

Daniel Leisner
CA DRE #01938978
(424) 421-1670
daniel@cbi-commercial.com



9131-9133 Kiefer Blvd.
Sacramento, CA 95826

Commercial Brokers International

FOR SALE & LEASE

±19,343 SF Retail Co-Anchor

Rosemont Plaza

Grocery-Anchored Shopping Center



OFFERING SUMMARY

PROPERTY SUMMARY

| | |
|------------------|-----------------------|
| PROPERTY ADDRESS | 9131-9133 Kiefer Blvd |
| CITY, STATE, ZIP | Sacramento, CA 95826 |
| Building Size | 19,343 (per title) |
| Lot Size | 86,684 SF (per title) |
| Zoning | SC |
| Parking | 100 spaces |
| APN | 060-0240-009 |

FOR SALE

Sales Price: ~~\$3,500,000~~ \$3,000,000

FOR LEASE

Base Rent: \$1.20 SF/Mo
NNN: \$.45 SF/Mo (estimated)

PROPERTY INFORMATION

- Neighborhood Center with Save Mart Grocery anchor and Chase Bank
- ±17,000 SF Co-Anchor opportunity next to Save Mart Grocery (former Rite-Aid)
- Additional unit next door at 9131 Kiefer with ±2,300 SF (may be combined)
- Only large shopping center in Rosemont suburb - 165k SF
- Central location within Rosemont
- On major thoroughfare of Kiefer Blvd with 17,181 CPD



Save Mart Grocery Anchor



Chase Bank Co-anchor



Other Tenants

SITE PLAN



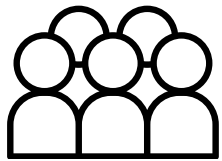
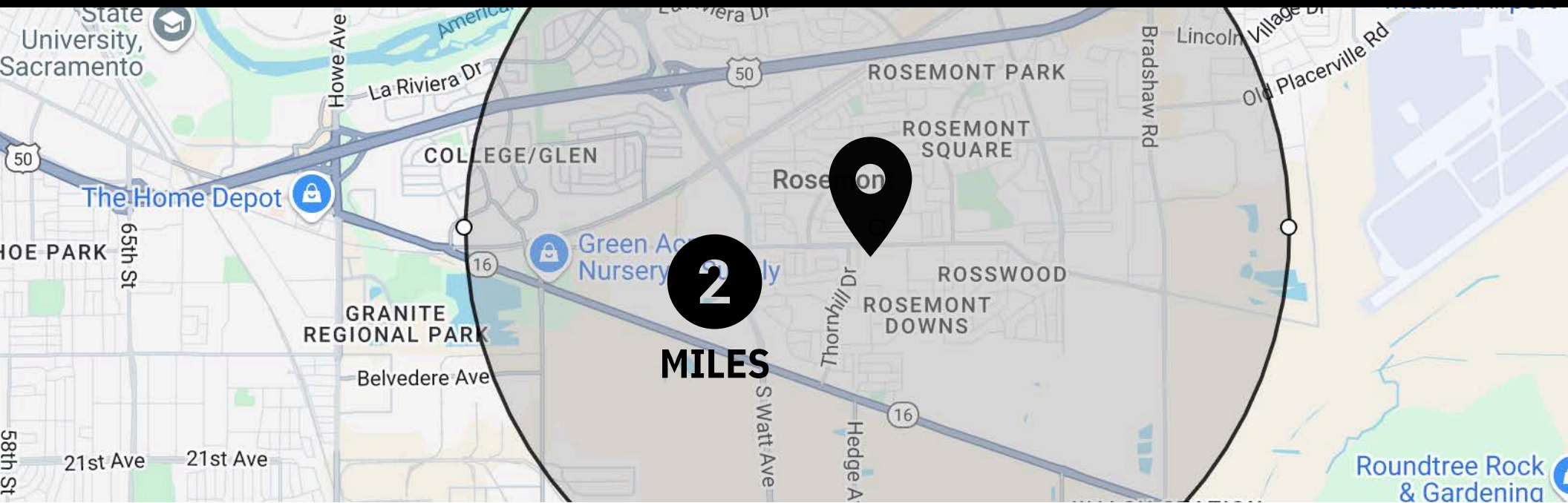
SITE

**9131 Kiefer
±2,300 SF**

**9133 Kiefer
±17,000 SF**

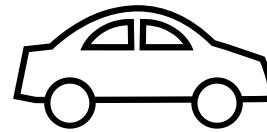


DEMOGRAPHICS



43,656

Population



17,181

Kiefer Blvd & Tallyho Dr CPD



\$101,587

Avg. Household Income



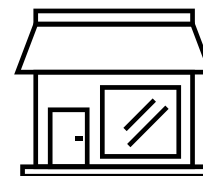
16,916

Households



\$568,132,268

Consumer Spending



1,913

Businesses

AREA INFORMATION



Welcome to Rosemont!



Downtown Sacramento

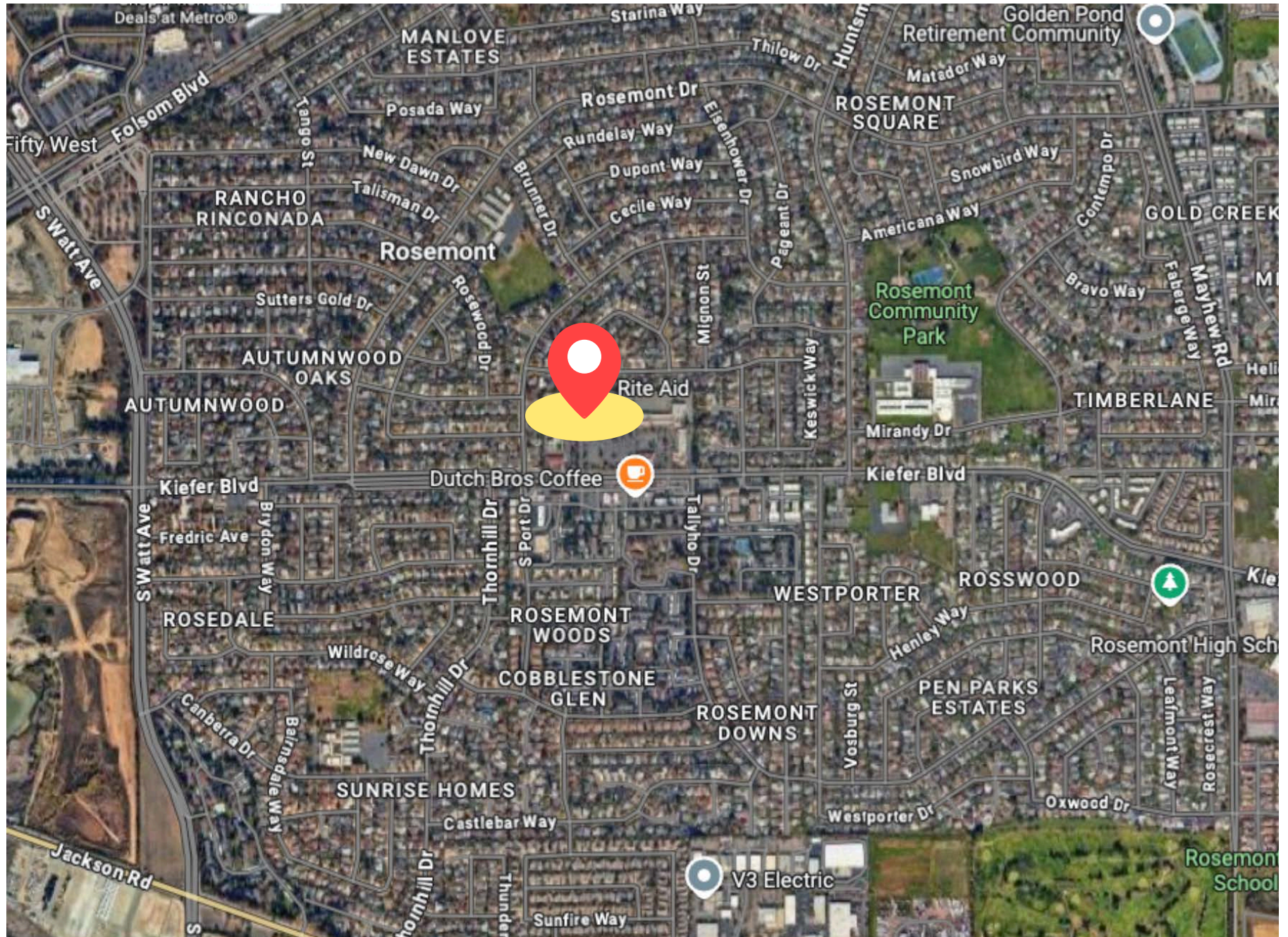
ROSEMONT HIGHLIGHTS

- Excellent location - Close to Downtown Sacramento
- Convenient access to major highways - Highway 50 to Downtown Sacramento or exploring Sierra mountains
- Neighborhood charm with mature tree lined streets
- Very affordable for first-time homebuyers compared to neighboring suburbs
- Family-friendly with thriving local parks and schools
- Strong sense of community

SACRAMENTO HIGHLIGHTS

- Sacramento is growing and boasts one of the most ethnically diverse cities in the U.S., with a welcoming, inclusive vibe.
- Long, dry summers and short, cool winters, with plenty of sunshine year-round.
- Central location just a couple of hours from the coast, mountains, wine country, and the Bay Area.
- One of the country's freshest food cultures, with farmers' markets, top-tier restaurants, and food festivals.
- Perfect for outdoor recreation with rivers, trails, parks, and nearby Lake Tahoe
- Strong job market in government, healthcare, tech, and clean energy, plus proximity to the Bay Area.
- Lower housing costs compared to other major California cities like San Francisco or Los Angeles.

AREA MAP



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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



11766 Wilshire Blvd #1120, Los Angeles, CA 90025



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CA DRE #01938978

(424) 421-1670

daniel@cbi-commercial.com



COMMERCIAL
BROKERS
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,
LOS ANGELES, CA, 90025, UNITED STATES

CA DRE #01523713

(310) 943-8530

INFO@CBICOMMERCIAL.COM