



PLAZA 56

PRICE	SQUARE FEET	PROFORMA CAP RATE	ANCHOR	# OF TENANTS	VACANT SUITES
\$3,640,000	±7,939	6.24%	Starbucks	6	1

THE OFFERING

As the exclusive agent, **Galleli Real Estate** is pleased to present this for sale offering of the 7,939 square foot retail center located at 5535-5539 H Street, Sacramento, CA (the "Property" or "Plaza 56").

INVESTMENT HIGHLIGHTS

- **Value add center at 83.35% occupancy with current rents below market**
- **In-place Cap Rate of 5.00% at current occupancy**
- **Excellent visibility along 56th Street and H Street, which is one of the highest traffic counts in East Sacramento**
- **Quality 2005 constructed retail property occupied by five tenants including Starbucks**
- **Strong location within the prominent East Sacramento neighborhood where average household income is \$136,492**
- **East Sacramento is one of the most desirable commercial and residential submarkets in the Sacramento region**
- **Very few quality newly constructed retail projects in East Sacramento**
- **Centrally located near Downtown, Midtown, Sacramento State University, McKinley Park, East Portal Park and all major freeways**
- **East Sacramento has substantial barriers to entry for new construction**
- **Offered well below replacement cost**



THE LOCATION

Plaza 56 is located at the busy intersection of H Street and 56th Street. H Street is one of the main arterials through East Sacramento. The property is within a mature area surrounded by a mix of residential, retail and commercial property uses. The East Sacramento retail submarket is a desirable submarket in the Sacramento MSA due to its close proximity to Downtown, Midtown, California State University Sacramento, McKinley Park, East Portal Park and all major freeways.

The development of East Sacramento began in the 1890's and the area was annexed into Sacramento in 1911. East Sacramento is known for its tree canopy-lined streets and the large colonial style homes located in the Fabulous Forties area of East Sacramento. The borders for the Fabulous Forties are from 38th Street to 47th Street and Folsom Boulevard to H Street. This concentration of large homes and wide streets is what made the area famous. President Reagan lived on 45th Street while serving most of his term as Governor of California.



State Capitol

Downtown



Midtown



Alhambra Blvd

McKinley Park

McKinley Village



Fab 40's Homes

J Street

H Street

Sutter Park

East Portal Park

SITE

Elvas Avenue

50

Folsom Blvd



SACRAMENTO STATE

Bike Trail

American River

PLAZA

56



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