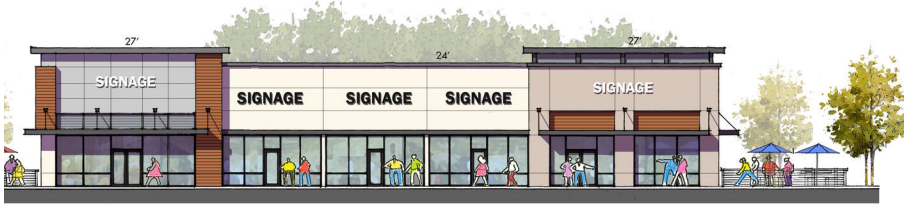


Delta Shores South Satellite

Cosumnes River Boulevard and Delta Shores Circle S, Sacramento, CA 95832



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Demographics

	1-Mile	3-Mile	5-Mile
Population	5,940	96,856	308,188
Households	1,498	31,061	102,347
Avg HH Income	\$82,703	\$102,751	\$101,454

Source: Esri, 2022

Property Highlights

17,249 Gross Leasable Area

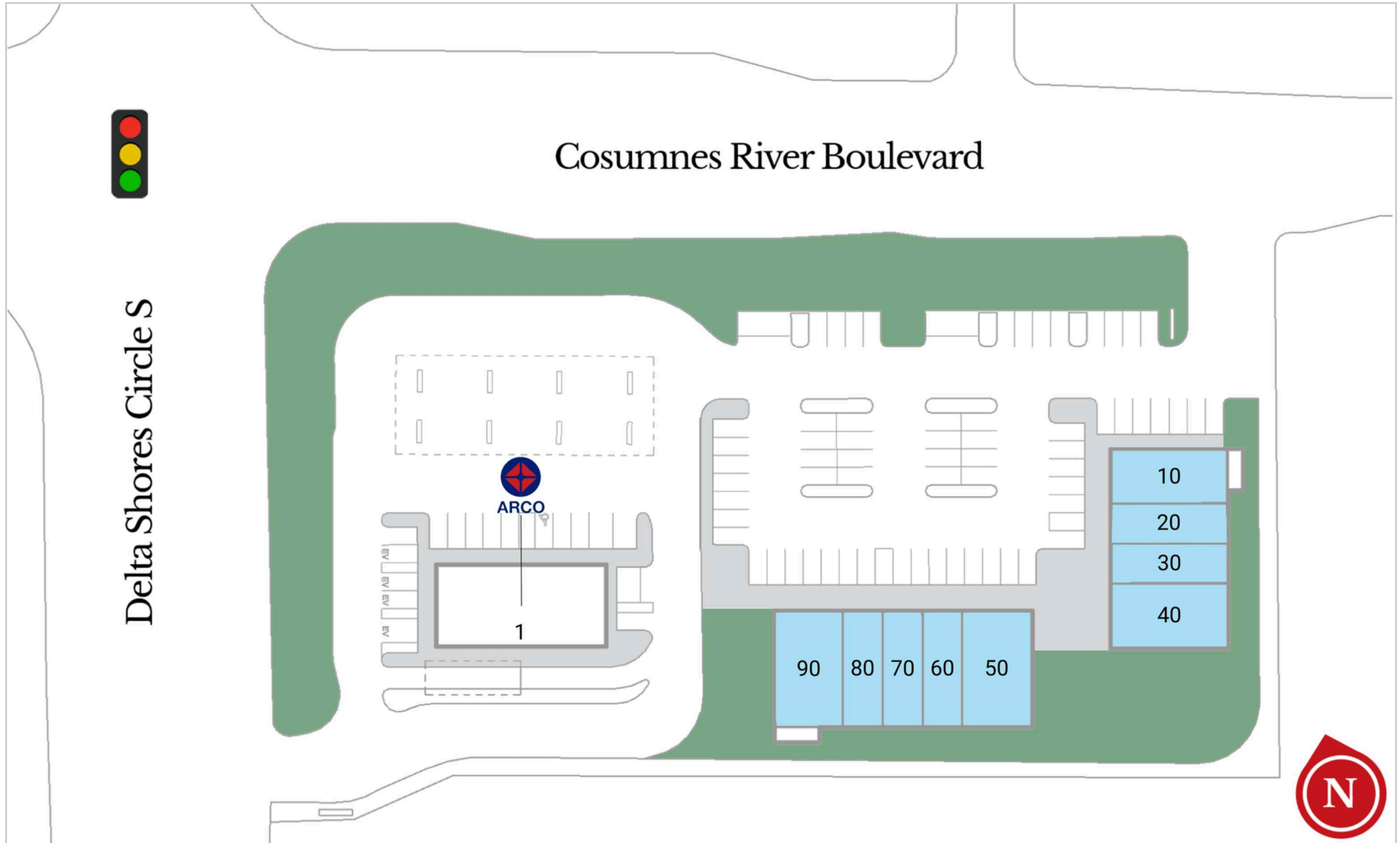
3.06 Total Acres

308,188 5 Mile Population

- Ideally located off I-5 at Delta Shores Circle South and Cosumnes River Boulevard, with easy access to nearby communities.
- Delta shores is an 800-acre master planned community in the heart of South Sacramento.
- High visibility shop space available.
- Premier destination in the Sacramento region featuring best in class community and lifestyle retailers, services and restaurants.

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Current Tenants

1 Arco 3,449 SF

Available/Coming Soon

10	Available	1,600 SF
20	Available	1,200 SF
30	Available	1,200 SF
40	Available	2,000 SF
50	Available	2,100 SF
60	Available	1,200 SF
70	Available	1,200 SF
80	Available	1,200 SF
90	Available	2,100 SF