FOR LEASE

LAND/DEVELOPMENT

3424 Fruitridge Rd, Sacramento, CA 95820

0.5 - 2+ Acres of High-Visibility Retail Development Opportunity



EXCLUSIVELY LISTED BY

NORTHGATE

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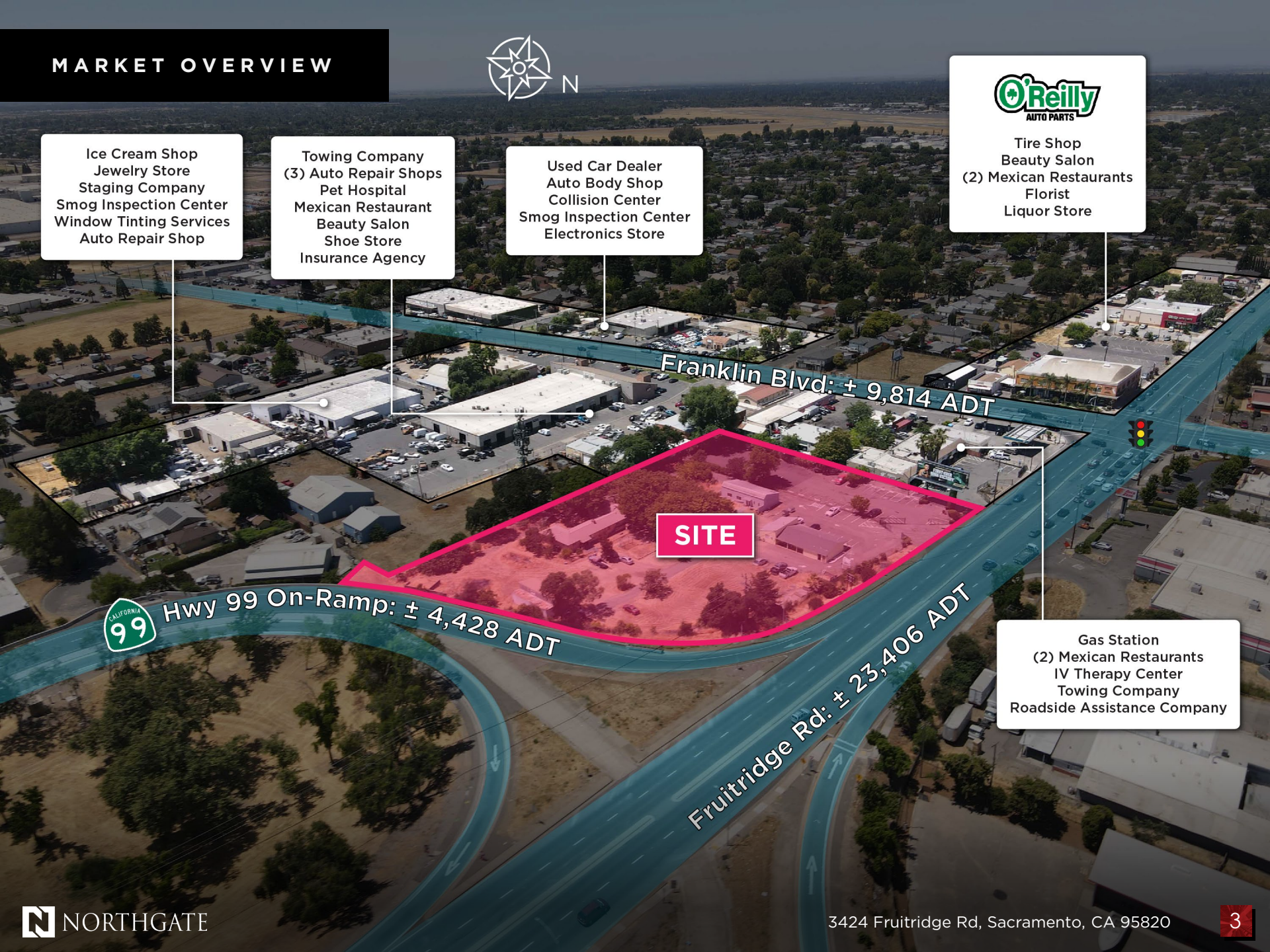
HIGHLIGHTS

- GC-zoned ground lease pads range from ±0.50 to 2+ acres
- Site sits at the Hwy 99 interchange with ±198,807 ADT
- Fruitridge Rd frontage delivers ±23,406 ADT of exposure
- Fits QSR, drive-thru, auto, medical and financial users
- AutoZone, O'Reilly and Jimboy's Tacos neighbor the site
- ±181,759 people live within 3 miles; avg HH income $116.4K

PROPERTY OVERVIEW

ADDRESS	3424 Fruitridge Rd, Sacramento, CA 95820
PROPERTY TYPE	Land/Development – Retail
LEASE TYPE	Ground Lease
LEASE PRICE	Contact Broker
AVAILABLE SPACE	0.5 – 2+ acres
PARCEL SIZE	2+ acres
ZONING	General Commercial (GC)
TRAFFIC	Fruitridge Rd ± 23,406 ADT Franklin Blvd ± 9,814 ADT Hwy 99 ± 198,807 ADT

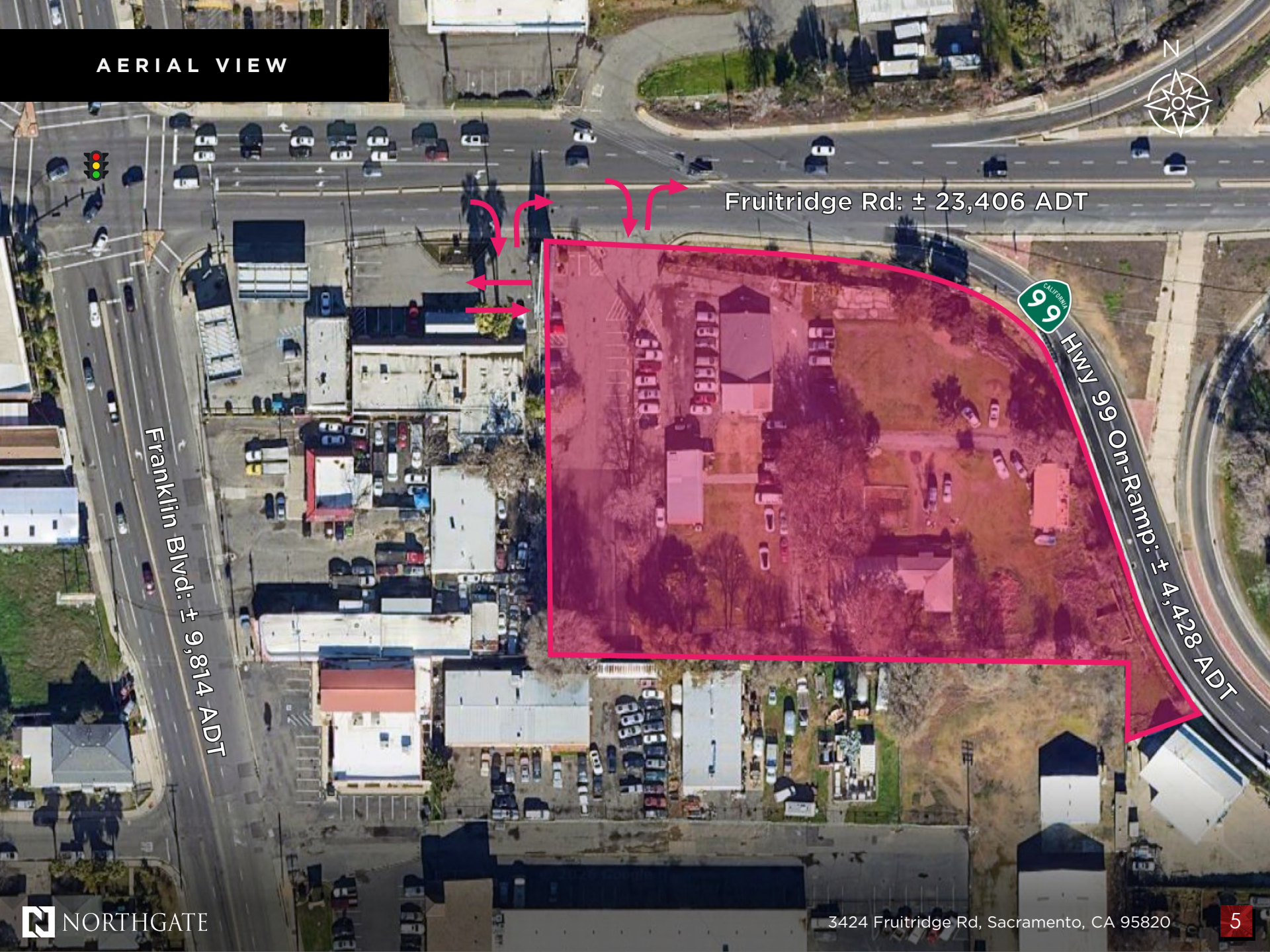
MARKET OVERVIEW

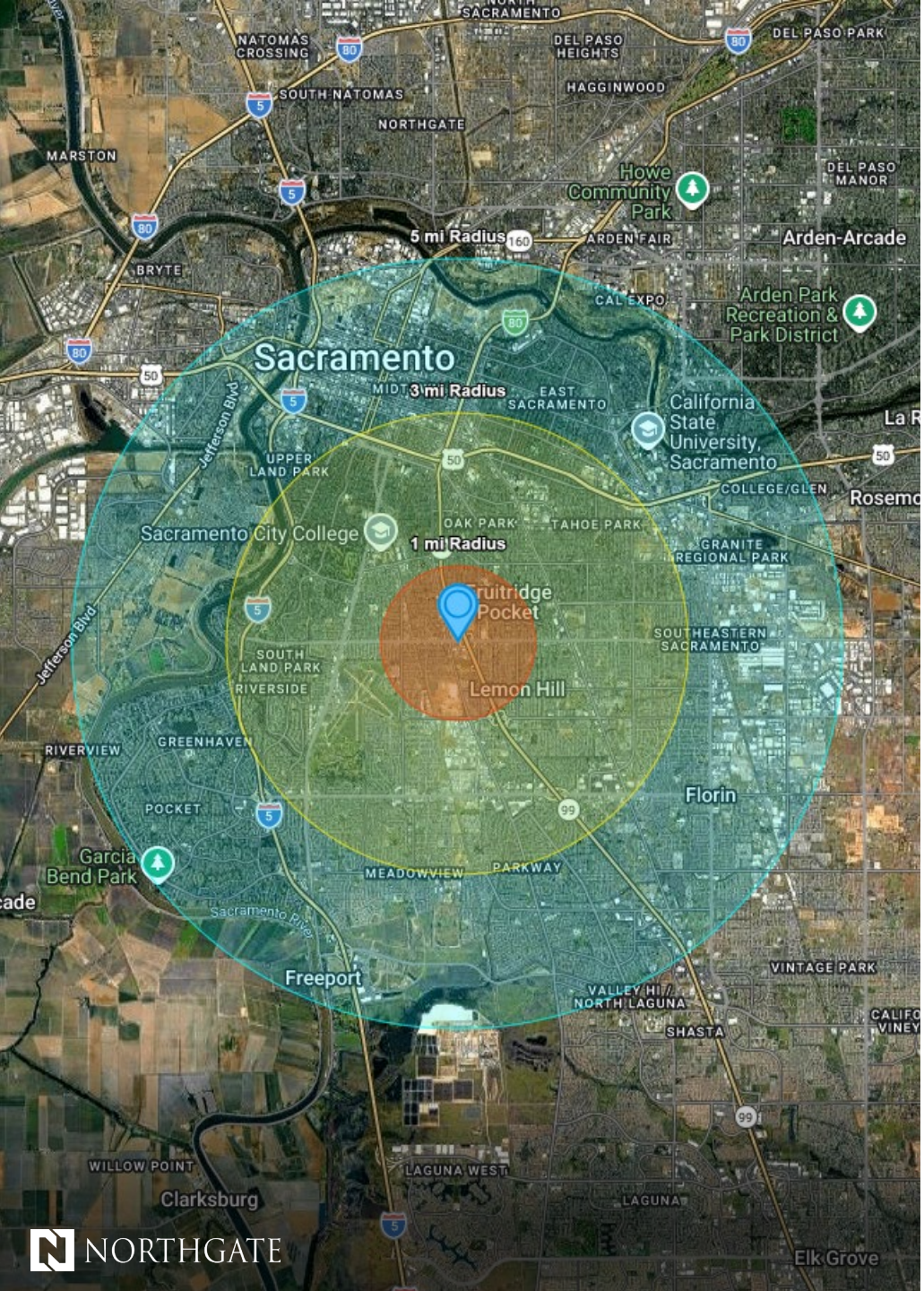


MARKET OVERVIEW



AERIAL VIEW


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Fruitridge Rd: ± 23,406 ADT
Franklin Blvd: ± 9,814 ADT
Hwy 99 On-Ramp: ± 4,428 ADT
99



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	23,078	181,759	413,213
Projected Population (5 Yr)	22,498	178,668	413,623
Median Age	32.8	35.9	36.4
Households	7,411	67,935	161,836

Population by Race & Ethnicity

White	28%	36%	38%
Black	11%	13%	12%
Native American	2%	1%	1%
Asian & Pacific Islander	21%	21%	22%
Other	38%	29%	26%
Hispanic	43%	31%	28%

Average HH Income	$89.6k	$116.4k	$120.7k
High School Graduates	74%	82%	85%
College Graduates	29%	42%	47%
Total Businesses	487	5,308	17,844
Total Employees	3,041	47,352	187,391

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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