

Delta Shores North Satellite

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



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



Demographics

	1-Mile	3-Mile	5-Mile
Population	3,703	91,110	298,055
Households	930	29,112	98,067
Avg HH Income	\$91,404	\$108,829	\$107,467

Source: Esri, 2022

Property Highlights

9,510 Gross Leasable Area

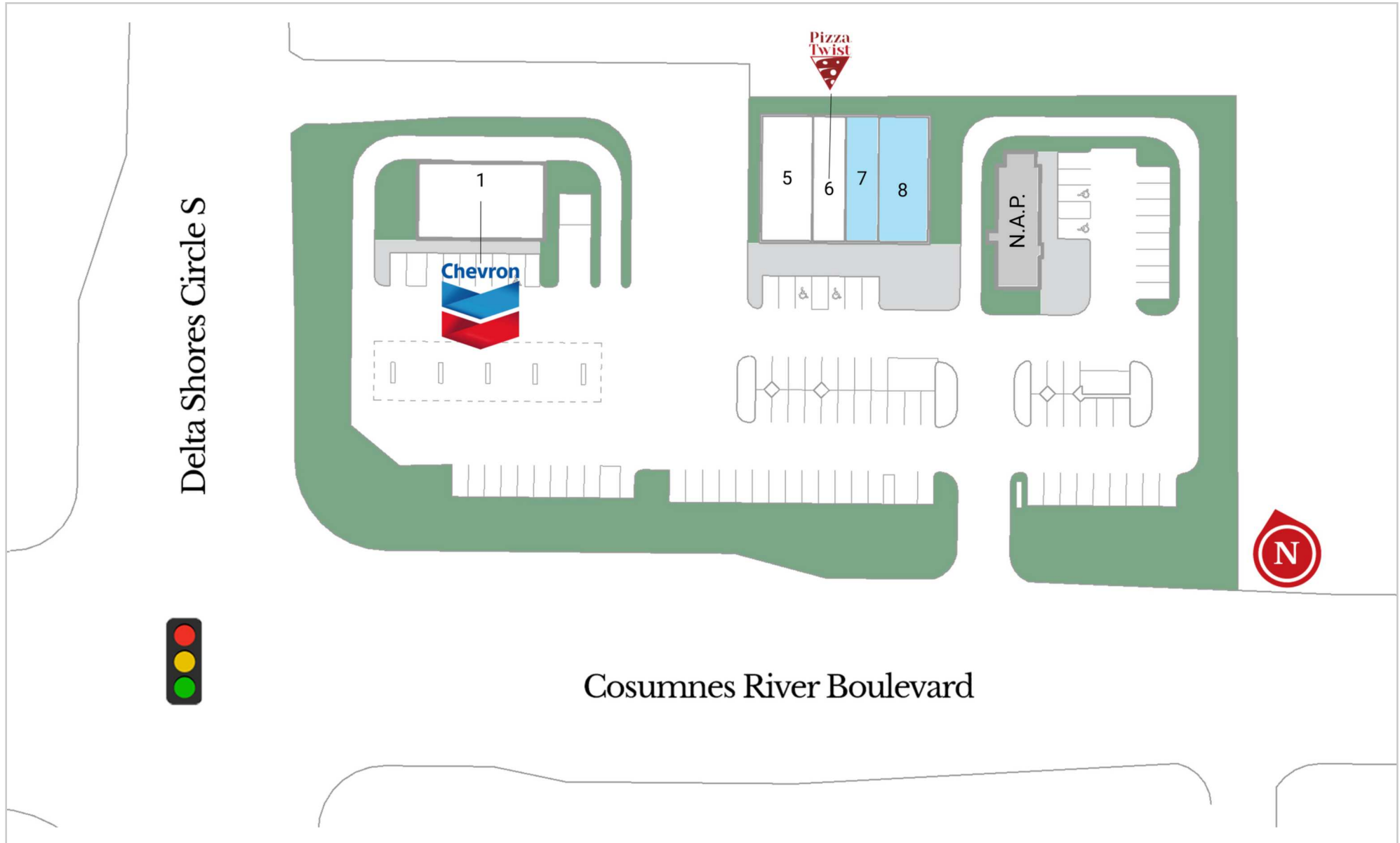
2.09 Total Acres

298,055 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 profile 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	Chevron/7-Eleven	3,000 SF	6	Pizza Twist	1,243 SF
5	Delta Shores Nails & Spa	2,012 SF			

Available/Coming Soon

7	Available	1,243 SF
8	Available	2,012 SF