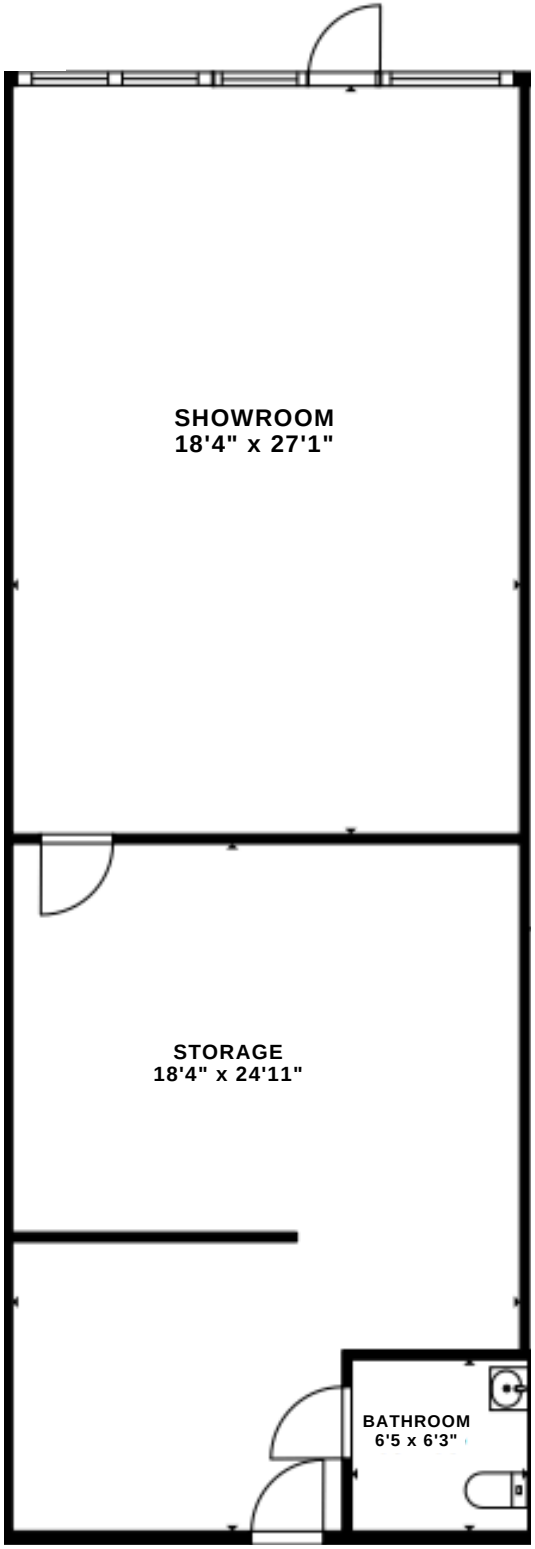




INTERIOR PHOTOS







FLOOR PLAN - 7846 GERBER RD

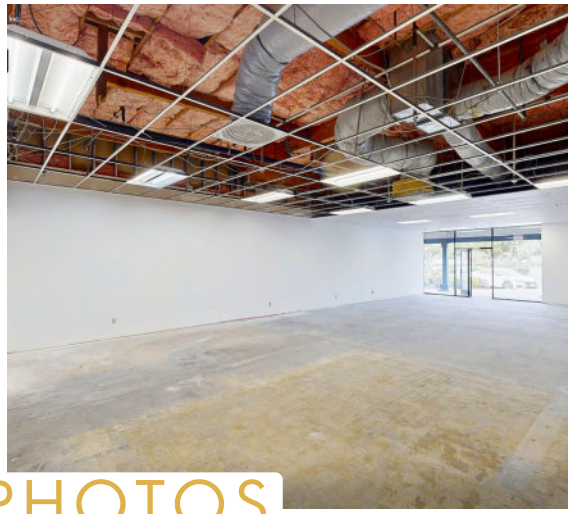
Size: ±1,725 SF

Base Rent: $1.40 PSF, NNN

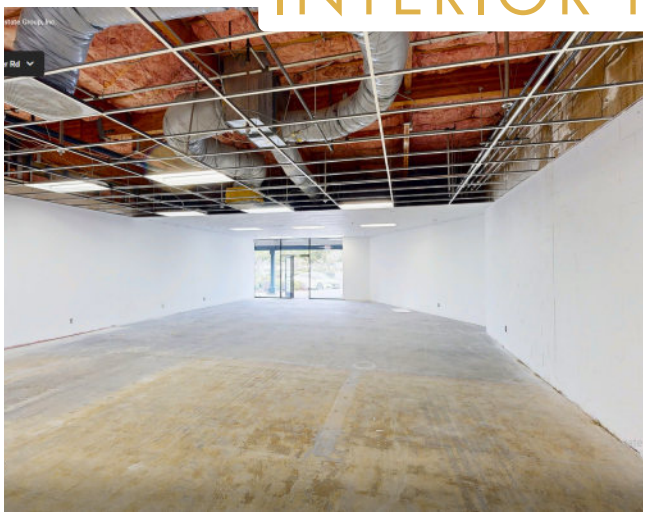
OPEN FLOOR PLAN

3D Tour Click Here

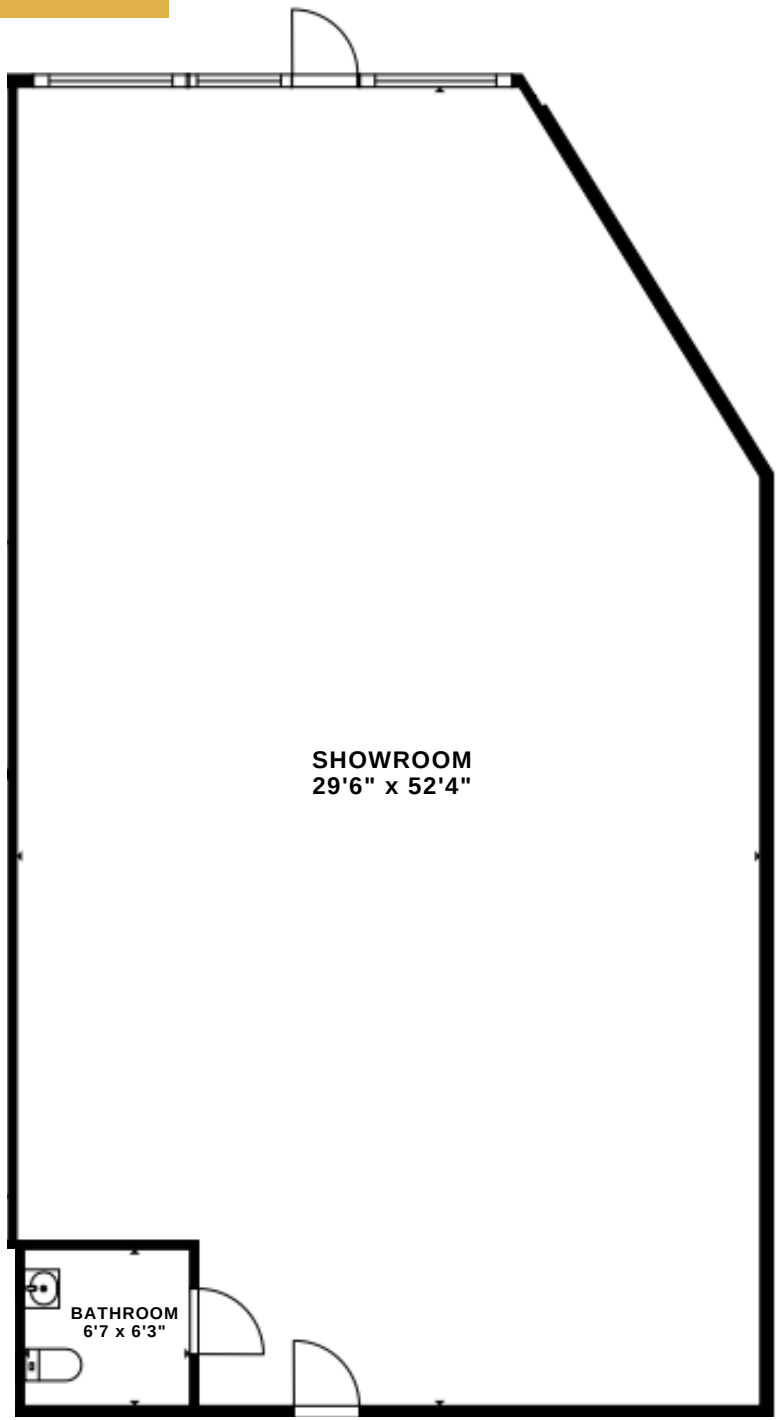




INTERIOR PHOTOS







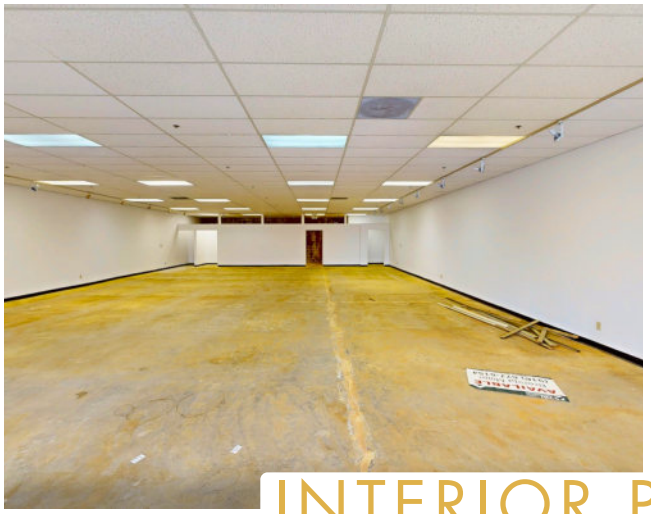
FLOOR PLAN - 7910 GERBER RD

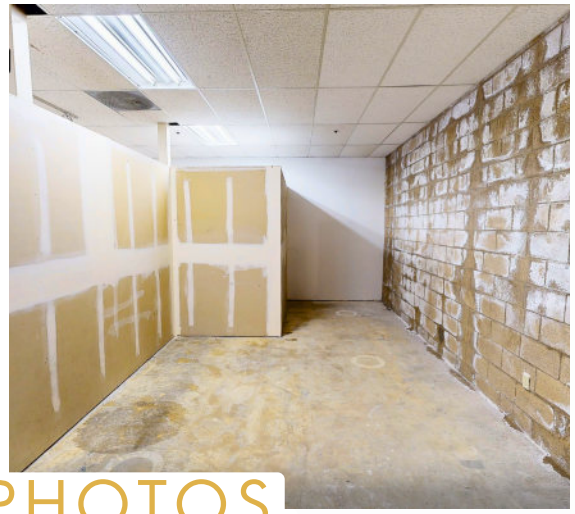
Size: ±3,000 SF

Base Rent: $1.29 PSF, NNN

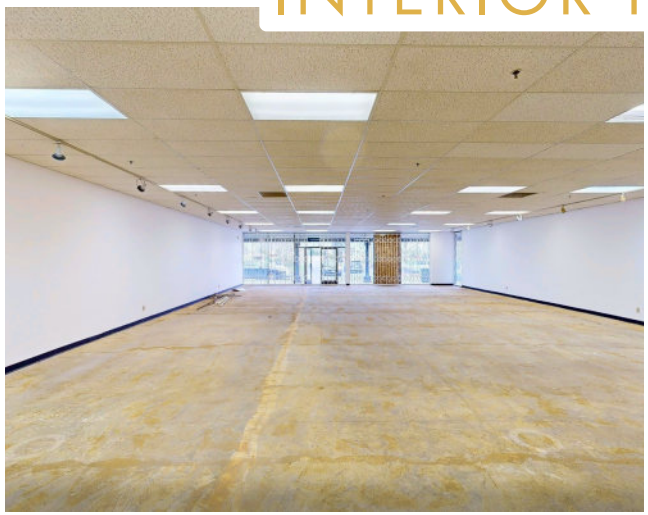
OPEN FLOOR PLAN

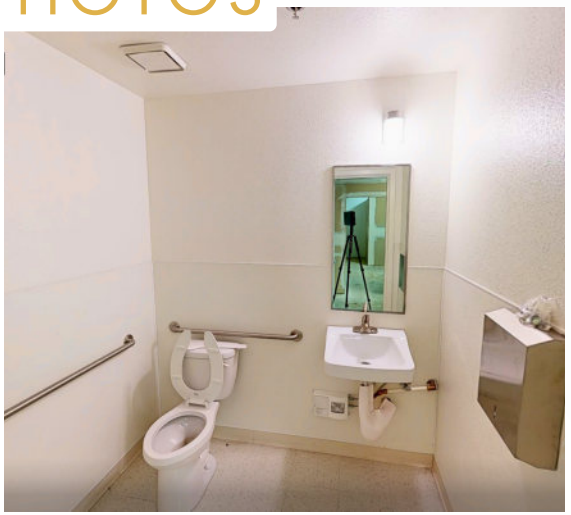
3D Tour Click Here

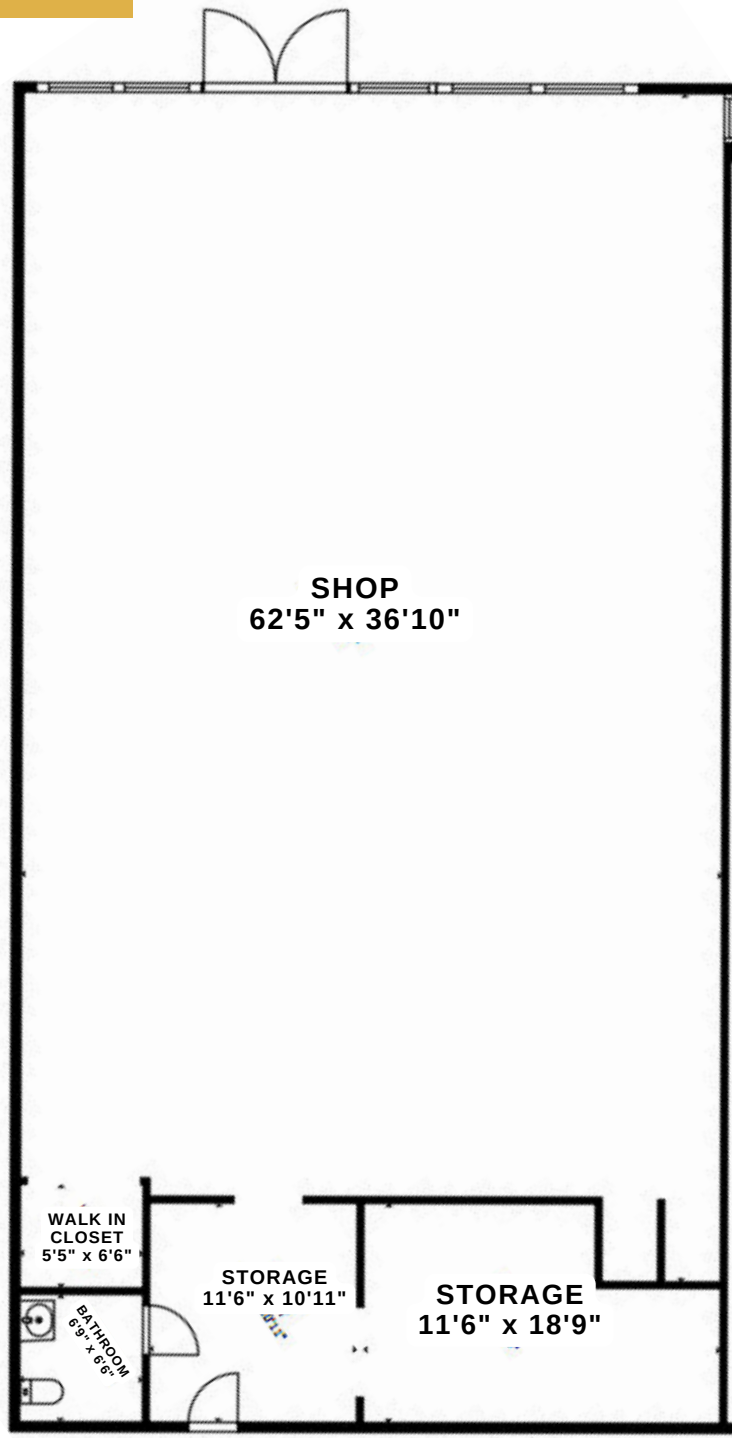




INTERIOR PHOTOS







FLOOR PLAN - 7918 GERBER RD

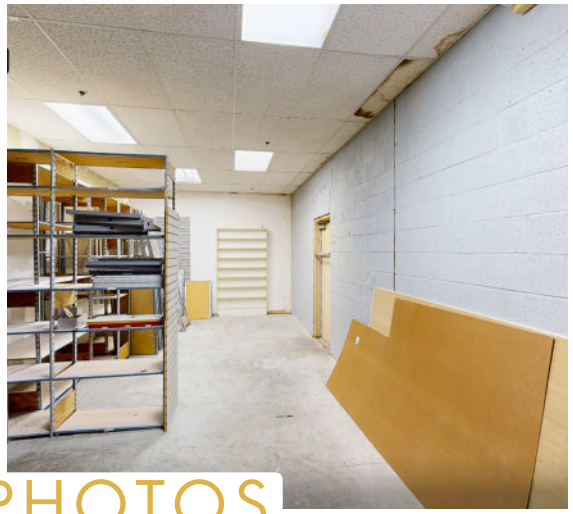
Size: ±2,800 SF

Base Rent: $1.29 PSF, NNN

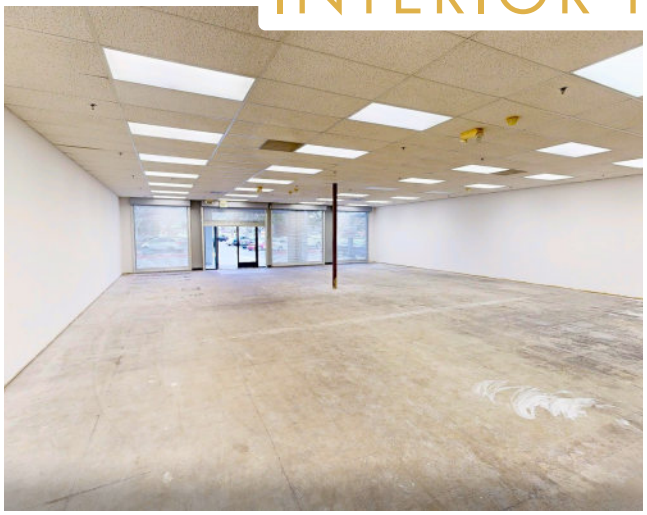
OPEN FLOOR PLAN WITH STORAGE SPACE

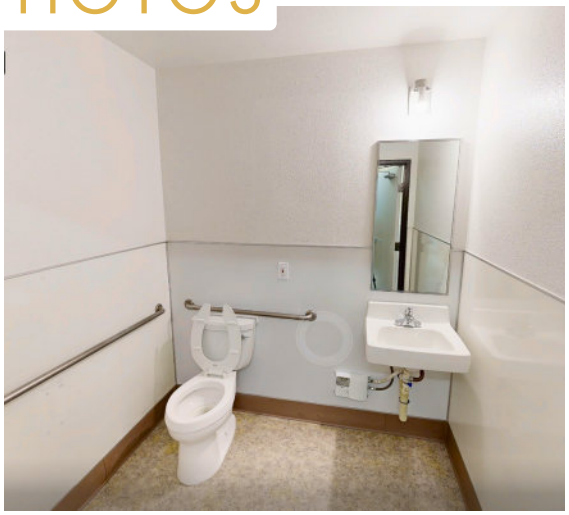
3D Tour Click Here

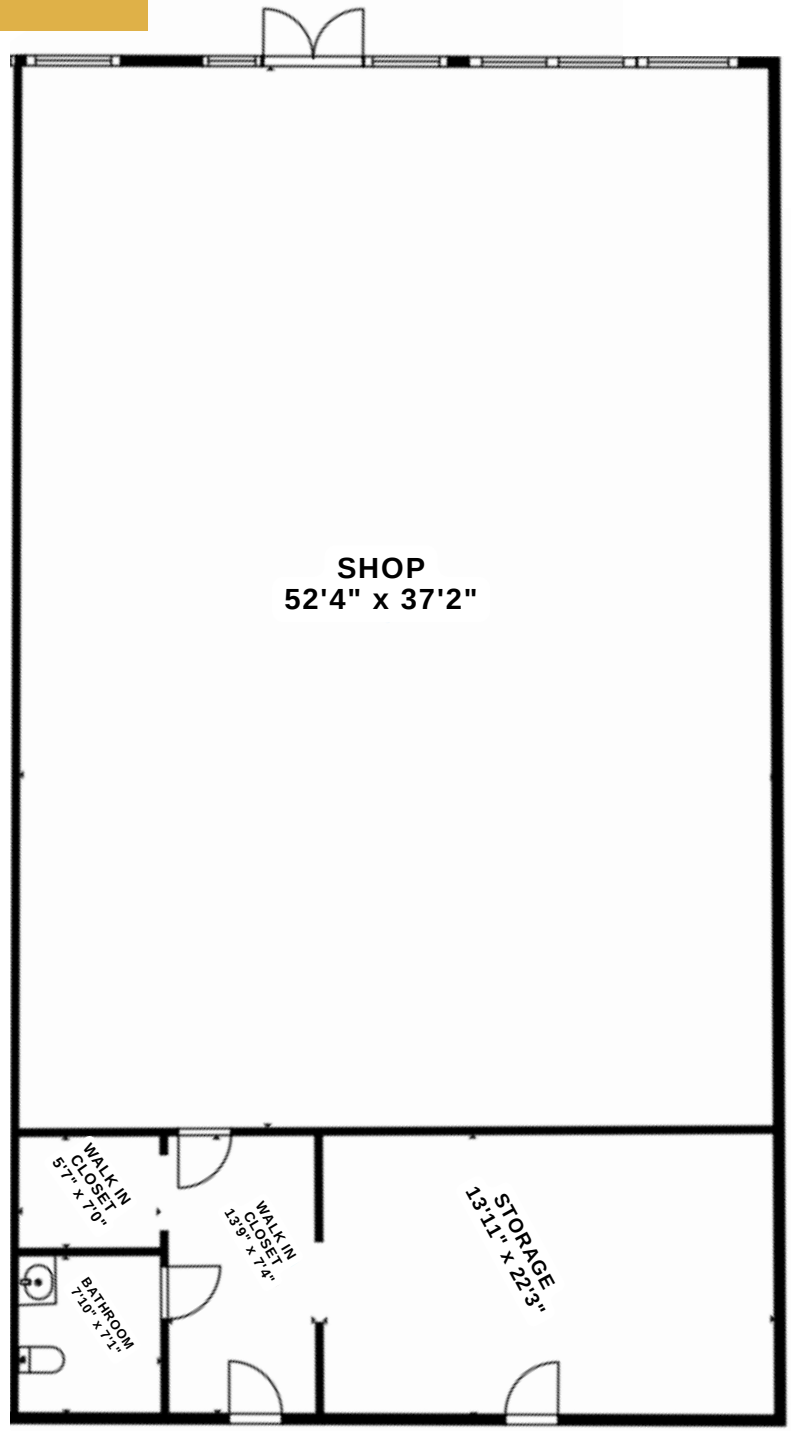




INTERIOR PHOTOS







EXTERIOR PHOTOS










Fruitridge Rd
FLORIN PERKINS RD
ELDER CREEK RD
FLORIN RD
GERBER RD
POWER INN RD
PROPERTY LOCATION
CALIFORNIA 99
E STOCKTON BLVD
CALVINE RD
Power Inn Rd
Franklin Blvd
Center Pkwy
Big Horn Blvd
Vintage Park Dr
Heritage Ln
Sheldon Rd
3.89 km
SF SUPERMARKET
FOODS CO
TACO BELL
SUBWAY
O'REILLY AUTO PARTS
PROFESSIONAL PARTS PEOPLE
ARCO
Domino's
McDonald's
COSTCO WHOLESALE
Wendy's
GROCERYOUTLET
bargain market
AMERICAN FURNITURE GALLERIES
"Furnishing The American Dream"
dd's DISCOUNTS
DOLLAR TREE
ampm
CVS
SEAFOOD CITY
Little Caesars
KAISER PERMANENTE
SOUTH SACRAMENTO
CARMAX
Sam's CLUB
Public Storage
TARGET
Golden1 Credit Union
PANDA EXPRESS
GOURMET CHINESE FOOD
Quest Diagnostics
goodwill
DUNKIN'
Extra Space Storage
Chevron
DUTCH BROS Coffee
BURGER KING
LOWE'S
7-ELEVEN
TEXAS ROADHOUSE

DEMOGRAPHIC SUMMARY REPORT

7800-8010 GERBER ROAD · SACRAMENTO, CA 95828



POPULATION
2024 ESTIMATE

1 MILE	22,256
3 MILES	176,353
5 MILES	368,314

POPULATION
2029 PROJECTION

1 MILE	22,315
3 MILES	177,161
5 MILES	370,425

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$73,777
3 MILES	$80,824
5 MILES	$87,347

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$57,897
3 MILES	$63,403
5 MILES	$69,852

2024 POPULATION BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	3,732	28,364	83,529
BLACK	3,324	26,631	48,994
HISPANIC ORIGIN	13,211	44,569	172,123
AM. INDIAN & ALASKAN	329	2,335	5,306
ASIAN	7,604	59,246	103,974
HAWAIIAN & PACIFIC ISLAND	580	4,492	8,354
OTHER	6,687	55,285	118,156

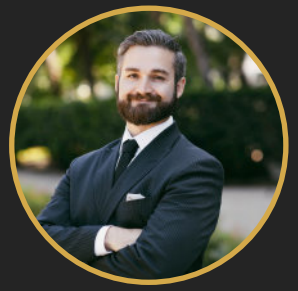
FOR LEASE

7800-8010 GERBER ROAD

SACRAMENTO, CA 95828

CONTACT US

For more information 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

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker 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.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

SCAN FOR MORE INFORMATION