

PLAZA 56

NWC 56TH Street & H Street - Sacramento, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PLAZA 56

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

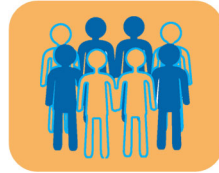
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location: 5335-5339 H Street
Sacramento, CA

anchor tenants: Starbucks Coffee, Team Ride

shopping center GLA: ±7,958 Square Feet (GLA)

availability: ±1,401 SF 2nd GEN SALON SPACE



2021 total population

1-mile	17,263
3-mile	151,146
5-mile	400,545



2021 daytime population

1-mile	23,376
3-mile	229,002
5-mile	545,674



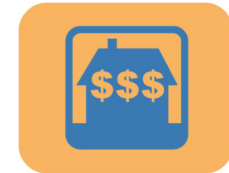
2021 total employees

1-mile	13,972
3-mile	151,272
5-mile	320,561



2021 total households

1-mile	7,072
3-mile	64,863
5-mile	151,103



2021 average HH income

1-mile	\$136,492
3-mile	\$91,810
5-mile	\$85,222



traffic counts

H Street (east of 56th St)	17,110
H Street (west of 55th St)	14,903
56th Street (Elvas to H St)	8,545



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PROPERTY OVERVIEW

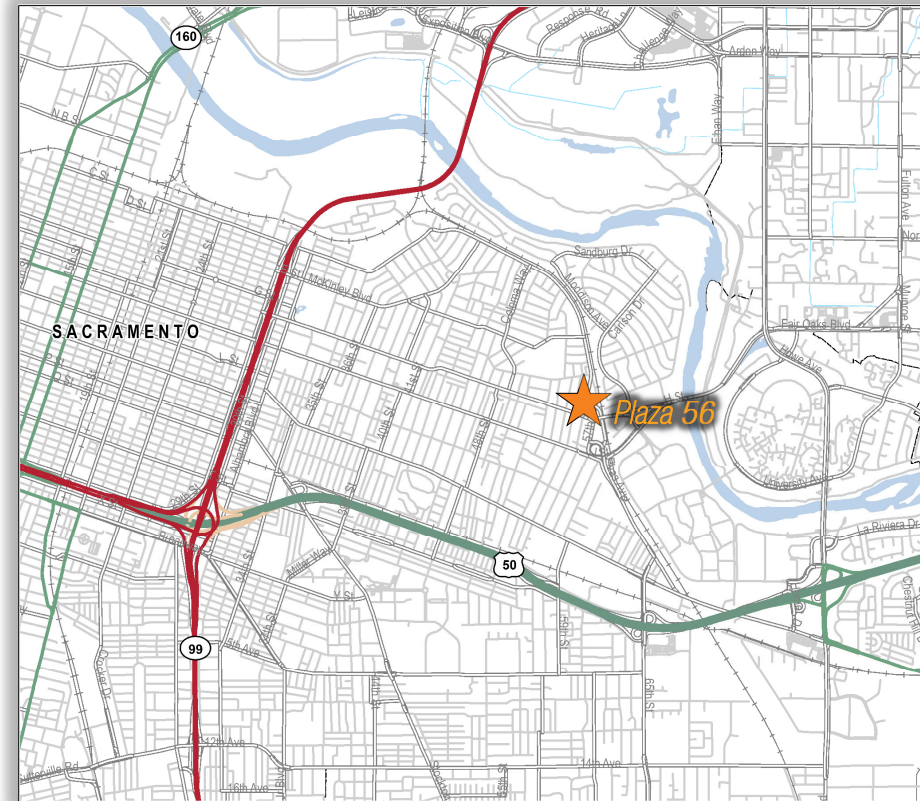


Plaza 56 is located at the northwest corner of 56th and H Streets in the East Sacramento Trade Area. East Sacramento is well known in the region as one of the most affluent and exciting urban residential communities in the Greater Sacramento area.

East Sacramento continues to attract students and young professionals who enjoy the urban setting, surrounding amenities, quaintness of the area and proximity to downtown.

The area also includes what is commonly known as the “Fabulous Forties”, an upscale and well established “wealth belt” neighborhood. In addition to financially established population demographics, the center is also located within walking distance of Sacramento State University, which enrolls more than 27,000 full-time students.

Plaza 56 is a high profile retail location that is visible to more than 40,000 cars that travel the intersection per day. The tenants benefit from the look and feel the area resident’s desire and provides prominent placement in one of Sacramento’s most sought after trade areas.

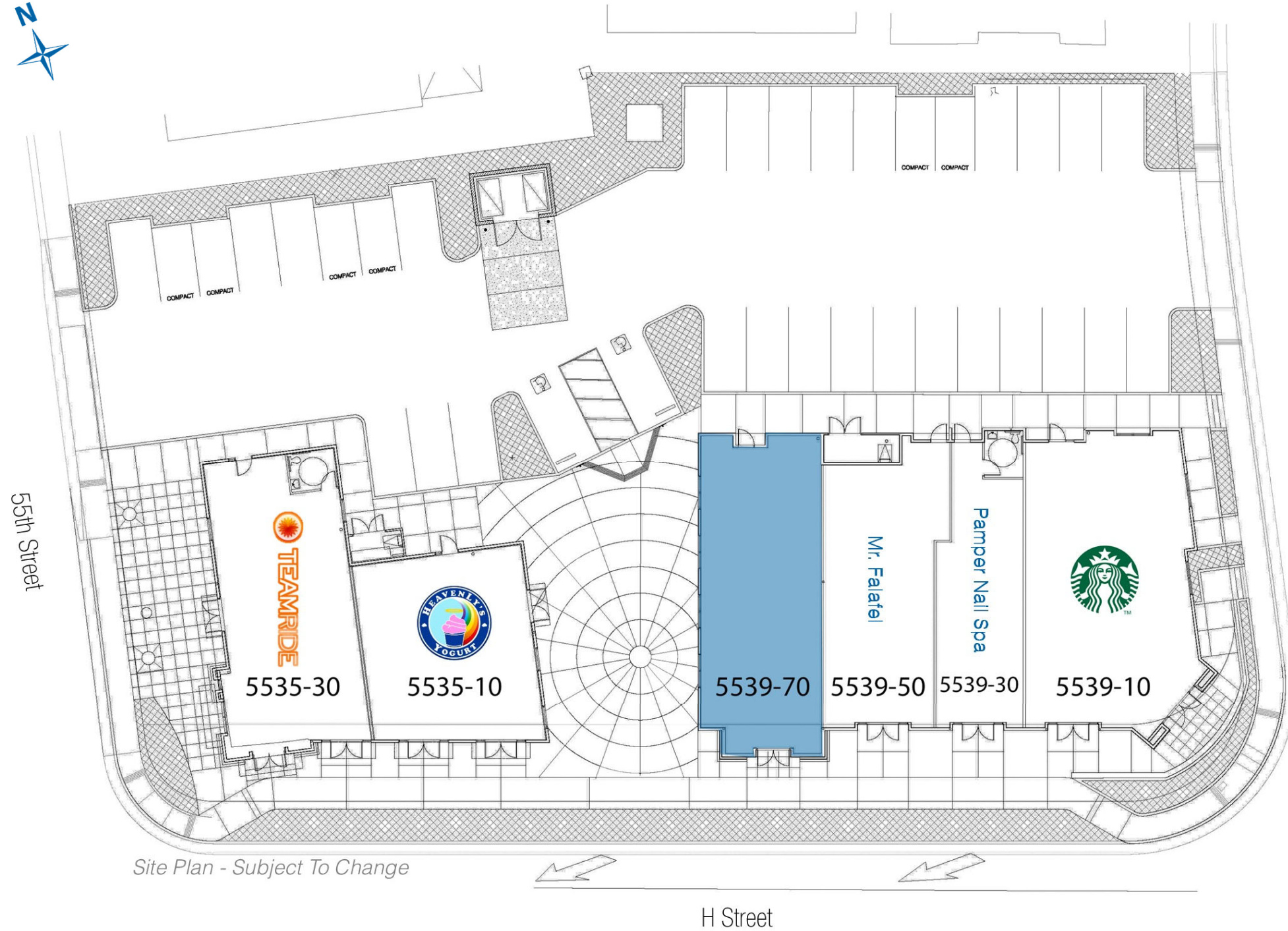


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SITE PLAN



SUITE	TENANT	SQ. FT.
5535-10	HeavenLy's Yogurt	1,200
5535-30	TeamRide	1,500
5539-10	Starbucks	1,787
5539-30	Pamper Nail Spa	900
5539-50	Mr. Falafel	1,170
5539-70	AVAILABLE (2nd Gen Salon Space)	1,401

For leasing information,
please contact:

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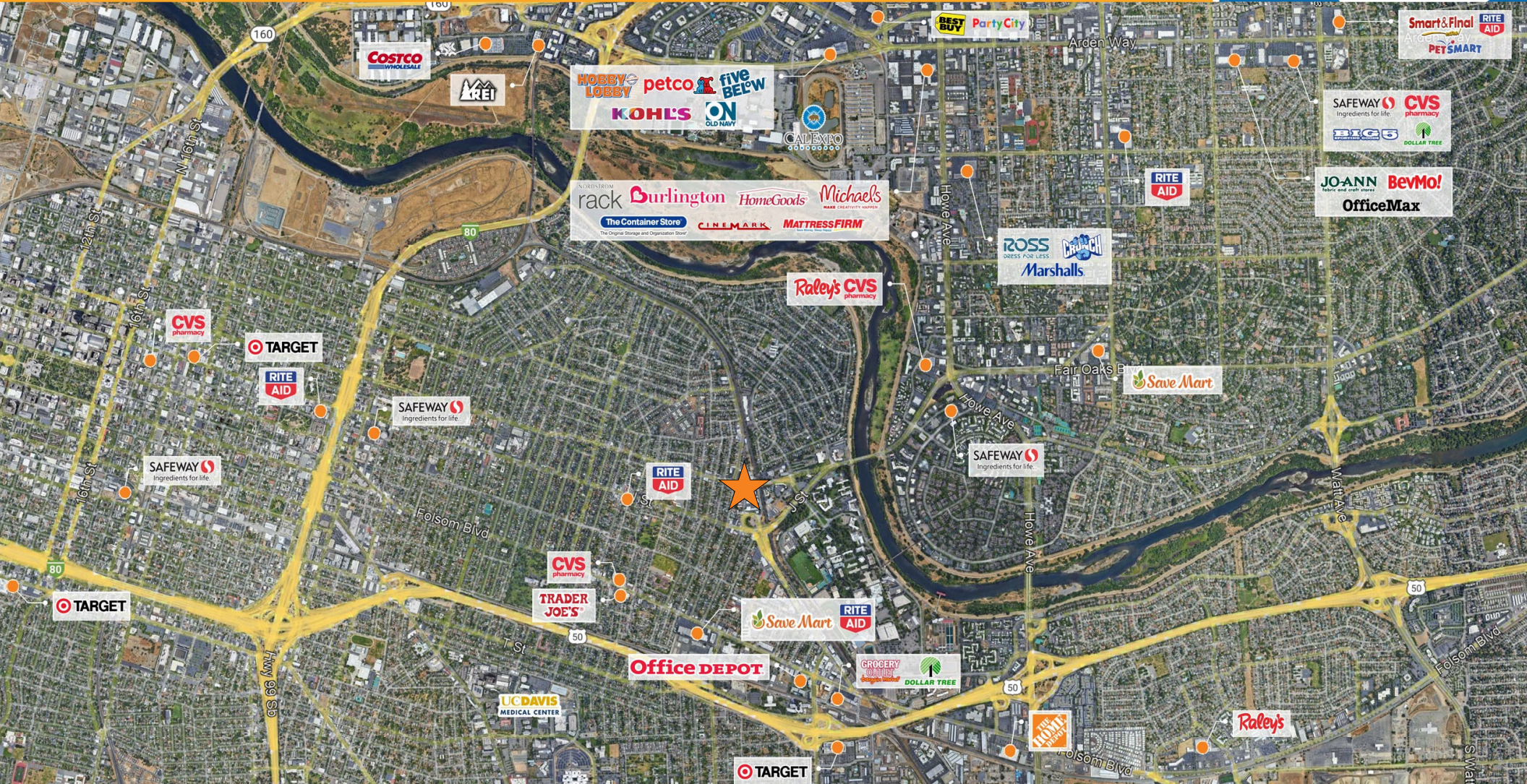
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IMMEDIATE VICINITY RETAIL AERIAL

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