



SIZE

216,259 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
20,251	143,499	366,048
Households		
8,064	54,496	136,833
Median HH Income (\$)		
45,854	61,353	71,218

MAJOR TENANT(S)

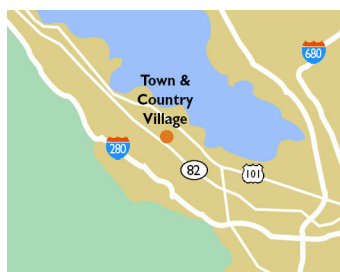
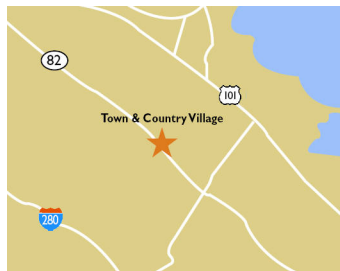
Sprouts Farmers Market
 Bob's Discount Furniture
 Ross Dress for Less
 T.J.Maxx
 Trader Joe's
 Ulta

LEASING CONTACT

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MORE INFO

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LOCATION

2735 Marconi Avenue | Sacramento, CA 95821

PROPERTY HIGHLIGHTS

- Anchored by Sprouts with T.J.Maxx and ULTA
- Other national tenants include Bob's Discount Furniture, Jamba Juice, Great Clips, Five Below, Five Guys, Crumble, Jersey Mikes, Mattress Firm and Papa Murphy's Pizza
- Population exceeds 143,500 in a three-mile radius with an average household income over \$88,000

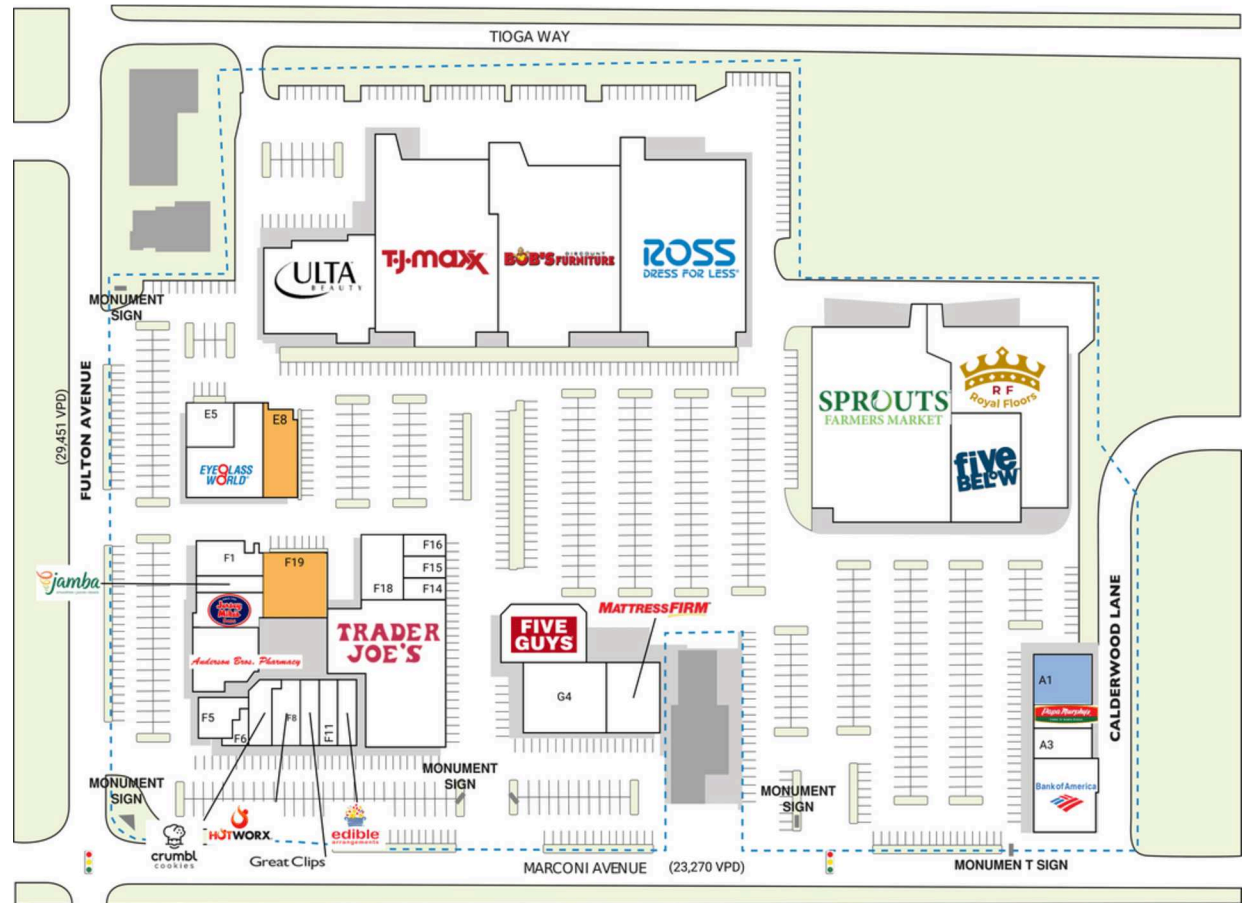


TOWN & COUNTRY VILLAGE

2735 Marconi Avenue | Sacramento, CA 95821

SPACE	TENANT	SQ. FT.		
A1	COMING AVAILABLE	3,992 SF	F13	Trader Joe's 13,472 SF
A2	Papa Murphy's Pizza	1,387 SF	F14	Sactown Threading Place 800 SF
A3	Visa Flooring	1,250 SF	F15	Bee's Nails 800 SF
A4	Bank of America	5,200 SF	F16	Miracle-Ear 800 SF
B1	Sprouts Farmers Market	29,891 SF	F18	Rouge Medical 2,383 SF
B1B	Five Below	9,185 SF	F19	AVAILABLE 3,600 SF
B1C	Royal Flooring	15,597 SF	F2	Jamba Juice 1,182 SF
C1A	Ulta	12,063 SF	F3	Jersey Mike's Subs 1,264 SF
C2	T.J.Maxx	25,000 SF	F4	Anderson Brothers Pharmacy 4,585 SF
C3	Bob's Discount Furniture	25,067 SF	F5	Ramen 101 1,560 SF
C4	Ross Dress for Less	25,000 SF	F6	Paul's Watch Repair 682 SF
E5	Mochinut	1,041 SF	F7	Crumbl Cookies 1,475 SF
E6	Eyeglass World	4,611 SF	F8	HOTWORX 2,074 SF
E8	AVAILABLE	1,957 SF	G2	Five Guys Burgers & Fries 3,058 SF
F1	Noah's New York Bagels	1,850 SF	G4	Satellite Wellbound 6,782 SF
F10	Great Clips	1,120 SF	G5	Mattress Firm 4,181 SF
F11	I Love Teriyaki	1,950 SF		TOTAL SQ. FT. 216,259
F12	Edible Arrangements	1,400 SF		

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Owned by Others
	Occupied



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.619336

Longitude: -121.397957

Town & Country Village Sacramento, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	20,251	143,499	366,048
	2028 Projected Population	20,389	145,194	371,808
	2010 Census Population	16,334	123,883	322,071
	2000 Census Population	17,219	125,519	324,350
	1990 Census Population	15,795	116,584	309,787
	Historical Annual Growth 1990 to 2000	0.87%	0.74%	0.46%
	Historical Annual Growth 2000 to 2010	-0.53%	-0.13%	-0.07%
	Estimated Annual Growth 2010 to 2023	1.58%	1.07%	0.94%
	Projected Annual Growth 2023 to 2028	0.14%	0.24%	0.31%
	Median Age	36.3	36.9	37.4
Households	Q4 2023 Estimated Households	8,064	54,496	136,833
	2028 Projected Households	8,118	55,110	138,924
	2010 Census Households	7,385	50,135	127,320
	2000 Census Households	7,846	52,056	131,166
	1990 Census Households	7,701	50,243	127,896
	Historical Annual Growth 1990 to 2000	0.19%	0.36%	0.25%
	Historical Annual Growth 2000 to 2010	-0.60%	-0.38%	-0.30%
	Estimated Annual Growth 2010 to 2023	0.64%	0.61%	0.53%
	Projected Annual Growth 2023 to 2028	0.14%	0.22%	0.30%
	Population per Household	2.48	2.59	2.59
Population by Race	White	40.8%	42.6%	46.1%
	Black or African American	9.1%	10.6%	9.5%
	Asian & Pacific Islander	17.4%	11.8%	10.3%
	Other Races	10.0%	9.0%	8.2%
	Hispanic Population	22.6%	26.1%	25.9%
Income	Average Household Income	\$71,681	\$88,045	\$100,018
	Median Household Income	\$45,854	\$61,353	\$71,218
	Per Capita Income	\$28,897	\$33,916	\$38,197
Education (Age 25+)	Elementary	9.4%	7.7%	6.5%
	Some High School	8.1%	7.3%	6.2%
	High School Graduate	25.9%	24.4%	23.3%
	Some College	24.0%	23.7%	23.4%
	Associates Degree Only	10.0%	9.6%	9.3%
	Bachelors Degree Only	14.7%	17.1%	19.4%
	Graduate Degree	7.9%	10.1%	12.0%
Business	Number of Businesses	957	7,266	17,123
	Total Number of Employees	6,668	65,749	155,248
	Employees per Business	6.97	9.05	9.07
	Residential Population per Business	21.17	19.75	21.38

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.