

Flex / Retail | For Lease

**CBRE**

# 1803 Tribute Way

Sacramento, CA

± 5,000 SF Available

\$1.00 PSF, NNN (NNN's = \$0.35 PSF )



## Contact:

**Shana Lennon**

Vice President

Lic. 01446203

+1 916 781 4868

shana.lennon@cbre.com

[www.cbre.us/shana.lennon](http://www.cbre.us/shana.lennon)

# Property Highlights

- **± 5,000 SF Available**

1803 Tribute Way in Sacramento, CA, is a prime commercial property situated in an older developed area. The property is strategically located near major highways, providing easy access for both customers and employees. The surrounding area boasts a mix of retail, dining, and office spaces, making it an attractive location for businesses seeking high visibility and foot traffic. Nearby amenities include shopping centers, restaurants, and parks, enhancing the overall appeal for tenants and visitors alike.

The property's convenient location ensures accessibility for staff and clientele. The surrounding neighborhood features a blend of established businesses and new developments, fostering a dynamic economic environment. With its modern infrastructure and proximity to essential services, 1803 Tribute Way offers a compelling opportunity for businesses looking to thrive in Sacramento's growing commercial landscape.



## 2024 Estimated Demographics - 3-Miles



238,883

Daytime Population



11,585

Businesses



\$102,163

Avg. HH Income



171,706

Population



34.7%

Owner-Occupied Units

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**Floor Plan**

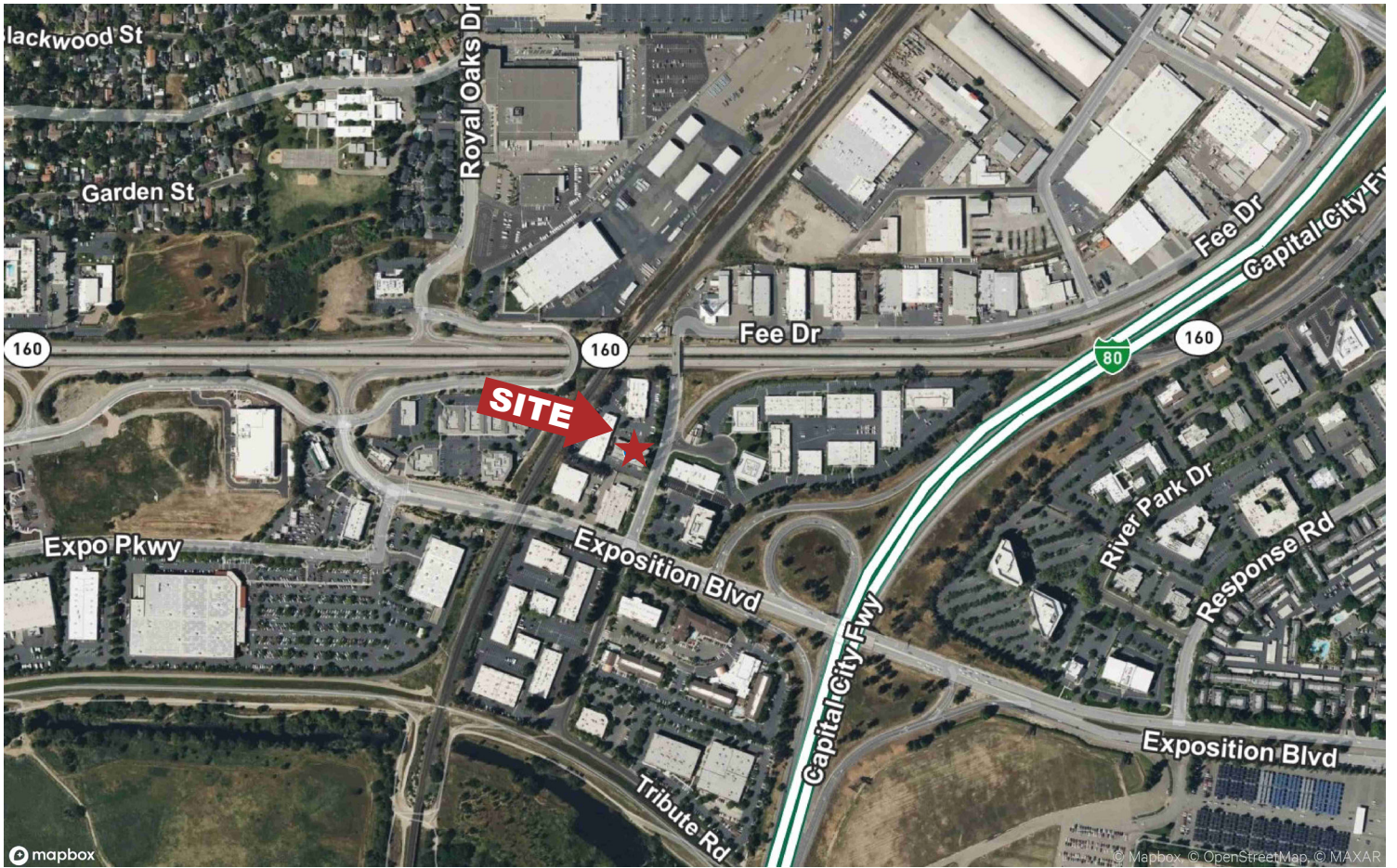


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# Aerial



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