



**five
BELOW**
COMING
SOON



VIEW VIDEO TOUR



SOUTHGATE PLAZA

SACRAMENTO, CA

SEC FLORIN ROAD & FRANKLIN BLVD
SACRAMENTO, CA 95823



CBRE

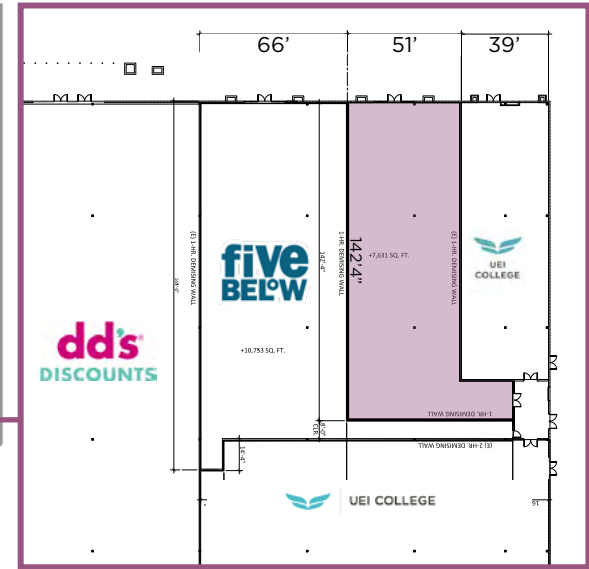


PROPERTY INFORMATION

- Located at one of Sacramento's busiest intersections (Florin Road - 39,187 ADT and Franklin Blvd - 28,474 ADT), Southgate Plaza is ideally located to capture the dense surrounding residential population and serves as a regional draw due to its direct access to Highway 99
- Anchor spaces as well as shop space are immediately available



SITE PLAN



Not to scale. All dimensions are approximate.

BLDG/STE	TENANT	±SF
A	99 Ranch Market	65,765
B	Ross Dress for Less	27,300
C	Skechers	11,250
D1	Possible Sublease Available	52,257
D2	DD's Discounts	23,330
D3	UEI	38,002
D4A	Five Below (Coming Soon)	10,658
D4B	AVAILABLE	7,631
E1	WSS Shoes	9,900
E2	99c Only Store	15,000
PAD A	Starbucks	2,200
PAD A	T-Mobile	2,000
PAD B	Stanton Optical	3,202
PAD B	Jersey Mike's	1,220
PAD B	Ono Hawaiian BBQ	1,890

BLDG/STE	TENANT	±SF
2	McDonald's	NAP
3	Taco Bell	4,500
4A	F&M Bank	2,500
4B	Golden 1 Credit Union	3,079
5	Financial Services	8,400
6A	Tastea	1,698
6B	MetroPCS	1,800
7	AVAILABLE	1,646
8	Skip's Fish N Chicken	2,520
9	Chinese Restaurant	2,600
10	Jewelry Store	2,609
11	Sally Beauty	1,284
12	Flaming Grill Buffet	11,250
13	Foot Locker	5,684

BLDG/STE	TENANT	±SF
14	Clothes 4 Bros	4,050
15	Baskin-Robbins	900
16	H&R Block	2,000
17	Custom Print by Clothes 4 Bros	3,267
18	Cricket Wireless	1,000
19	My Le Beauty Salon	1,000
20	My Le Beauty School	5,300
22	AVAILABLE	2,500
23	Panda Wok	2,012
24	Domino's Pizza	1,468
25	AVAILABLE	1,340
26	Diva Nails Spa	1,027
27	UPS Store	1,400

PROPERTY PHOTOS

- Southgate Plaza offers high exposure to Florin Road and multiple signalized entrances into the project from both Florin Road and Franklin Blvd
- Florin Road is the primary commercial arterial serving the infill South Sacramento market and offer retailers one of the few opportunities to enter this highly impacted trade area



SIGNAGE OPPORTUNITIES

- Southgate Plaza not only offers traditional monument signs on the property, but also digital signage that is viewable from Florin Road and at a traffic signal.

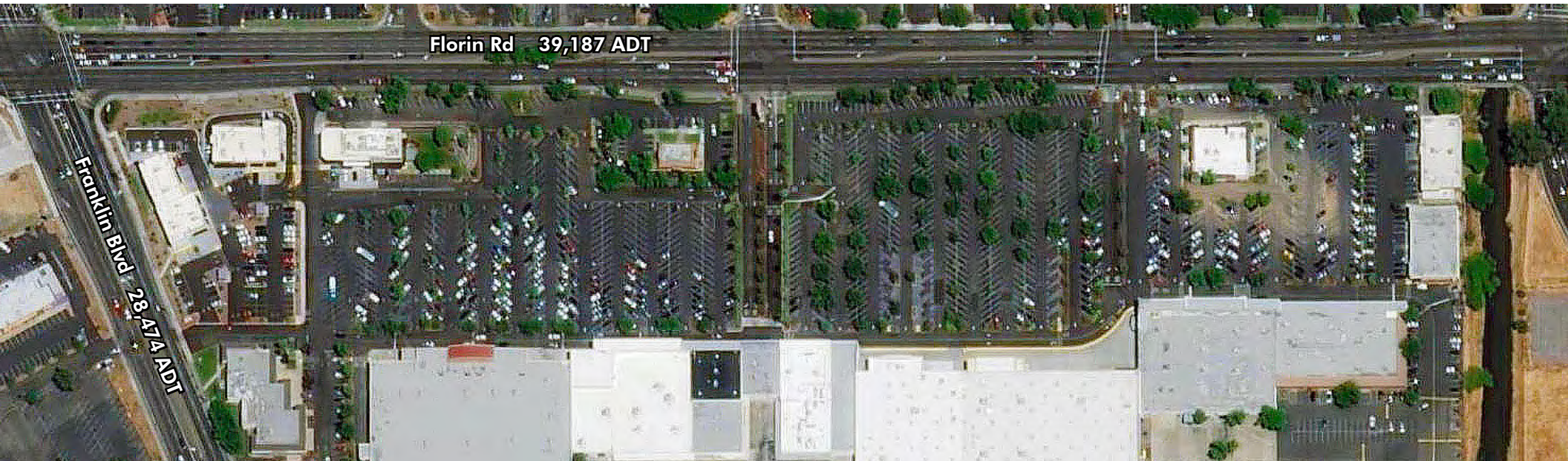
Digital sign at corner of Florin Rd & Franklin Blvd



Digital sign at signalized entrance on Florin Rd



AREA INFO



DEMOGRAPHICS (3 MI.)



170,679
DAYTIME POPULATION



\$59,643
AVG. HOUSEHOLD INCOME



\$299,760
AVG. VALUE OF OWNER
OCC. HOUSING UNITS



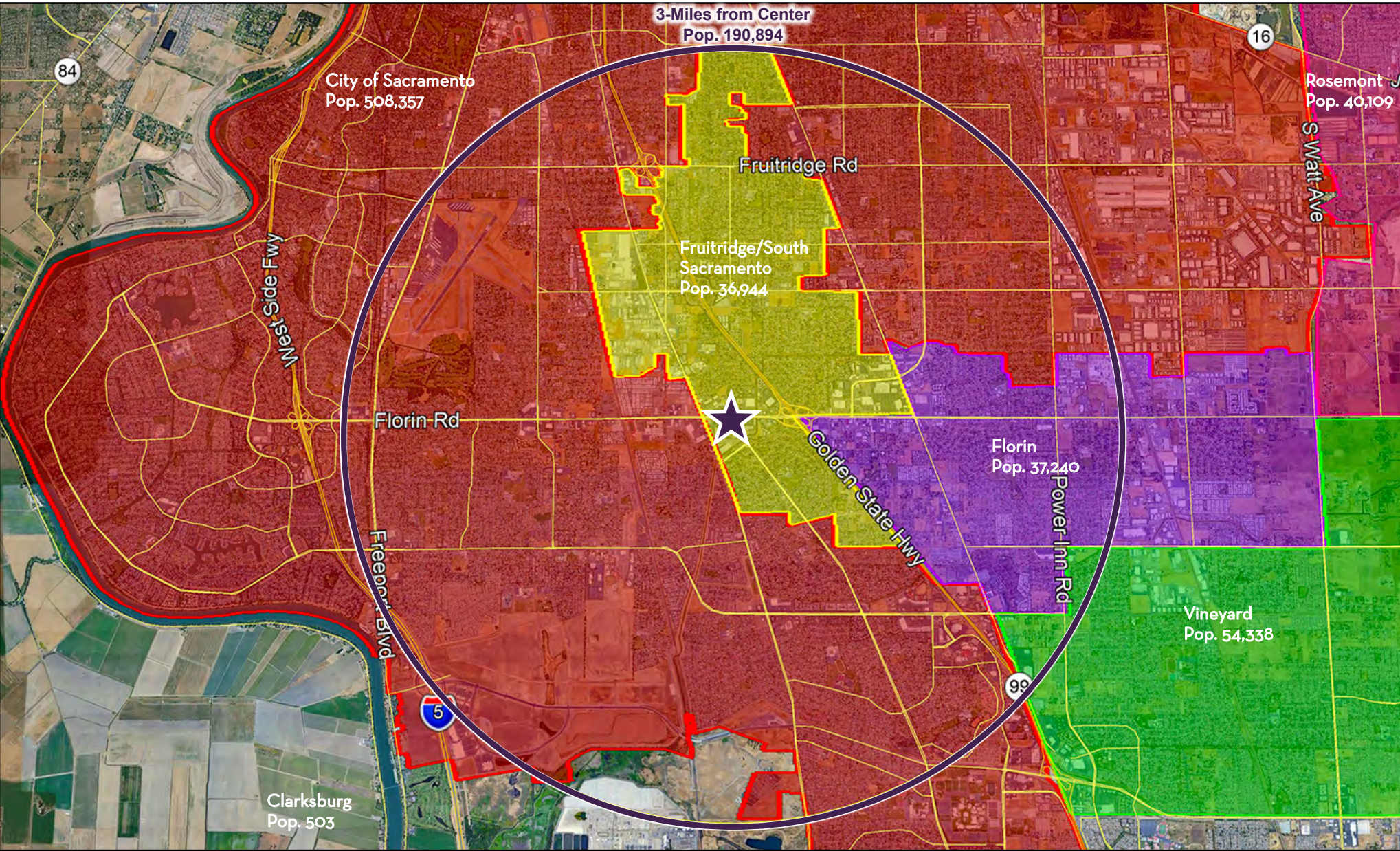
51,854
COLLEGE EDUCATED



4,023
BUSINESSES

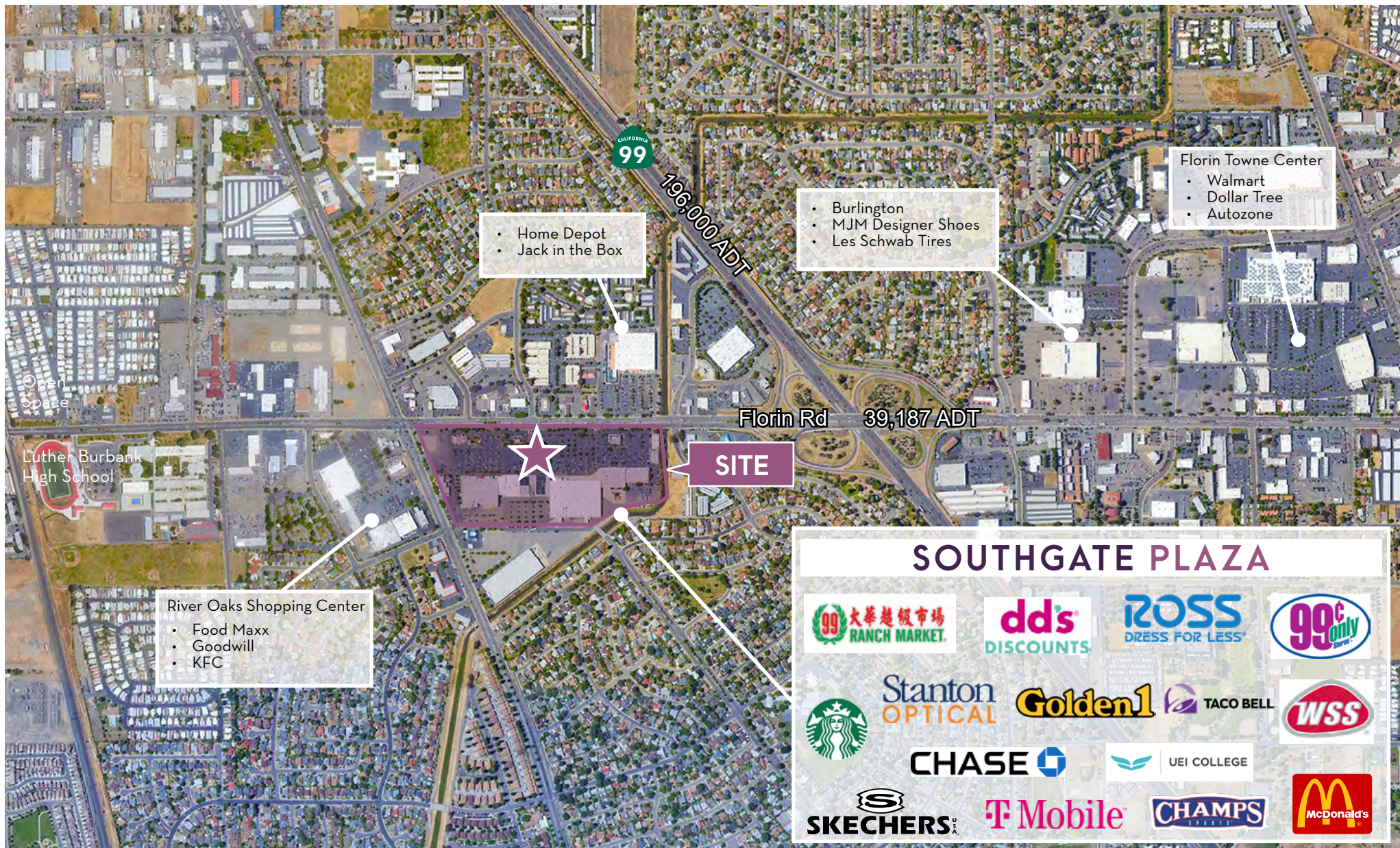


REGION OVERVIEW

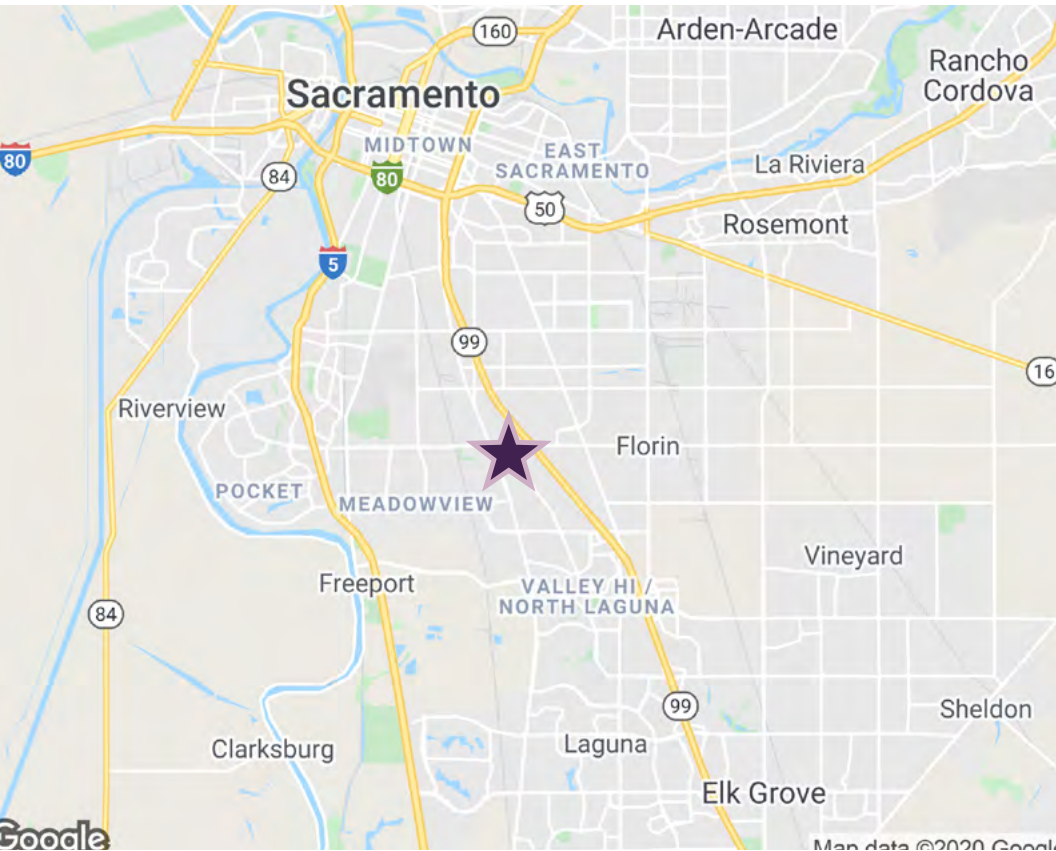


SOUTHGATE PLAZA

AERIAL VIEW



SOUTHGATE PLAZA



SOUTHGATE PLAZA

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