

1561 Corporate Way, Sacramento, CA 95824

Retail For Lease | Dutch Bros Adjacent

Downtown Sacramento
±7 Miles Away



Space Available

MATTHEWS™

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Lease Highlights

±1,819 SF
Available

\$3.00 PSF + \$0.85 NNN
Asking Price

±16,200 VPD
Greenhaven Dr

Excellent Freeway Connectivity

Convenient access to Highway 99, Interstate 5, and U.S. Highway 50, providing efficient connectivity throughout the Sacramento region and Northern California.

Downtown Sacramento Access

Approximately 7 miles south of Downtown Sacramento, offering access to the region's government, business, and entertainment districts.

Regional Distribution Advantage

Strategically positioned to serve the Bay Area, Central Valley, Reno, and Northern California through Sacramento's extensive transportation network.

Established Business Environment

Surrounded by a strong concentration of industrial, warehouse, manufacturing, food processing, and service-related businesses within one of Sacramento's most active employment centers.

Close Airport Proximity

Approximately 20 miles from Sacramento International Airport (SMF), supporting regional and national business travel.

Workforce Accessibility

Excellent access to a large regional labor pool from surrounding residential communities throughout South Sacramento, Elk Grove, Rancho Cordova, and the greater metropolitan area.



Retail For Lease
Dutch Bros Adjacent

MATTHEWS™

1561 Corporate Way
Sacramento, CA 95831



Lake Crest Village Shopping Center

ROSS
DRESS FOR LESS®

LESLIE'S
usbank JIMBOY'S
TACOS EST. 1954

BIG
5
SPORTING GOODS

GREENHAVEN
MODERN DENTISTRY

ME Massage Envy

Marshalls

L&L CLUB PILATES
Hawaiian Barbecue SUBWAY

Nugget
MARKETS

petco

Downtown Sacramento
±7 Miles Away

Broadleaf Apartments
±244 Units

ACC Greenhaven Terrace
Senior Apartments & Assisted Living

JP Tax
SERVICES

DUTCH BROS
Coffee

Subject
Property

Corporate Way

WELLS
FARGO

Retail For Lease
Dutch Bros Adjacent

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1561 Corporate Way
Sacramento, CA 95831



 **Broadleaf Apartments**
±244 Units

 **Merryhill Preschool**
±190 Children

 **softtouch**
CHANGING THE WORLD A SMILE AT A TIME
 **new dental images**

Superior
SELF STORAGE

 **ACC Greenhaven Terrace**
Senior Apartments & Assisted Living

 **ACC Senior Services**
Senior Citizen Center

JP Tax
SERVICES

 **FARMERS**
INSURANCE

 **RISE YOGA**
YOGA • MASSAGE • COMMUNITY

 **Domino's**
Pizza

 **DUTCH BROS**
Coffee

**Subject
Property**

**WELLS
FARGO**

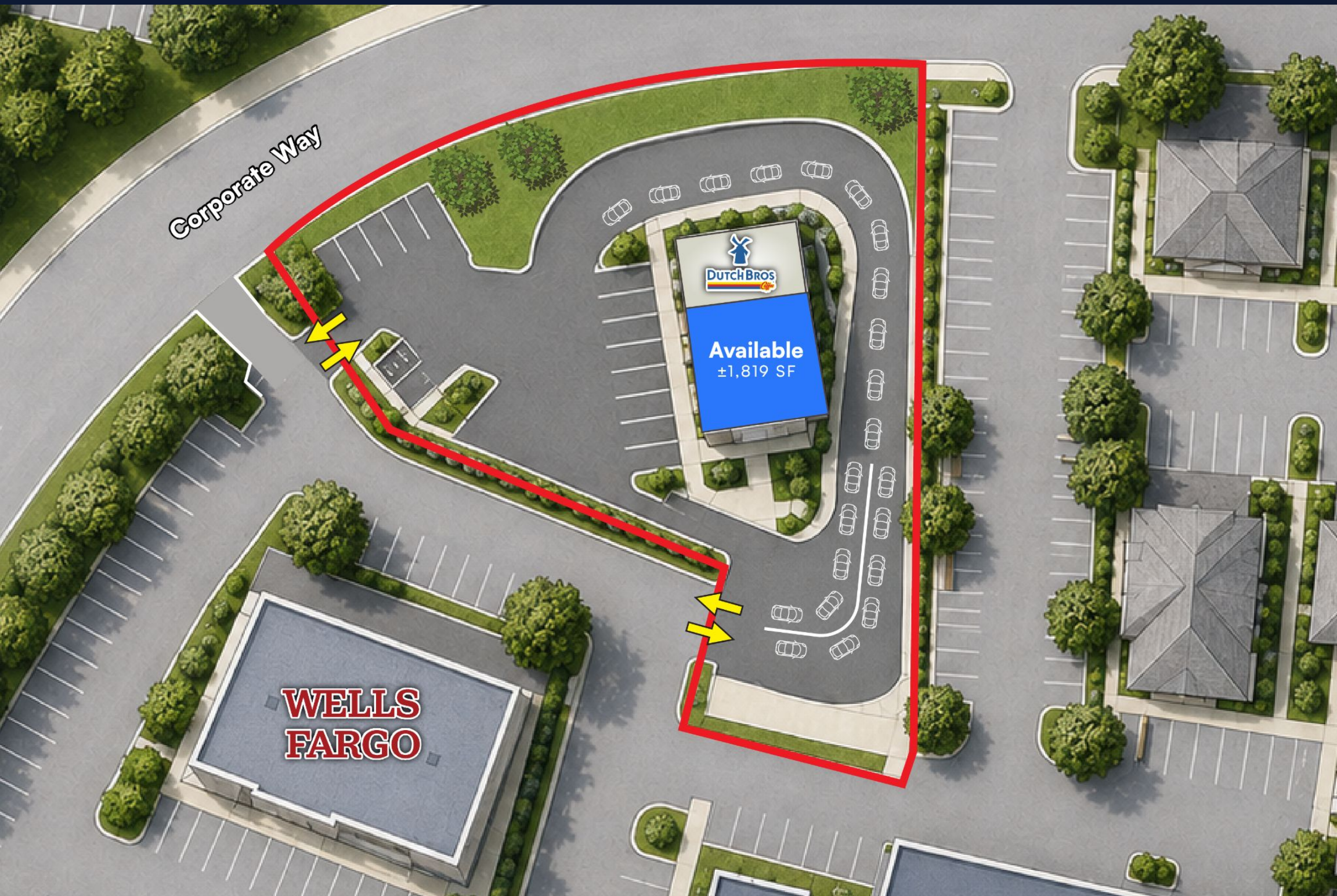
Corporate Way

Greenhaven Dr ± 16,200 VPD

Retail For Lease
Dutch Bros Adjacent

MATTHEWS™

1561 Corporate Way
Sacramento, CA 95831



Property Photos



Sacramento CA

Market Demographics



2.4 Million+

Total Population

\$83,753

Median HH Income

926,600

of Households

51.5%

Homeownership Rate

5.9%

Retail Vacancy

63%

Employed Population

35.7

Median Age

\$484,600

Median Property Value

Local Market Overview

Sacramento serves as Northern California's governmental, healthcare, and educational center while benefiting from sustained population growth and migration from higher-cost coastal markets. As California's capital city, Sacramento supports a stable employment base anchored by state government, healthcare systems, higher education, and a growing technology sector. The metropolitan area's expanding population, diverse consumer demographics, and comparatively affordable housing continue to drive retail demand across neighborhood centers, regional shopping destinations, and mixed-use developments. Strong transportation connectivity via Interstate 5, Interstate 80, U.S. Highway 50, and Sacramento International Airport further enhances the city's role as a regional retail hub.

Retail investment remains concentrated in high-performing destinations such as Arden Fair, Downtown Commons (DOCO), Delta Shores, Natomas, and Midtown, while large-scale mixed-use developments continue to expand the city's consumer base. Continued residential growth, increasing tourism, and significant redevelopment projects—including The Railyards—are expected to support long-term retail fundamentals. Sacramento's combination of government stability, expanding private-sector employment, and a regional trade area exceeding 2.4 million residents positions the market as one of Northern California's most attractive retail investment locations.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	18,860	94,203	244,553
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,322	36,405	87,934
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$138,358	\$126,517	\$122,011

California's Capital

Sacramento anchors a government-driven and diversified regional economy. Strategically positioned between the Bay Area and Lake Tahoe, Sacramento benefits from regional connectivity and migration inflows.

Sacramento's economy is anchored by its role as the state capital, with government employment forming a significant base of economic stability. The

region also benefits from a strong healthcare network, expanding logistics infrastructure, and a growing technology presence fueled by cost migration from coastal markets. Proximity to Interstate 5, Highway 99, and Union Pacific rail lines enhances distribution capabilities, while Sacramento International Airport supports both passenger and cargo activity.

Total Population
±2.4 Million

Annual Visitors
±15 Million

Tourism Economic Impact
±\$4.9 Billion

GDP
\$160+ Billion



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1561 Corporate Way, Sacramento, CA, 95831** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

David Harrington

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