# FOR LEASE

**RETAIL**

6373-6389 Riverside Blvd, Sacramento, CA 95831

## Riverside Plaza II, 800 – 2.7k SF in Grocery Outlet-Anchored Center




EXCLUSIVELY LISTED BY

NORTHGATE

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## HIGHLIGHTS

Retail space available for lease in the Riverside Plaza II Center located in the Greenhaven area of Sacramento, CA. The Grocery Outlet anchored Center is located on the corner of Florin Road & Riverside Boulevard.

- Large consumer base with 72,500 households, 212,800 people, and an average income of $91,700 within a 5-mile radius.
- Nearby retailers include Grocery Outlet, Walgreen's, Baskin Robbins, Round Table, Haagen-Dazs, Shell, and many more.
- Suite 0108 is a second-generation beauty suite with 3 private rooms equipped with sinks and other existing improvements.
- Suite 0109 is a vanilla shell suite perfect for multiple retail & office uses.
- Suite 0201 is a second-generation restaurant space with 9' Type-I Hood and other improvements.

## PROPERTY OVERVIEW

| | | |
|---|---|---|
| ADDRESS | 6373-6389 Riverside Blvd, Sacramento, CA 95831 | |
| PROPERTY TYPE | Retail | |
| LEASE TYPE | NNN | |
| LEASE PRICE | Contact Broker | |
| AVAILABLE SPACE | #0102<br>#0108<br>#0109<br>#0108 & #0109<br>#0201 | 800 SF<br>1,080 SF<br>1,020 SF<br>2,100 SF<br>2,735 SF |
| ZONING | Shopping Center (SC) | |
| TRAFFIC | Riverside Blvd<br>Florin Rd | ± 15,561 ADT<br>± 6,834 ADT |

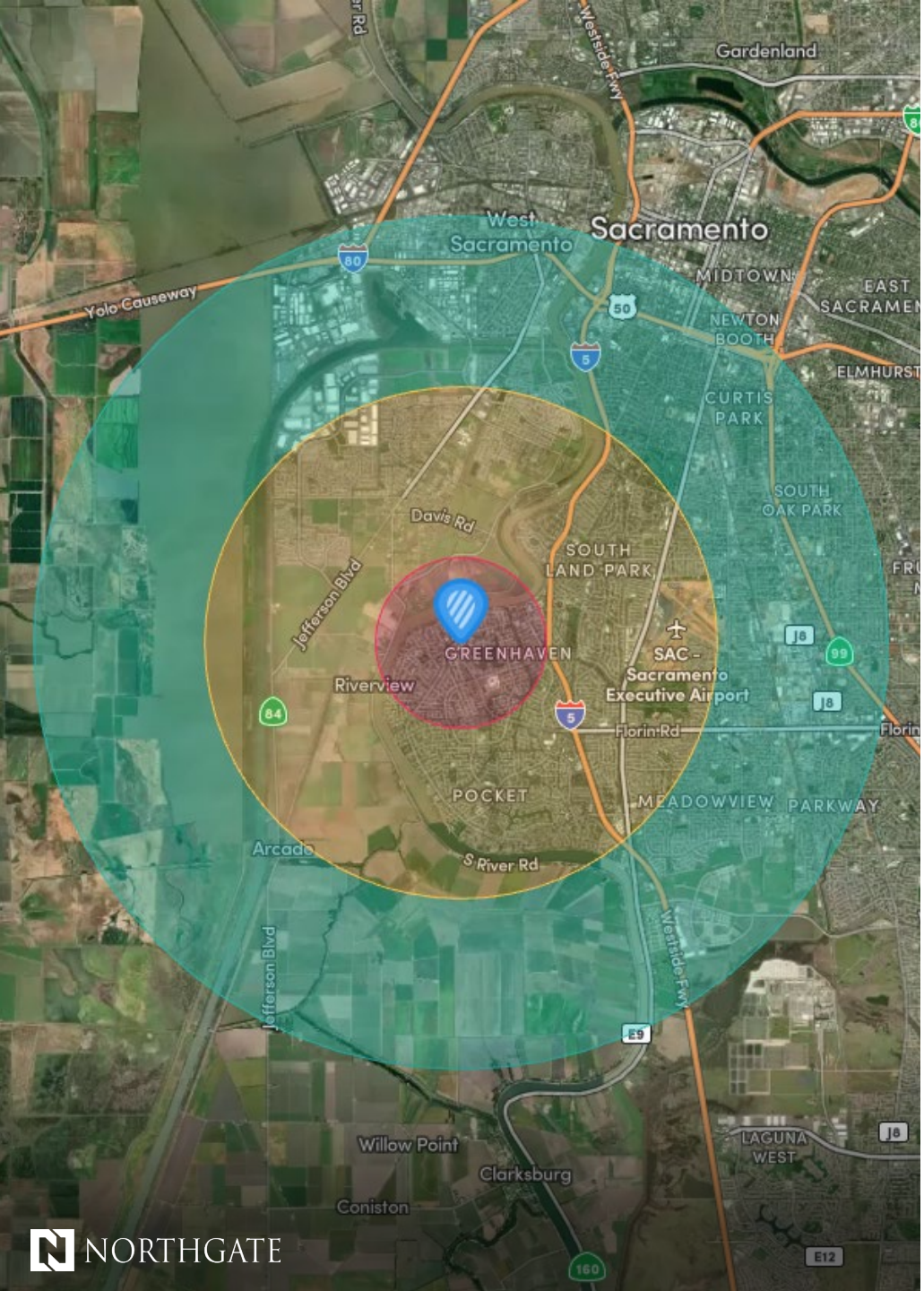
# SITE PLAN




| Suite # | Tenant | SF |
|---|---|---|
| 0101 | Lifetime Nails | 600 |
| 0102 | AVAILABLE | 800 |
| 0103 | Baskin Robbins | 1,000 |
| 0104 | Chopstick Express | 900 |
| 0105 | Dry Cleaner | 720 |
| 0106 | Qtea Boba | 720 |
| 0107 | Spa De Beaute | 1,080 |
| 0108 | AVAILABLE | 1,080 |
| 0109 | AVAILABLE | 1,020 |
| 0110 | Pet Grooming | 1,020 |
| 0111 | Foot Spa | 1,500 |
| 0201 | AVAILABLE | 2,735 |
| 0203 | Artistry Salon & Spa | 980 |
| 0204 | Optometrist | 980 |
| 0205 | Banzai Sushi | 1,820 |
| 0207 | Le Croissant Factory | 1,120 |

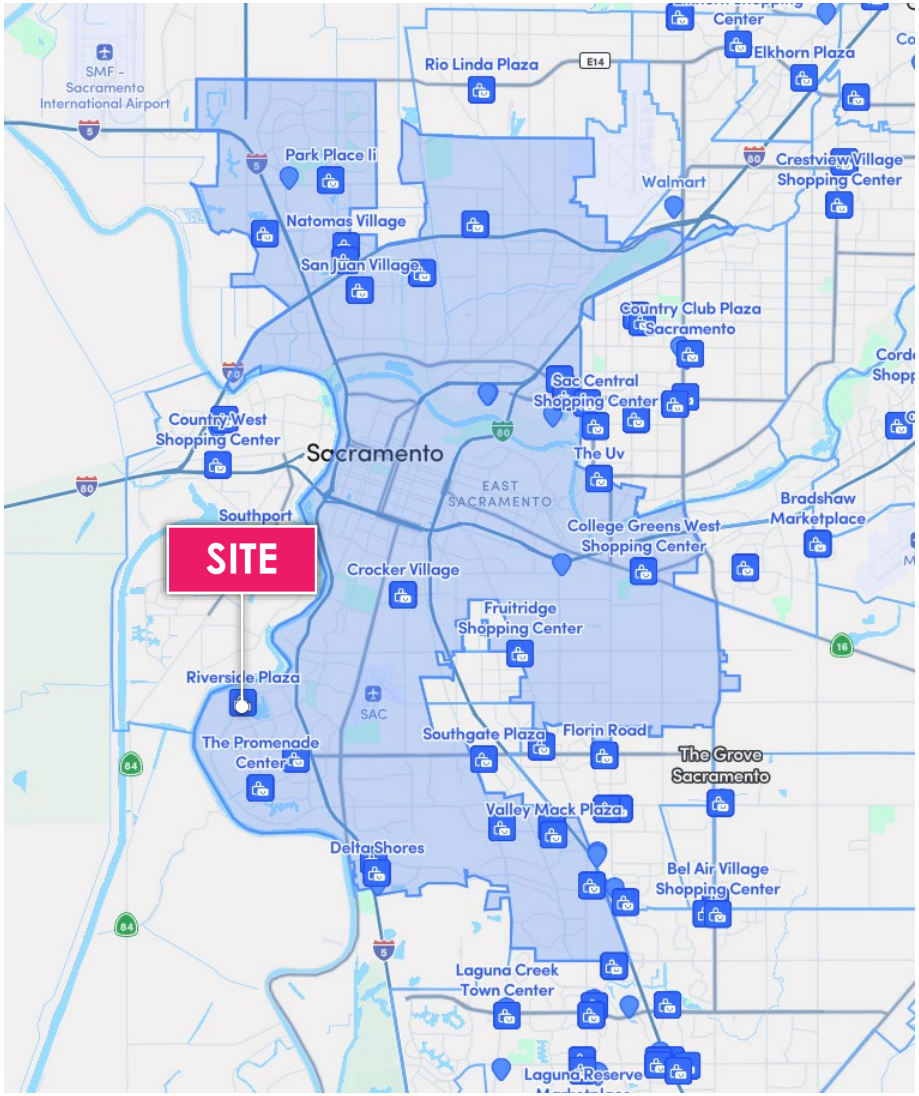
# MARKET OVERVIEW






## DEMOGRAPHICS - 2026

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 12,176 | 87,008 | 204,408 |
| Projected Population (5 Yr) | 12,277 | 89,127 | 209,349 |
| Average Age | 46 | 43 | 40 |
| Households | 5,330 | 34,476 | 76,905 |
| White Population | 4,525 | 33,404 | 68,947 |
| Black Population | 1,675 | 9,447 | 24,598 |
| Am Indian Population | 92 | 853 | 2,830 |
| Asian Population | 3,017 | 20,167 | 42,095 |
| Other Population | 954 | 8,376 | 31,723 |
| Hispanic Population | 20.22% | 23.33% | 29.93% |
| Average HH Income | $122k | $136.8k | $112.8k |
| High School Graduates | 1,237 | 9,842 | 27,736 |
| College Graduates | 5,251 | 33,459 | 63,859 |
| Total Employees | 5,729 | 45,845 | 105,000 |




### Capital City Influence

As the capital of California, Sacramento serves as a major hub for government, policy, and public sector employment, creating a stable economic foundation and consistent daytime population.

### Diverse Economic Drivers

Sacramento's economy is supported by a mix of government, healthcare, education, and a growing technology sector, attracting a skilled workforce and fostering long-term investment opportunities.

### Expanding Education Hub

The city is home to institutions like California State University, Sacramento and is within proximity to major research universities, providing access to higher education and workforce development.

### Urban Amenities & Outdoor Access

Sacramento blends urban living with outdoor recreation, featuring an extensive park system, riverfront access along the American River, and a nationally recognized network of bike trails.

### Strategic Central Location

Positioned at the intersection of major highways including I-5 and I-80, Sacramento offers convenient access to the San Francisco Bay Area, Lake Tahoe, and the broader Central Valley.

### Vibrant Culture & Farm-to-Fork Identity

Known as "America's Farm-to-Fork Capital," Sacramento features a thriving food scene, year-round farmers markets, and cultural attractions such as Old Sacramento Waterfront and the Golden 1 Center, home to the Sacramento Kings.

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Investment Sales | Leasing | Asset Management | Property Management



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