

AVAILABLE FOR LEASE

Southport Town Center

2050, 2055, 2105 & 2155 TOWN CENTER PLAZA, WEST SACRAMENTO, CA 95691

RETAIL



CONTACT US

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AVAILABILITY - FOR LEASE

+ Building B - 2050 Town Center Plaza

Suite B100: ±6,000 SF

+ Building G - 2055 Town Center Plaza

Suite G110: ±1,100 SF

PROPERTY FEATURES

- + Located at the high traffic intersection of Linden Road and Jefferson Boulevard
- + Center draws commuter traffic from downtown as well as West Sacramento
- + Vanilla shell spaces available
- + Across the street from the newly opened River City High School with 1,536 students

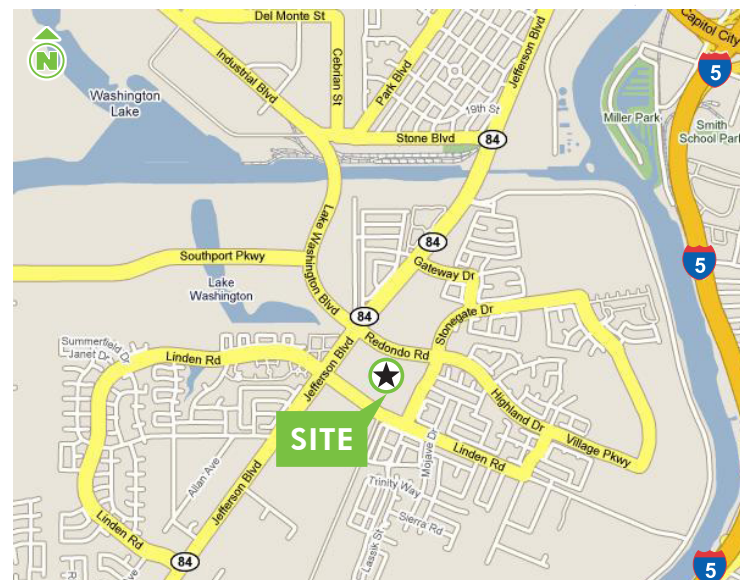
2016 ESTIMATED DEMOGRAPHICS

Radius	1.5-mile	3-mile	5-mile
Population	18,079	89,094	239,712
Avg. Household Income	\$83,749	\$76,536	\$71,395
Daytime Population	15,496	150,675	349,137

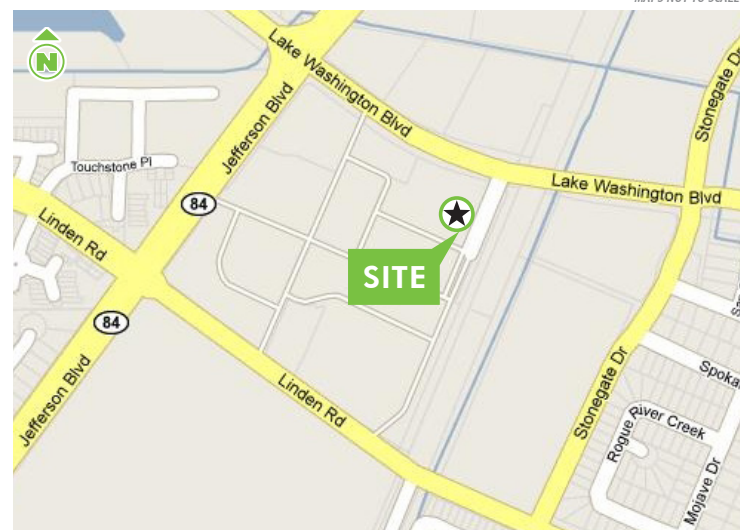
2015 TRAFFIC COUNTS

Jefferson Boulevard @ Linden Road	18,093 ADT
Linden Road @ Jefferson Boulevard	5,009 ADT

Source: MPSI Estimate



MAPS NOT TO SCALE.



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BUILDING B - 2050 TOWN CENTER PLAZA

STE B100	AVAILABLE	±6,000 SF
Ste B110	Dry Cleaner	±2,096 SF
Ste B120	Dentist	±1,625 SF
Ste B130	GNC	±975 SF
Ste B140	Luxury Nails	±1,300 SF
Ste B150	Cloud 9 Tobacco	±1,300 SF
Ste B160	Threading Spa	±1,300 SF
Ste B170	Beauty Salon	±1,300 SF

BUILDING E - 2155 TOWN CENTER PLAZA

Ste E110	Dickey's BBQ	±2,394 SF
Ste E120	T-Mobile	±2,701 SF
Ste E130	FedEx/Kinko's	±2,000 SF
Ste E140	Jamba Juice	±1,150 SF
Ste E150	Super Cuts	±1,150 SF
Ste E160	Subway	±1,150 SF
Ste E170	Big Kahuna Yogurt	±1,151 SF
Ste E180	Hula Hawaiian BBQ	±1,500 SF
Ste E190	Starbucks	±1,500 SF

BUILDING F - 2105 TOWN CENTER PLAZA

Ste F100	Safe Credit Union	±4,800 SF
Ste F120/130/140	Dollar Tree	±9,302 SF
Ste F150	Lux Living	±2,442 SF
Ste F160	Massage Green	±2,224 SF
Ste F170	East Side Chef	±2,828 SF
Ste F180	Round Table Pizza	±3,745 SF

BUILDING G - 2055 TOWN CENTER PLAZA

Ste G100	Cold Stone	±1,100 SF
STE G110	AVAILABLE	±1,100 SF
Ste G120	Metro PCS	±1,120 SF
Ste G130	Capital West Realty	±1,650 SF
Ste G150	Anytime Fitness	±4,675 SF

SITE PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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BUILDINGS E & F



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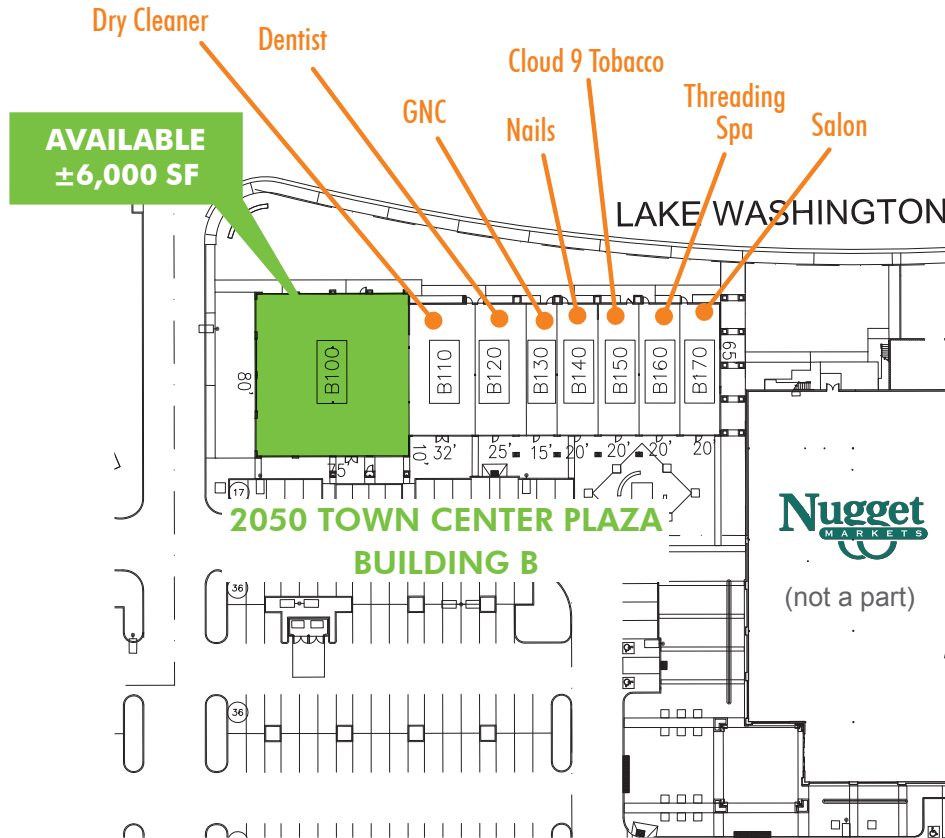
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