

RETAIL 365

2344
YOUR NAME HERE

AVAILABLE FOR
LEASE

2344 BUTANO DR,
SACRAMENTO CA 95826

ONE SPACE LEFT

DANIEL MUELLER
Executive Director
916 704 9341
dmueller@muellercommercial.com
Cal DRE# 01829919





2344 BUTANO DR.
SACRAMENTO CA 9582



Zoning SC



1,515 SF Available
Land Acres 1.30 AC

\$ LEASE RATE

\$1.80/SF NNN

HIGHLIGHTS

- + 1,515 SF Total Available
- Excellent Curb Appeal

THE PROPERTY

This property is located off of Watt Avenue on the out-parcel of the Country Club Plaza. Placed in the center of one of Sacramento's fastest growing retail trade areas. Surrounded by some of the most well-known retail and service businesses such as, The Country Club Plaza, Planet Fitness, Cinema West, Lazy Boy Furniture, WinCo, Vitamin World, Metro PCS, Bank of America, and so much more.

RETAIL 365

Walmart Supercenter

Country Club Plaza



2344 BUTANO DR.

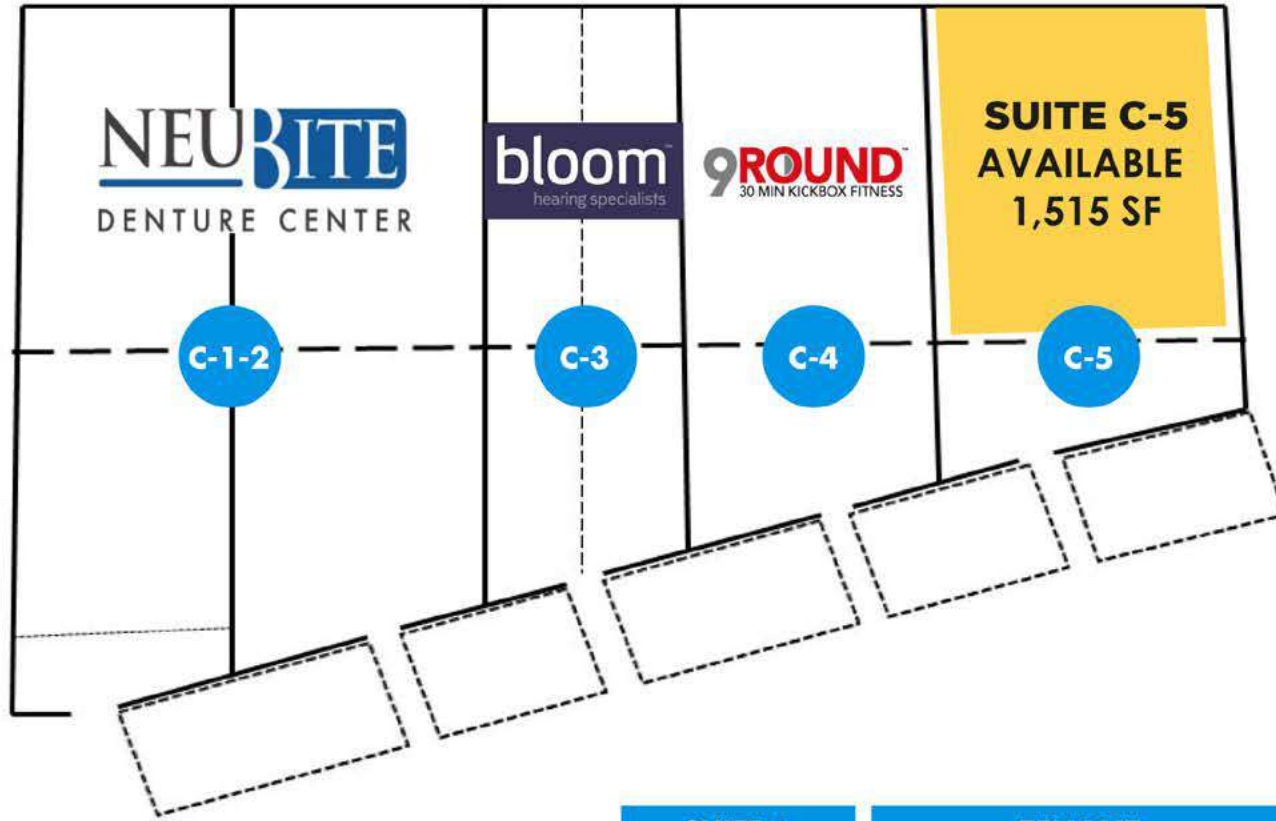


RETAIL 365

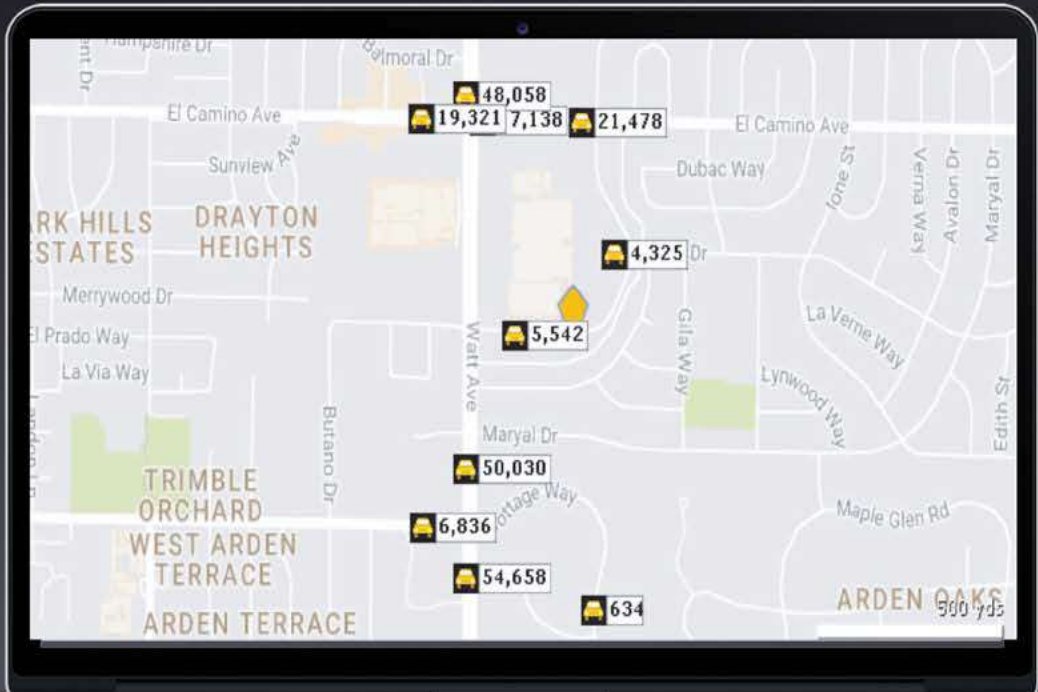
FLOOR PLAN

MORE HIGHLIGHTS

- 1,515 SF Available
Lease at \$1.80/SF NNN
- Easy access to shopping and dining
- Excellent curb appeal
- Out-Parcel to Country Plaza by Winco, Cinema West & Planet Fitness
- Well maintained modern building
- Traffic Volumes at The Intersection Of Watt Ave & El Camino Ave Reaches an Upward of 67,000 + Cars Per Day
- Land Acres 1.30 AC
- Zoning SC
- Parcel # 281-0012-022



SUITE #	TENANT	S.F.
C-1-2	NEURBITE	1,370-1,766 SF
C-3	HEARING AIDS	1,268 SF
C-4	9 ROUND	1,450 SF
C-5	AVAILABLE	1,515 SF



POPULATION DEMOGRAPHICS

 TOTAL POPULATION	31,083
FEMALE POPULATION	55.7%
MALE POPULATION	44.3%
MEDIAN AGE	31.8
MALE MEDIAN AGE	31.9
FEMALE MEDIAN AGE	31.7

RETAIL 365

HOUSING

FAMILY HOUSEHOLDS	40.5%
HOUSEHOLDS WITH KIDS	21.0%
HOUSING UNITS	16,957
OCCUPIED HOUSING UNITS	14,976
OWNER OCCUPIED UNITS	24.2%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	2.03
MEDIAN YEAR STRUCTURE BUILT	1973
HOUSES WITH MORTGAGES	64.5%

ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$50,785
WHITE COLLAR	87.3%
BLUE COLLAR	12.7%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	COUNT YEAR
Butano Dr	Watt Ave	0.08 W	5,542	2016	0.09 mi
Lusk Dr	Butano Dr	0.03 W	4,325	2016	0.14 mi
Watt Ave	Maryal Dr	0.04 N	50,030	2016	0.22 mi
el Camino Ave	Butano Dr	0.02 E	21,478	2016	0.28 mi
el Camino Ave	Watt Ave	0.02 W	17,138	2016	0.32 mi
Cottage Way	Ardendale Ln	0.03 W	6,836	2015	0.32 mi
Winding Creek Rd	Meadow Ln	0.03 S	634	2015	0.32 mi
Watt Ave	Ardendale Ln	0.03 S	54,658	2012	0.32 mi
Watt Ave	el Camino Ave	0.03 S	48,058	2015	0.35 mi
el Camino Ave	Yorktown Ave	0.06 W	19,321	2016	0.37 mi

2019 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01183865

RETAIL 365

DANIEL MUELLER

Executive Director

916 704 9341

915 Howe Ave Sacramento, Ca 95825

dmueller@muellercommercial.com

Cal DRE# 01829919

Walmart Supercenter



2344 BUTANO DR.



LEASE

BUY

SELL



Century21
COMMERCIAL

M&M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

2019 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01183865