

3625 - 3637
SOUTH PORT DRIVE

VALUE ORIENTED RETAIL/OFFICE
SPACE IN THE
HEART OF ROSEMONT



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

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THE PROPERTY

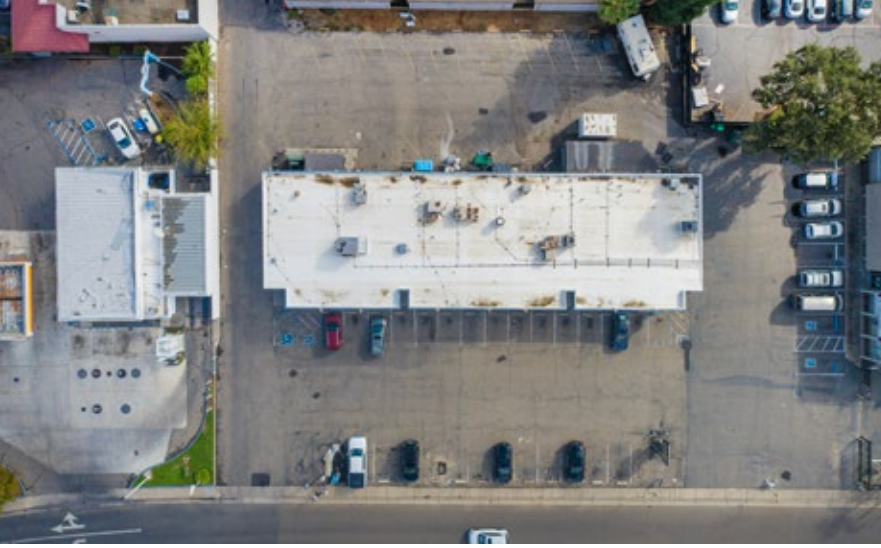
VALUE ORIENTED RETAIL/OFFICE SPACE IN THE HEART OF ROSEMONT

Turton Commercial Real Estate is pleased to present for lease 3625-3637 South Port Drive (The Property), one of the only sub-1,000 square foot retail and office locations in developed Rosemont. This high visibility location benefits from over 18,000 vehicles daily on the adjacent Kiefer Road.

The Property currently features a large open creative area benefiting from expansive windows, two en suite restrooms and more than adequate customer parking in the front with additional parking at the rear of the space. Situated near the corner of Kiefer and South Port Drive Street, The Property sits less than

one half mile from the extremely busy South Watt Avenue, less than one mile from Folsom Boulevard and the Kiefer Light Rail Station, and less than a mile and a half from Highway 50. This places the property squarely in one of the busiest and most accessible areas of Sacramento.





PROPERTY DETAILS

Address:	3625-3637 S Port Drive
Zoning:	LC
Lease Rate:	\$1.50 NNN
Suite Size:	±780 SF
Features:	<ul style="list-style-type: none">Open creative/retail spaceHighly trafficked locationOnsite parkingExtensive windowsEnsuite restroomDeliverable with additional restroom*





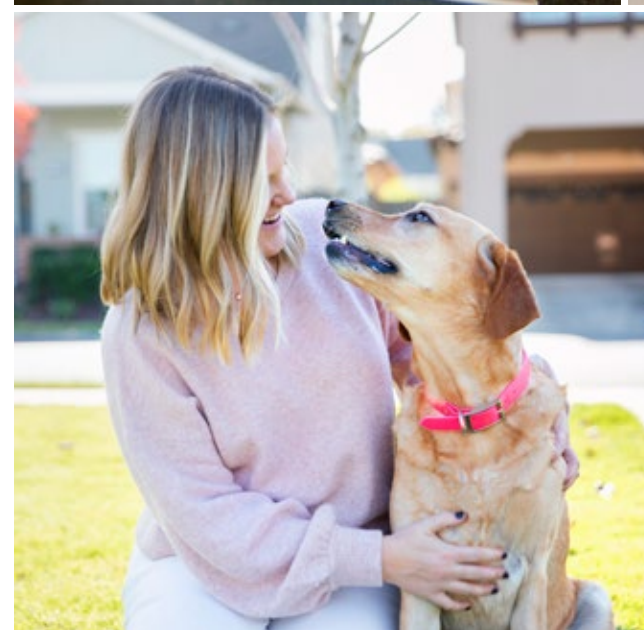
BUILDING LOCATION

42,768 TOTAL POPULATION	15,459 HOUSEHOLDS	\$94,350 AVG HOUSEHOLD INCOME	\$550M ANNUAL CONSUMER SPENDING	2 Mile Radius (Costar Q4 2023)
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Rosemont, California is a charming unincorporated community of 23,510 people located in Sacramento County. Situated just east of the state's capital, Sacramento, Rosemont is part of the Sacramento metropolitan area, making it an attractive residential option for those who work in the city but prefer a quieter, suburban lifestyle. Established in the mid-20th century, Rosemont has grown steadily over the years, attracting a diverse population. The community is known for its welcoming atmosphere, making it a desirable place to live for families and

professionals alike. One of Rosemont's standout features is its strong sense of community. Residents often come together for various events, festivals, and neighborhood gatherings, fostering a tight-knit and neighborly spirit. The local schools and parks offer a range of activities for families, ensuring that there are ample opportunities for recreation and education. Additionally, the community boasts a number of shopping centers and restaurants, providing convenience and accessibility for its residents while also attracting \$242,328,555 per year

within a 1 mile radius. Rosemont's central location is another highlight. It is within easy reach of Sacramento's numerous cultural and recreational amenities, including museums, theaters, and sporting events. The proximity to major highways and transportation hubs makes it a desirable location for commuters and travelers. The community's mix of suburban tranquility and urban convenience makes Rosemont a hidden gem within the Sacramento area, offering a balanced and fulfilling lifestyle for its residents.



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