

# FOR LEASE

8,500 - 16,836 SF  
Retail or Office Building

1125 Alhambra Boulevard, Sacramento, CA

Available Now



825 K Street, 3rd Floor  
Sacramento, CA 95814

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## Project Highlights

- 8,500 - 16,836 SF Retail or Office Building
- High visibility location in dense medical corridor
- Centrally located on downtown Alhambra corridor
- C-2-SPD Zoning allows for a wide range of uses including retail, office, laboratory-medical, dental, optical & restaurant



# Aerial Overview

**Demographics:**

- Population: 23,957
- Average HH Income: \$107,596
- Daytime Population: 33,934

## Downtown Sacramento

**SITE**

**Alhambra Boulevard ADT: 18,522**

**Stockton Blvd ADT: 20,987**

**Folsom Blvd ADT: 16,652**

**J Street ADT: 27,943**

**SAFeway**

**Sutter Health**  
Sutter Medical Center

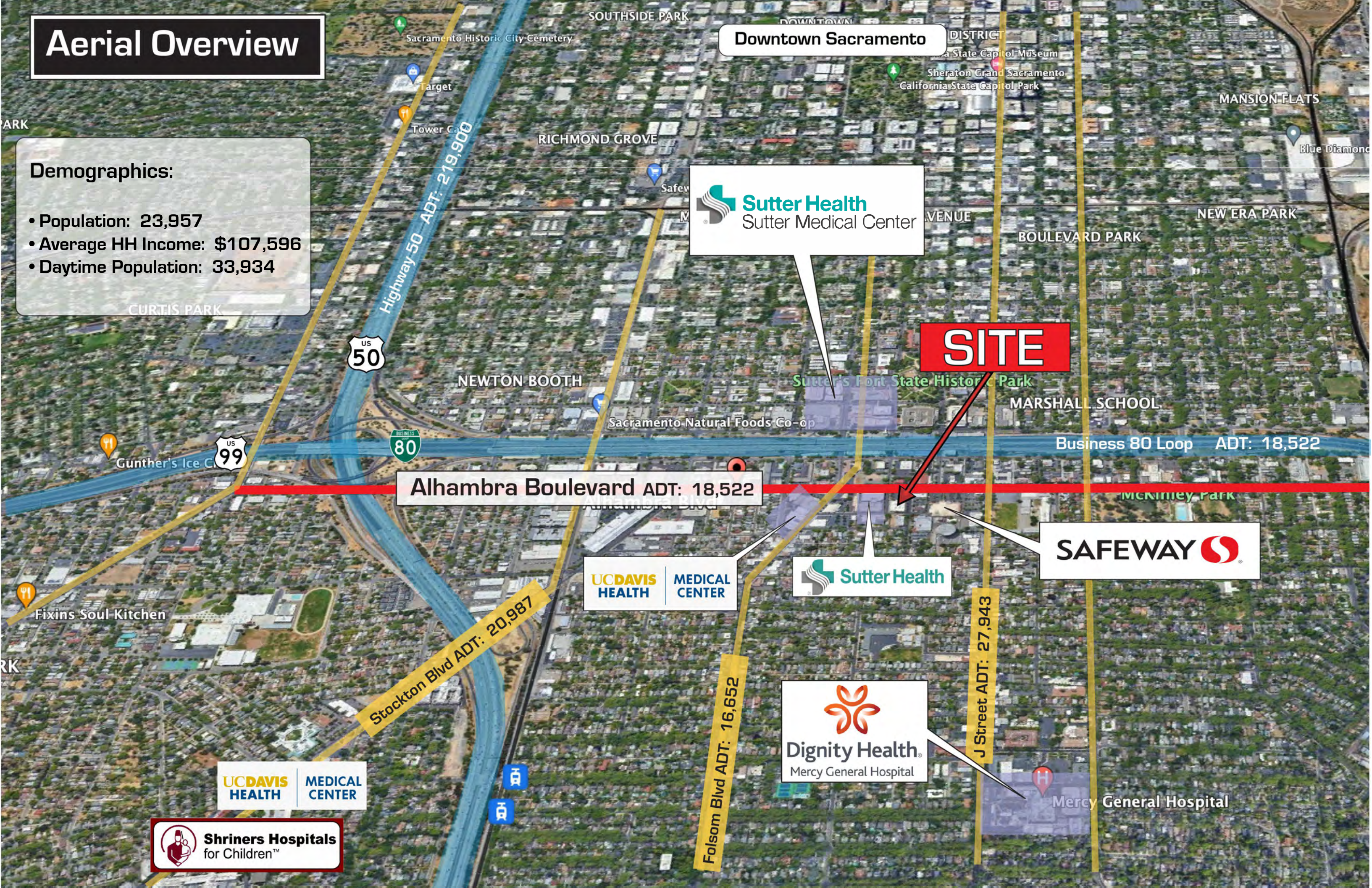
**UCDAVIS HEALTH** | MEDICAL CENTER

**Sutter Health**

**Dignity Health**  
Mercy General Hospital

**UCDAVIS HEALTH** | MEDICAL CENTER

**Shriners Hospitals**  
for Children™



# Site Plan

1125 Alhambra Boulevard

