

AVAILABLE FOR LEASE

Southport Town Center

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

SPACE AVAILABLE

RETAIL



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AVAILABILITY - FOR LEASE

- + **Building B - 2050 Town Center Plaza**
Suite B170: ±1,300 SF
- + **Building F - 2105 Town Center Plaza**
Suite F150: ±2,442 SF
Suite F160: ±2,224 SF
- + **Building E - 2155 Town Center Plaza**
Suite E110: ±2,394 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

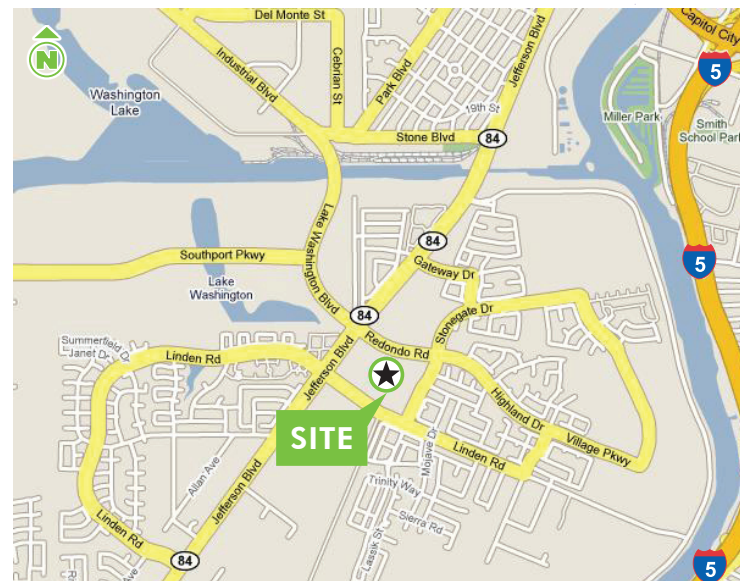
2019 ESTIMATED DEMOGRAPHICS

Radius	1.5-mile	3-mile	5-mile
Population	19,412	95,131	252,848
Avg. Household Income	\$91,057	\$85,960	\$79,349
Daytime Population	14,406	157,238	371,979

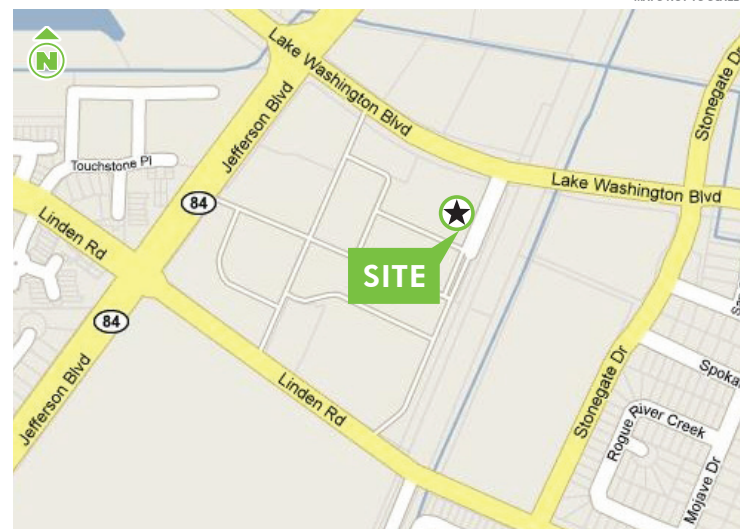
2019 TRAFFIC COUNTS

Jefferson Boulevard @ Linden Road	17,200 ADT
Linden Road @ Jefferson Boulevard	5,551 ADT

Source: CoStar



MAPS NOT TO SCALE.



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BUILDING B - 2050 TOWN CENTER PLAZA

Ste B100	O'Reilly Auto Parts	±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 AVAILABLE ±1,300 SF

BUILDING E - 2155 TOWN CENTER PLAZA

STE E110	AVAILABLE	±2,394 SF
Ste E120	Verizon Wireless	±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	AVAILABLE	±2,442 SF
Ste F160	AVAILABLE	±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	Aloha Poke and Ramen	±1,100 SF
Ste G120	Metro PCS	±1,120 SF
Ste G130	Sutter Health Walk-In Clinic	±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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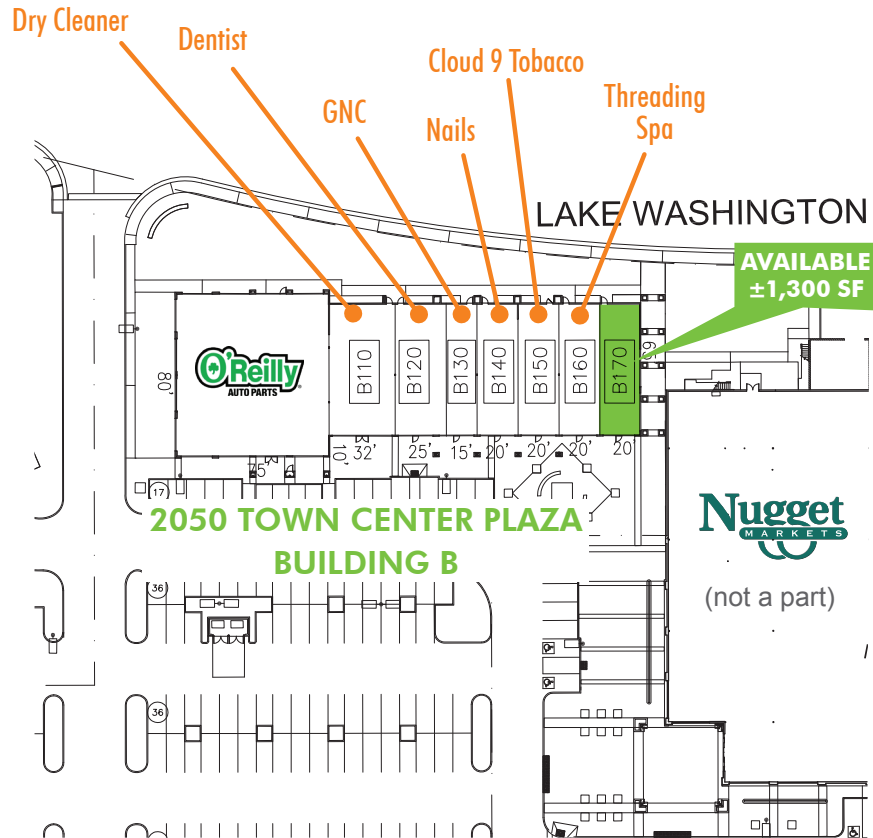
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BUILDINGS B & G



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