



SOUTHGATE PLAZA

SACRAMENTO, CA

SEC FLORIN ROAD & FRANKLIN BLVD
SACRAMENTO, CA 95823



CBRE



PROPERTY INFORMATION

- Located at one of Sacramento's busiest intersections (Florin Road - 41,525 ADT and Franklin Blvd - 25,509 ADT), Southgate Plaza is ideally located to capture the dense surrounding residential population and serves as a regional draw due to its direct access to Highway 99
- ±4.7 Million visits to the center in 2024*
- Anchor space as well as shop space are immediately available



SITE PLAN



Not to scale. All dimensions are approximate.

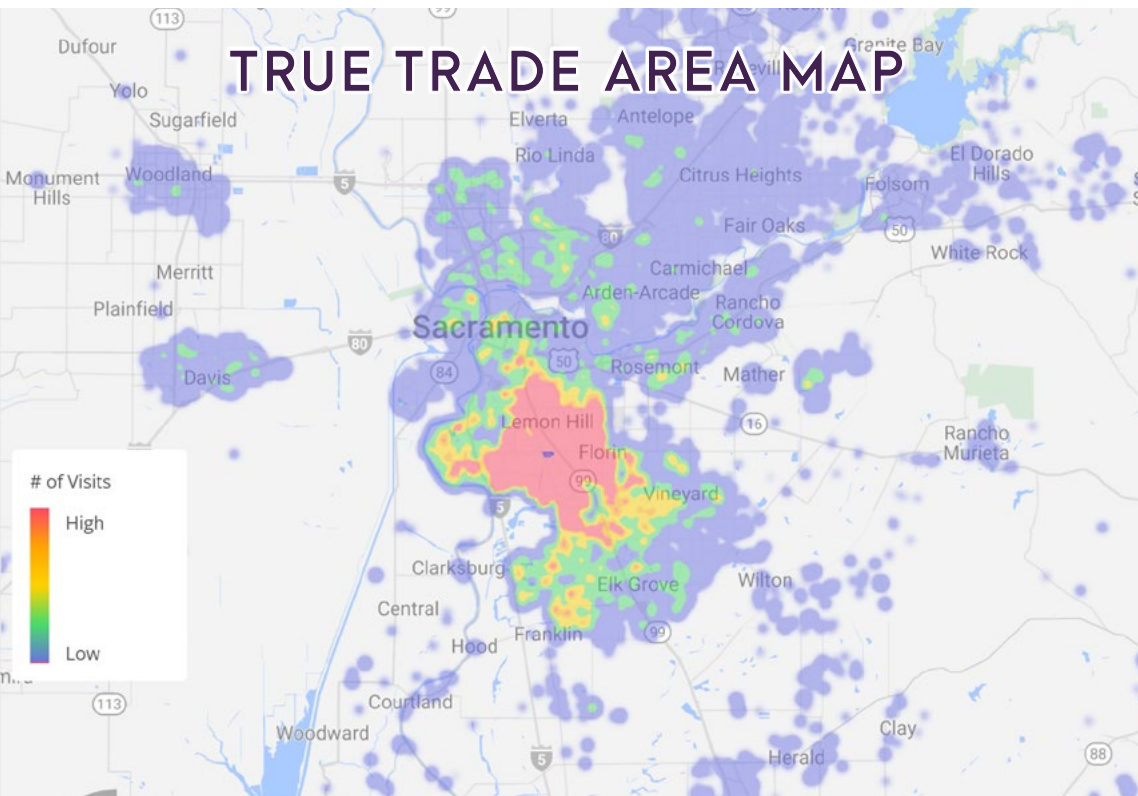
BLDG/STE	TENANT	±SF
A	99 Ranch Market	65,765
B	Ross Dress for Less	27,300
C	Skechers	11,250
D1	AVAILABLE	52,257
D2	DD's Discounts	23,330
D3	UEI	38,002
D4A	Five Below	10,658
D4B	Miniso (Coming soon!)	7,631
E1	WSS Shoes	9,900
E2	Dollar Tree	16,350
PAD A	Starbucks	2,200
PAD A	T-Mobile	2,000
PAD B	Stanton Optical	3,202
PAD B	Jersey Mike's	1,220
PAD B	Ono Hawaiian BBQ	1,890

BLDG/STE	TENANT	±SF
2	McDonald's	NAP
3	Taco Bell	4,500
4A	F&M Bank	2,500
4B	Golden 1 Credit Union	3,079
5	Financial Services	8,400
6A	Tastea	1,698
6B	MetroPCS	1,800
7	U-Young Beauty Spa	1,646
8	Skip's Fish N Chicken	2,520
9	Chinese Restaurant	2,600
10	Jewelry Store	2,609
11	Sally Beauty	1,284
12	Flaming Grill Buffet	11,250
13	Foot Locker	5,684

BLDG/STE	TENANT	±SF
14	Clothes 4 Bros	4,050
15	Baskin-Robbins	900
16	H&R Block	2,000
17	Custom Print by Clothes 4 Bros	3,267
18	Cricket Wireless	1,000
19	My Le Beauty Salon	1,000
20	My Le Beauty School	5,300
22	LEASE PENDING	2,500
23	Panda Wok	2,012
24	Domino's Pizza	1,468
25	Boost Mobile	1,340
26	Diva Nails Spa	1,027
27	UPS Store	1,400

PROPERTY HIGHLIGHTS

- Southgate Plaza offers high exposure to Florin Road and multiple signalized entrances into the project from both Florin Road and Franklin Blvd.
- Join established brands and local favorites in the bustling center which is almost fully leased. Whether you're launching a new venture or expanding your footprint, Southgate Plaza is an ideal location for growth.



Trade Area Map: Southgate Plaza / 4242 Florin Rd, Sacramento, CA 95823 | Based on Home Location, by Visits | Min. Visits: 1 | Feb 1st 2024 to Jan 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

SIGNAGE OPPORTUNITIES

- Southgate Plaza not only has traditional monument signs on the property, but also digital signage that is viewable from Florin Road and at a traffic signal.

Digital sign at signalized entrance on Florin Rd


Digital sign at corner of Florin Rd & Franklin Blvd



AREA INFO



EST. DEMOGRAPHICS** (3 MI.)

 161,400
DAYTIME POPULATION

 190,296
POPULATION

 57,263
NUMBER OF HOUSEHOLDS

 \$81,853
AVG. HOUSEHOLD INCOME

 4,097
BUSINESSES

Source: *Placer.ai
**Fast Report

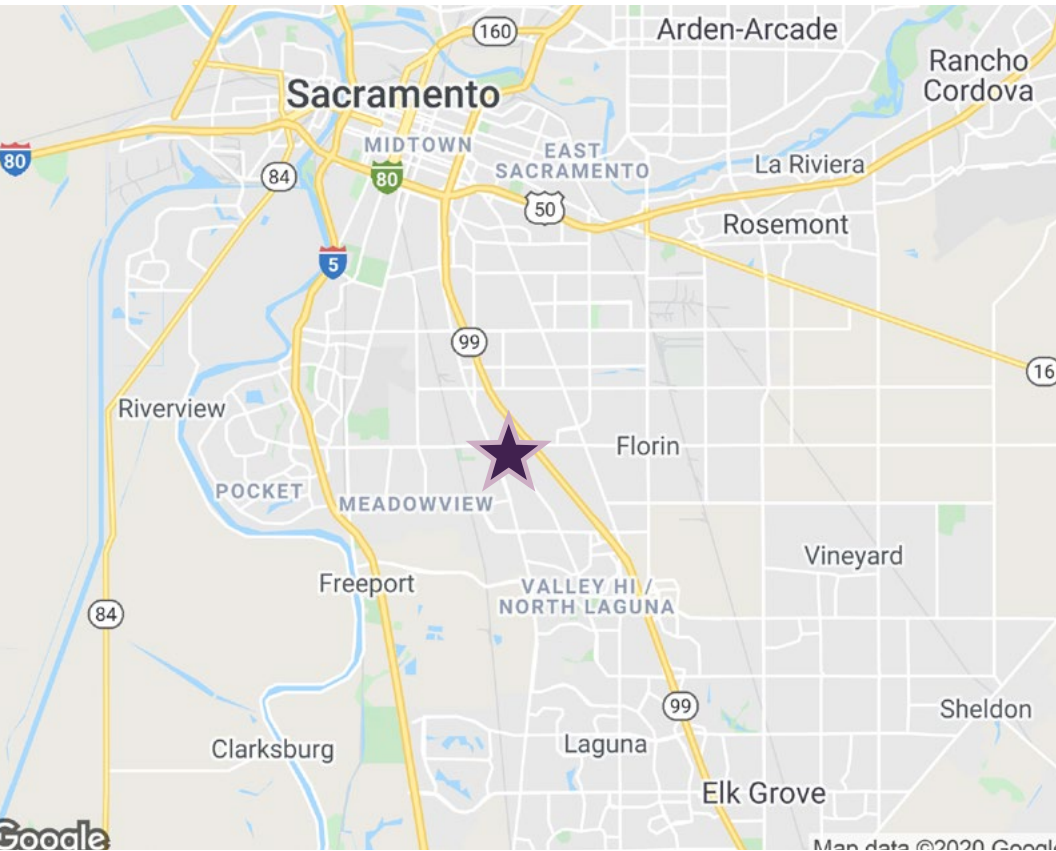


AERIAL VIEW



SOUTHGATE PLAZA

Source: *Placer.ai



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