

±2,400 SF WAREHOUSE / OFFICE

3801 W Pacific Ave. Unit A, Sacramento CA

Available For Lease



ROWAN ANHALT

Leasing Associate

rowan.anhalt@clire.com

(415)592-4967

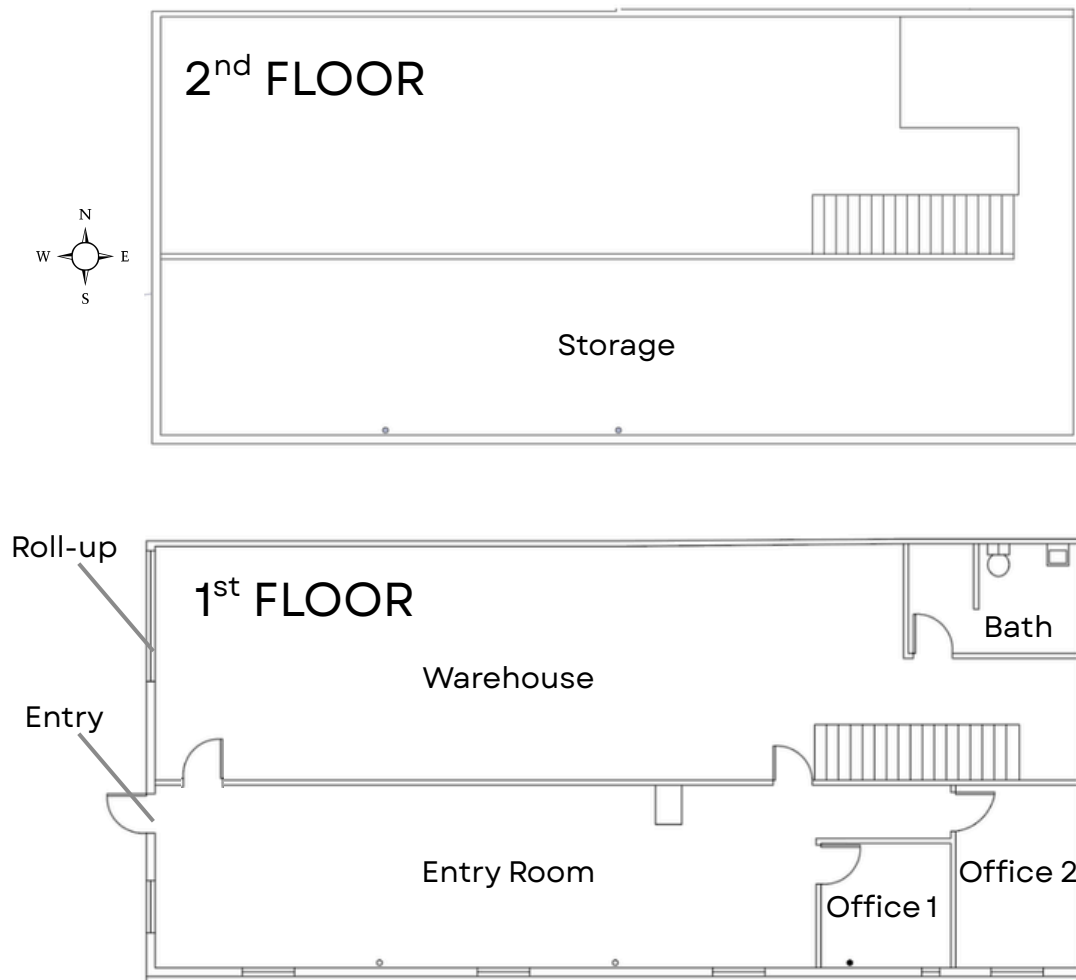
CYNDIE SMITH

Office Manager

cyndie.smith@clire.com

(916)616-0389





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SUITE HIGHLIGHTS

- ± 994 SF of Office
- ±1,406 SF of Warehouse
- Large bonus 2nd floor storage space
- 2 private offices. 1 private single occupant restroom
- 10' x 10' roll-up door
- Warehouse 18' clear ceiling height
- Central heating and cooling system
- Electrical: 100-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity
- Pre-installed security cameras
- Heavy duty steel covered security windows
- Zoned: C-4-R: Heavy Commercial
- Rent Total: \$3,264
 - Base: \$2,640 (\$1.10/SF)
 - NNN: \$624 (\$0.26/SF)



ENTRY ROOM



WAREHOUSE



OFFICE #1



2nd FLOOR



DEMOGRAPHICS	2 miles	5 miles	10 miles
POPULATION			
2025 Population	75,027	411,617	1,002,667
Median Age	39	38	38
Bachelors Degree or Higher	34%	32%	30%
HOUSEHOLDS			
2025 Total Households	29,304	156,885	359,580
2030 Household Projection	29,803	160,024	365,370
INCOME			
Median Household Income	\$84,693	\$82,153	\$86,848
Households above \$100k	12,536	64,270	154,545

CONSUMER SPENDING	10 miles / yr
TOTAL	\$12,143,232,721
Auto Maintenance & Repair	\$376,420,155
Food & Alcohol	\$3,342,621,238
Medical Services	\$329,827,538

DAYTIME POPULATION	10 miles
TOTAL	442,247
Professional & Business Services	58,528
Goods-Producing Industries	43,247
Trade Transportation & Utilities	59,754

Source: Costar 2026

OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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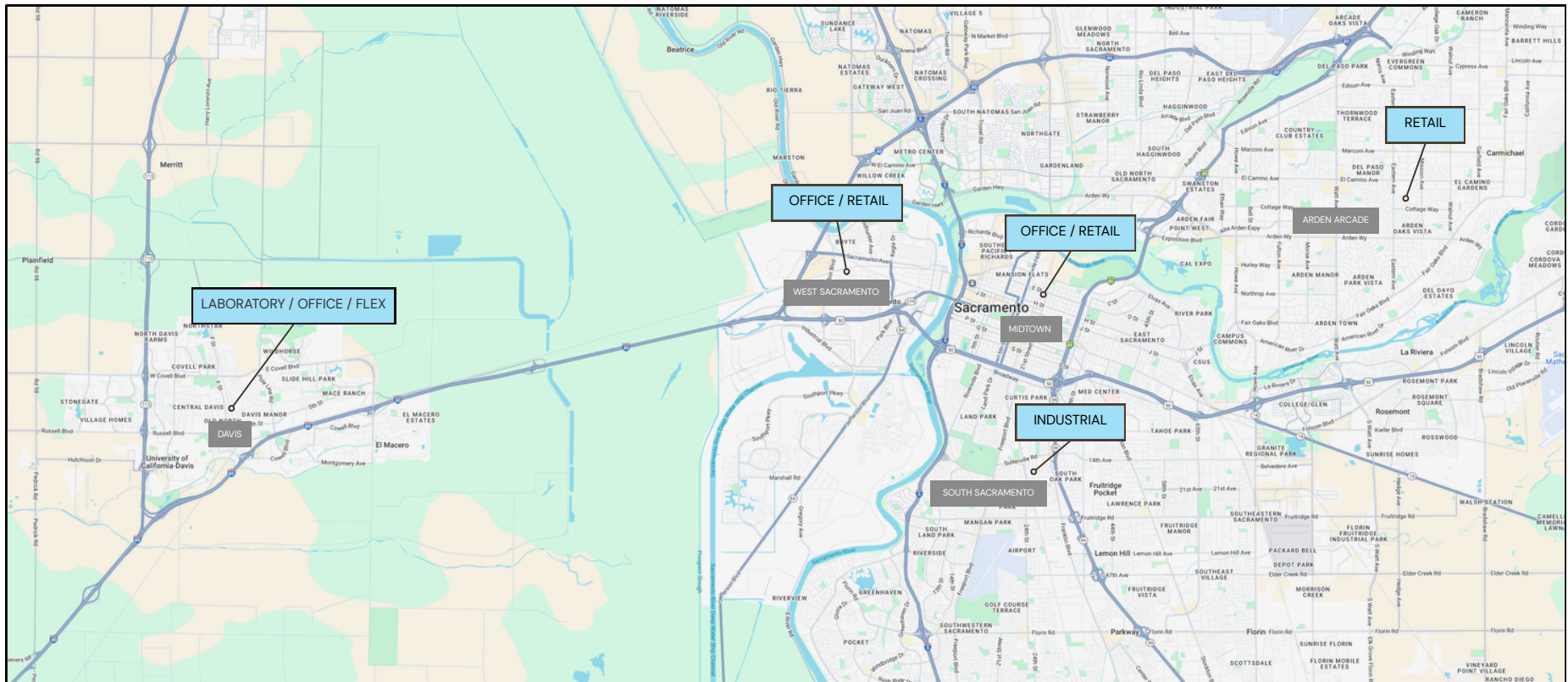
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Lessee should conduct independent verification of all matters deemed to be material.

