

# FOR LEASE



For Illustration Purposes Only

## PROPERTY FEATURES

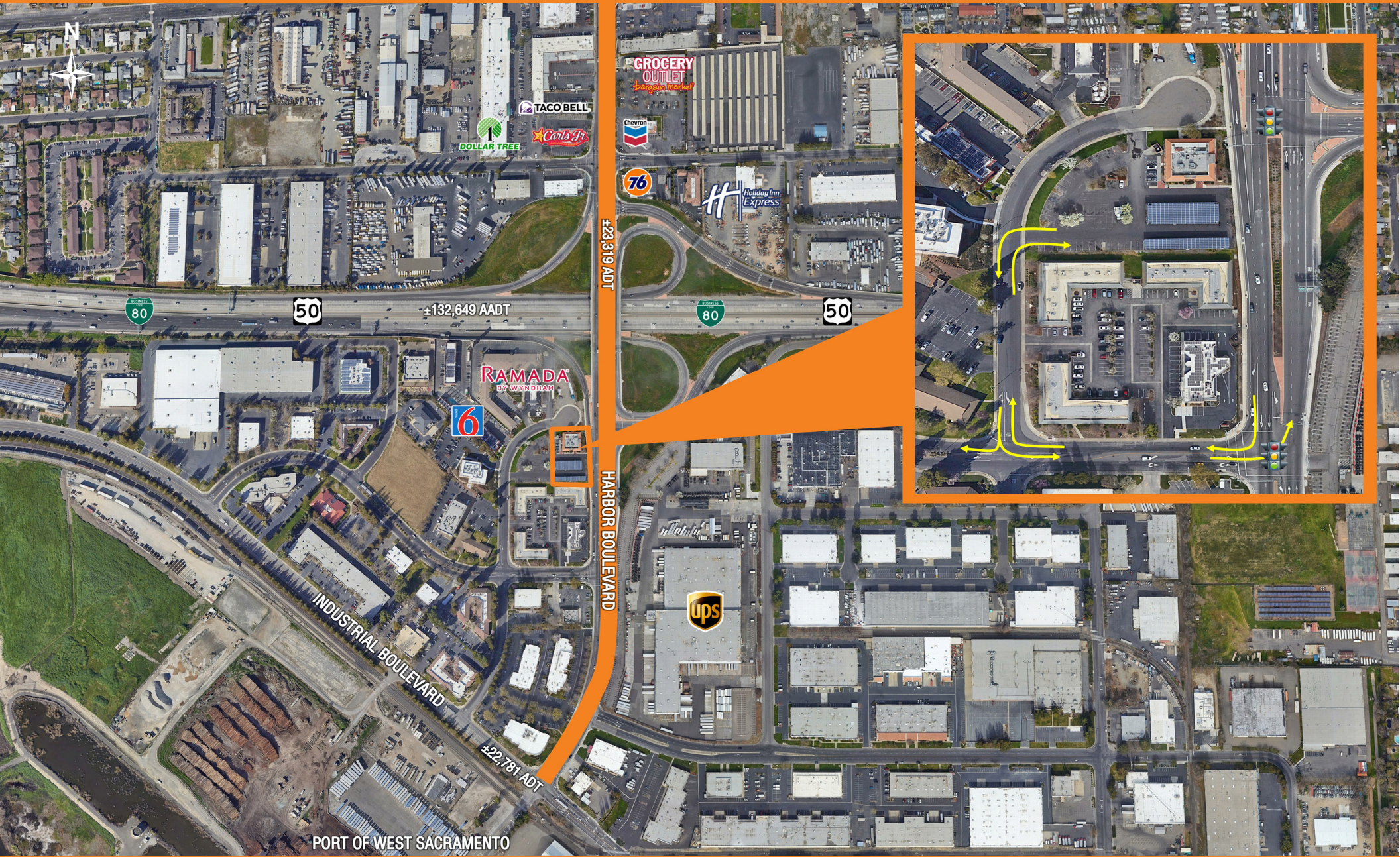
- 5,005 SF Pad Building
- Monument Signage
- Highly Visible Location - Proximate to Business 80 On/Off Ramp
- Ample Parking Area
- Harbor Boulevard -  $\pm 23,319$  ADT
- Business 80 /Hwy 50 -  $\pm 132,319$  AADT
- Land Use: Commercial (restaurant, bar, food services)

# 2ND GEN RESTAURANT BUILDING

1235 HARBOR BOULEVARD | WEST SACRAMENTO, CA 95821

MATT GOLDSTEIN  
916.772.1700  
mgoldstein@gallellire.com  
CA DRE# 01886233



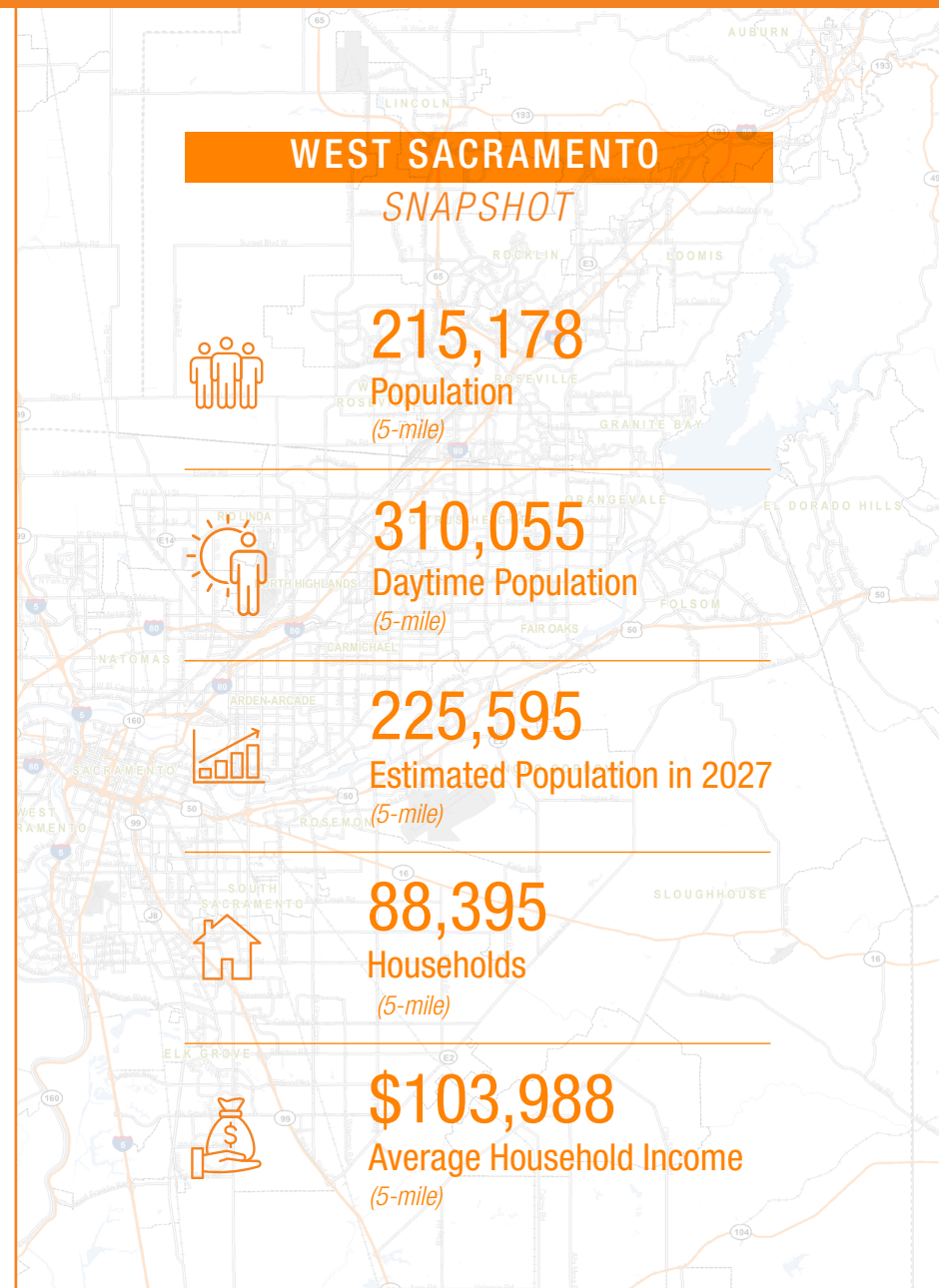


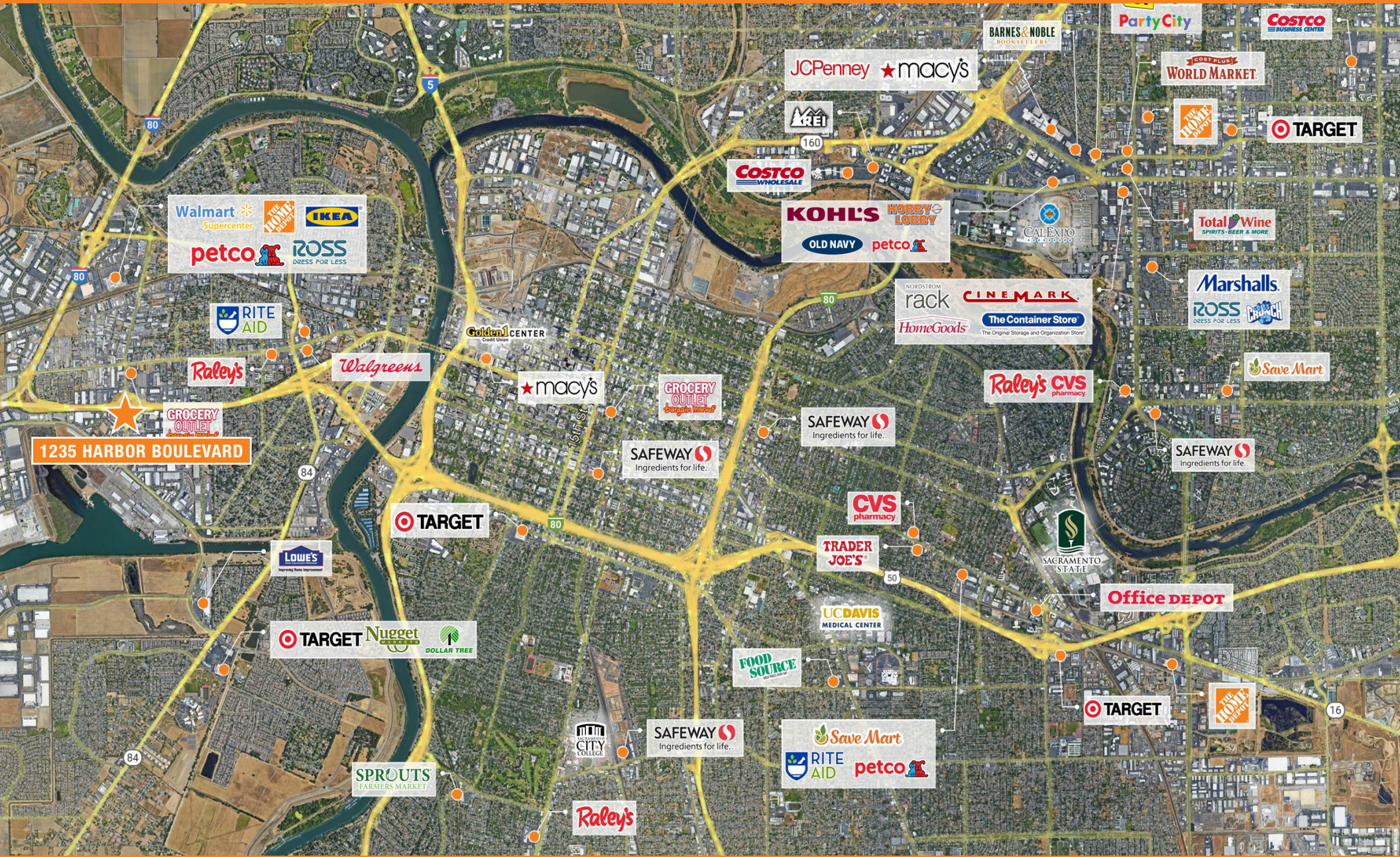
PORT OF WEST SACRAMENTO

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Population	1-Mile	3-Mile	5-Mile
2022 Total Population	8,014	73,652	215,178
Estimated 2027 Total Population	8,277	77,560	225,595
2022 Total Daytime Population	14,395	104,806	310,055
Households			
2022 Households	3,040	28,015	88,395
2022 Average Household Size	2.55	2.54	2.35
Race/Ethnicity			
% 2022 White Alone	63.63%	60.45%	56.88%
% 2022 Hispanic	48.35%	29.28%	27.04%
% 2022 Asian Alone	8.01%	11.57%	13.28%
% 2022 African American Alone	8.67%	6.85%	9.44%
% 2022 Two or More Races	10.48%	10.72%	9.67%
Income			
2022 Household Income: Average	\$55,466	\$104,984	\$103,988
% 2022 Household Income: \$60,000 to \$74,999	9.90%	9.49%	10.55%
% 2022 Household Income: \$75,000 to \$99,999	11.68%	11.19%	12.23%
% 2022 Household Income: \$100,000 to \$124,999	3.82%	9.96%	9.42%
% 2022 Household Income: \$125,000 to \$149,999	3.78%	7.97%	8.04%
% 2022 Household Income: \$150,000 to \$199,999	1.48%	8.62%	8.33%
% 2022 Household Income: \$200,000 or more	3.09%	11.56%	10.81%





1235 HARBOR BOULEVARD

**GALLELLI REAL ESTATE**

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