

±2,625 SF
Available



7431 W Stockton Blvd
Sacramento, CA 95823
www.cbre.com/sacramentodt

College Square Shops

Space Adjacent to Foods Co

Retail | For Lease

CBRE

College Square Shops

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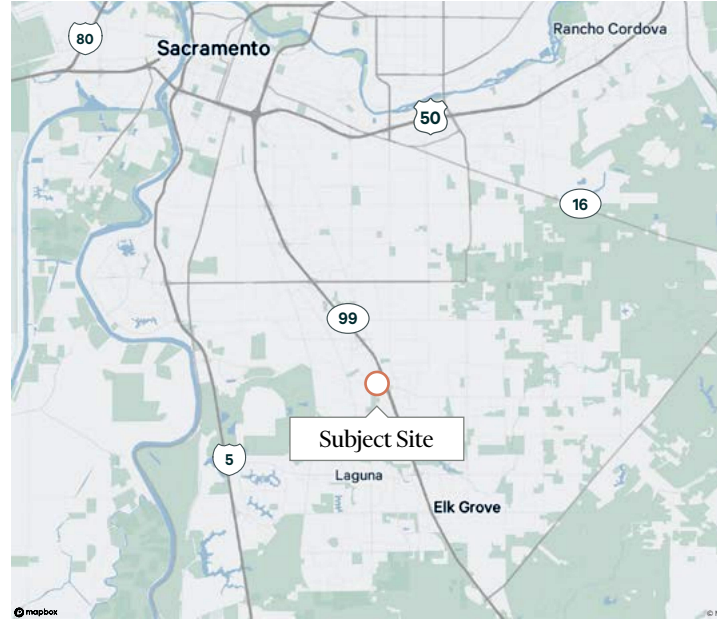
Property Highlights

Shop Space in Grocery Anchored Center






The Shops at College Square is a ±177,000 SF regional shopping center anchored by Foods Co. and Goodwill.

College Square is located at the southeast corner of Cosumnes River Boulevard and Bruceville Road and has immediate access and visibility from Highway 99, which is the major freeway connecting Sacramento with Elk Grove.

The center is strategically located to the south of the Methodist Hospital (1,160 employees) and Kaiser Permanente Medical Center (2,800 employees), also across from the 180-acre Cosumnes River Junior College with a population of ±20,000 students. The ±60,000 SF Foods Co. anchor's on site gas station is an additional traffic generator for the center.



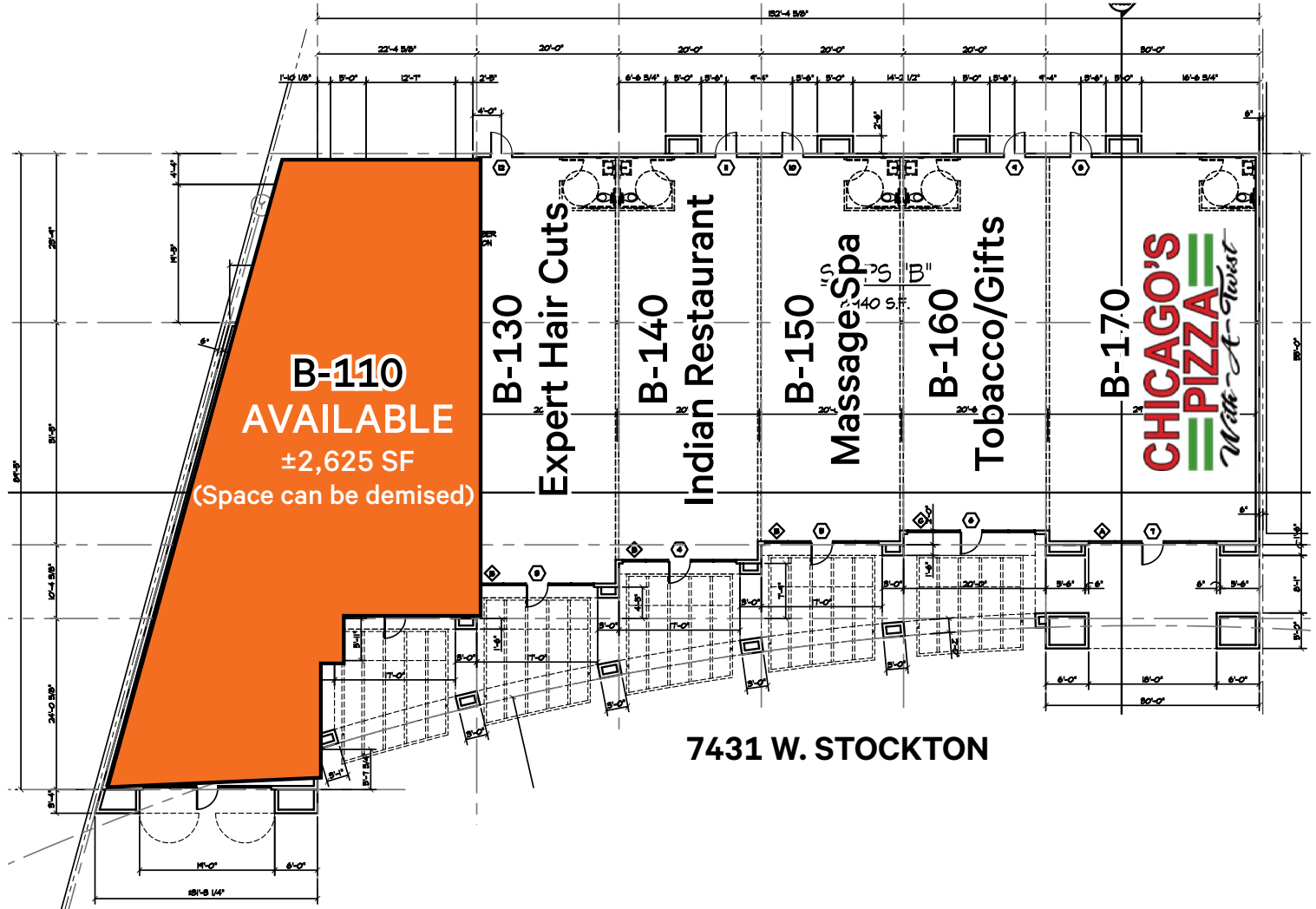
2024 Estimated Demographics*

	Radius	1-Mile	3-Miles	5-Miles
	Population	21,304	183,784	389,183
	Daytime Population	18,635	149,320	328,222
	Businesses	381	3,454	8,523
	Households	6,539	55,103	117,311
	Avg HH Income	\$90,225	\$105,003	\$111,803

*Source: FastReport

Site Plan

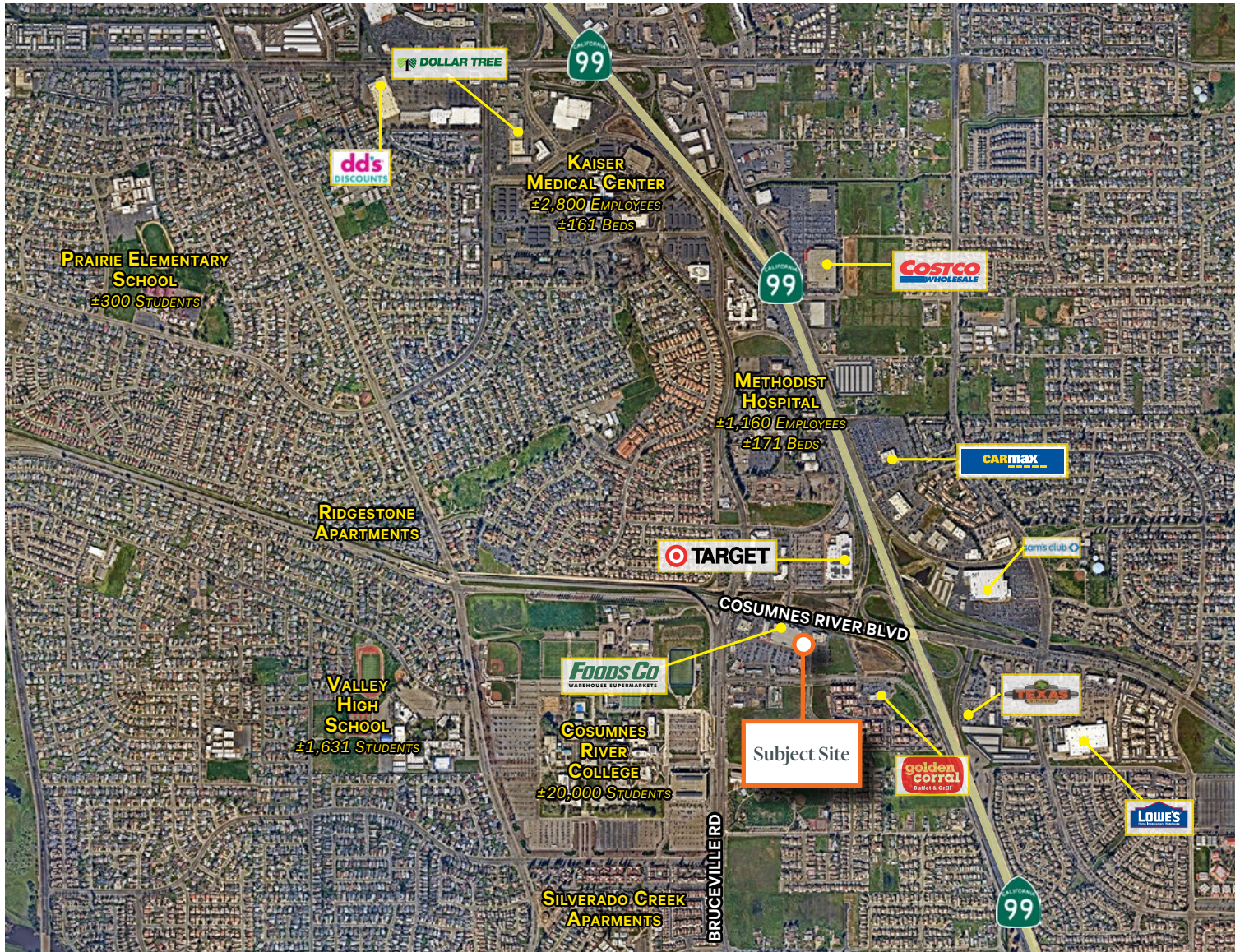
Not to scale. All dimensions are approximate.



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For Lease



Contact Us

Chris Campbell

Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
Lic. 01204114

Jason Read

Senior Vice President
+1 916 446 8273
jason.read@cbre.com
Lic. 01341972

Scott Carruth

Senior Vice President
+1 916 446 8717
scott.carruth@cbre.com
Lic. 01372285

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