

FOR LEASE



Power Inn Retail

5301 Power Inn Road
Sacramento, CA

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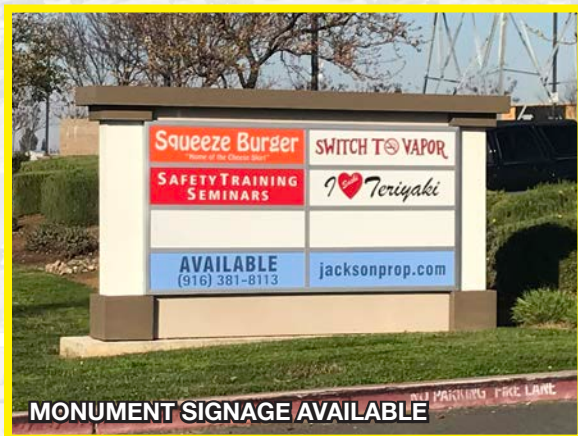
THE
EDWARDS
COMPANY
commercial real estate services

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Property Highlights

Sacramento, CA

- Excellent Hwy 50 Access
- Prominent Street Frontage
- Food Service within project
- Extensive Window Line
- Interior Improvements to Suite
- Zoned C-2 General

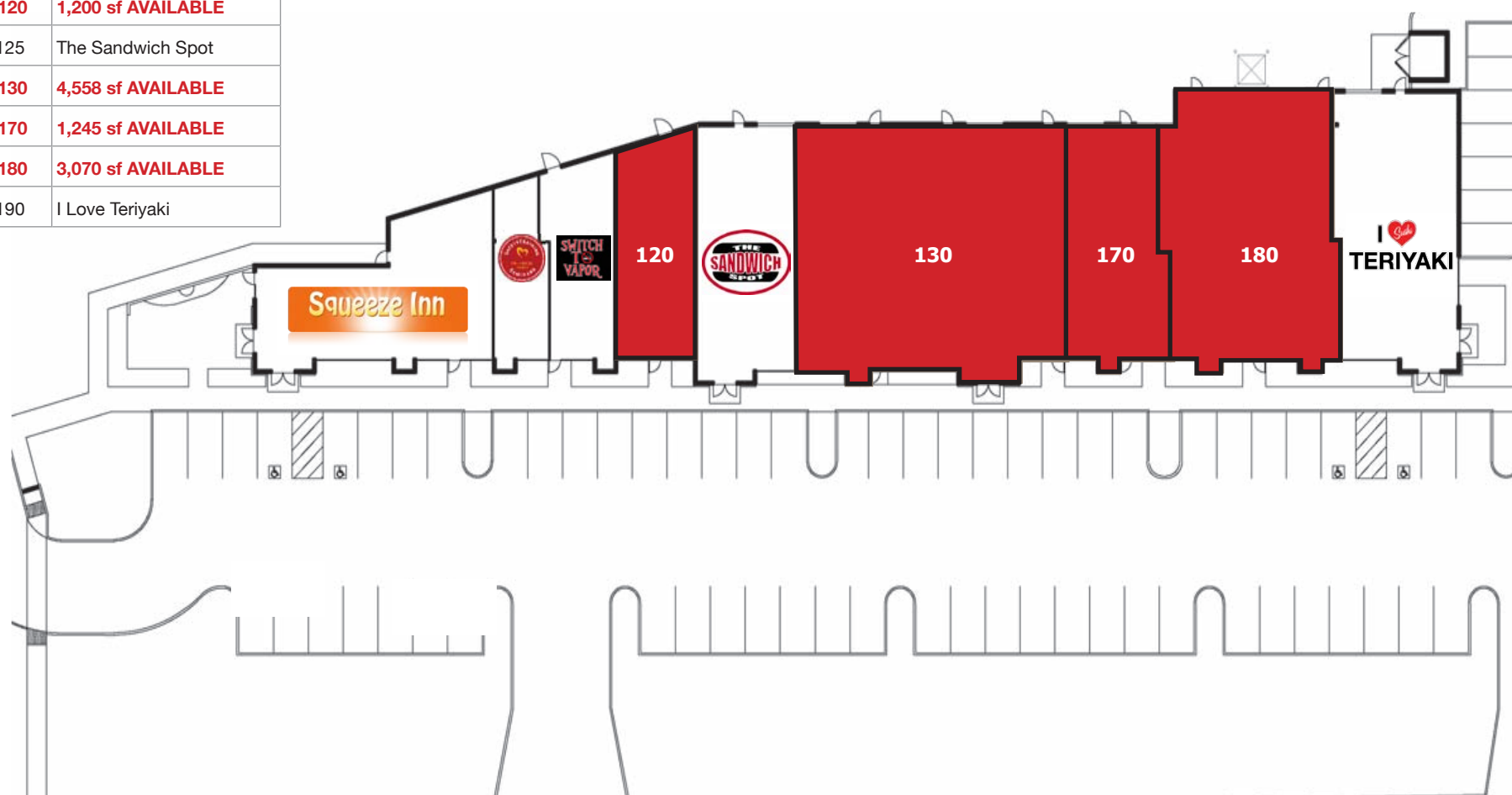


Site Plan

Sacramento, CA

TENANT LIST

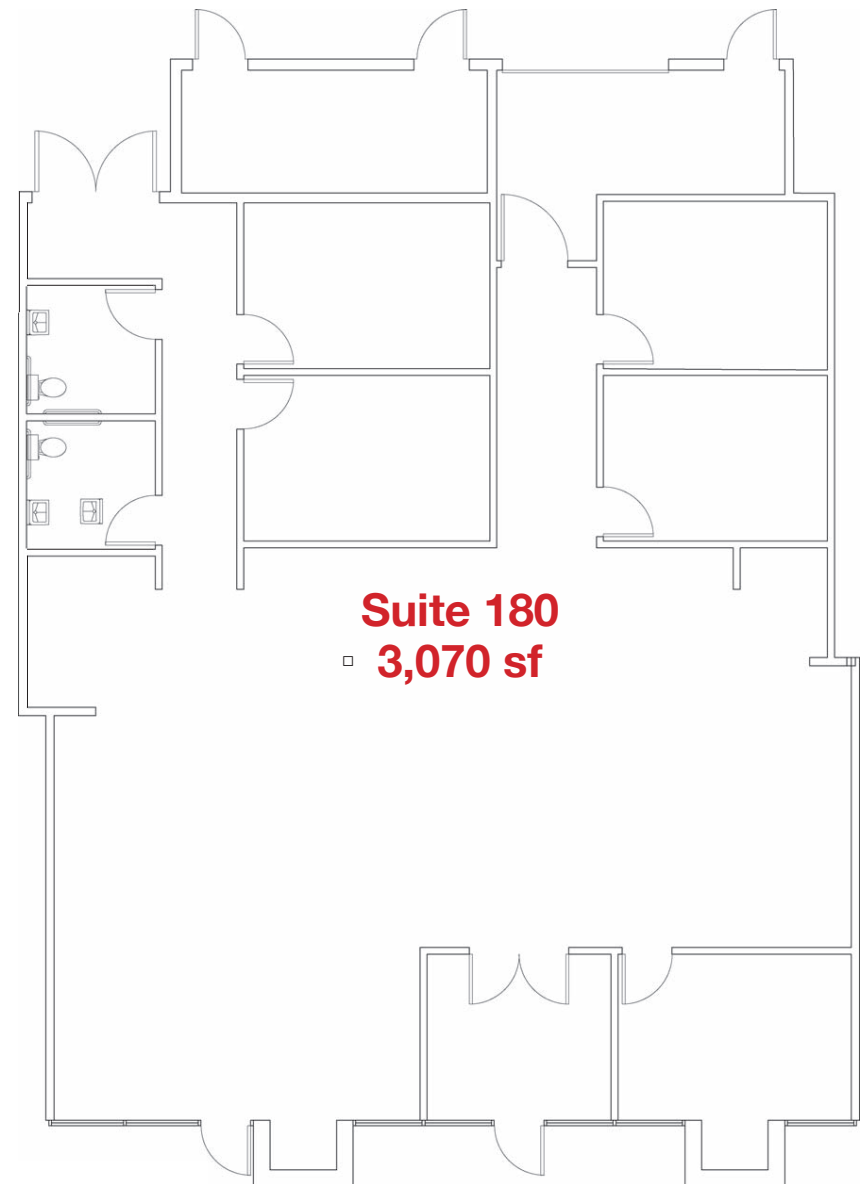
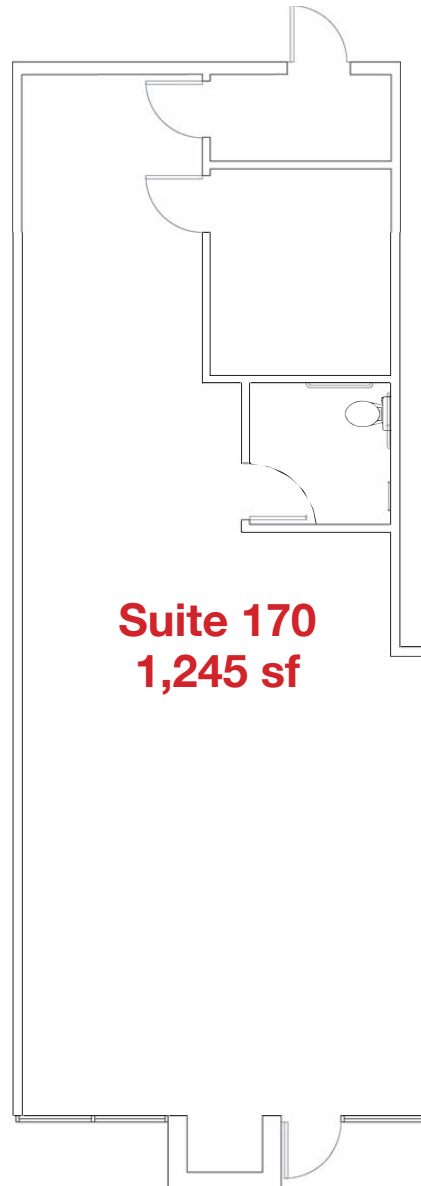
| | |
|------------------|---------------------------|
| Suite 100 | Squeeze Inn Burger |
| Suite 105 | Safety Training Seminars |
| Suite 110 | Switch to Vapor |
| Suite 120 | 1,200 sf AVAILABLE |
| Suite 125 | The Sandwich Spot |
| Suite 130 | 4,558 sf AVAILABLE |
| Suite 170 | 1,245 sf AVAILABLE |
| Suite 180 | 3,070 sf AVAILABLE |
| Suite 190 | I Love Teriyaki |



POWER INN ROAD 32,599 ADT

Space Plans

Sacramento, CA



Demographics

Sacramento, CA

2018 Demographic Profile

| | 1-Mile | 2-Mile | 3-Mile |
|--------------------------------|----------|----------|----------|
| 2018 Total Population | 11,362 | 44,599 | 126,943 |
| 2023 Total Population | 11,745 | 46,083 | 131,701 |
| Daytime Population | 14,508 | 54,608 | 145,594 |
| 2018 Households | 3,185 | 14,609 | 42,753 |
| 2018 Household income: Average | \$56,658 | \$56,659 | \$60,983 |
| 2018 Household income: Median | \$45,154 | \$43,490 | \$43,148 |

