

FOR SALE OR LEASE

Price - \$1,250,000 (\$164 psf)

7218 Franklin Blvd - Sacramento, CA 95823
Vacant Free-Standing Restaurant Building



PROPERTY

7,625 sq.ft. single-story building
APN 049-0380-007
1.16 acres / 84 parking spaces
River Oaks Shopping Center
FoodMaxx, Rite Aid, Goodwill

LOCATION

Corner of Florin & Franklin
70,000 Average Daily Traffic
50,000 population 1.5-mile radius
Across from Southgate Plaza
99 Ranch Market, Anna's Linens

For more information contact:

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EAST WEST Commercial Real Estate | 915 L Street, Suite C440 | Sacramento, CA 95814

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Most recently Costa Azul Mexican Restaurant
Prior use was Tahiti Chinese Buffet (20 years ago)
Chinese food cooking stations still in place

OFFERED as VACANT for SALE or LEASE

City of Sacramento Zoning - Commercial (C-2)
Permitted uses include Retail, Restaurant, Medical Clinic

PHOTOS - <http://tinyurl.com/7218-Franklin>



Property Sale Includes:

- Furniture, Fixtures & Equipment (FF&E)
- Kitchen equip., appliances, tables, chairs
- Stage, sound equip., dance floor, amps, speakers/monitors, mixers, drum set, karaoke
- 140 sq.ft. steel storage container
- Full liquor license (available separately)

Southgate Plaza Revitalization

- Website: www.Southgate-Plaza.com
- Former Wal-Mart vacated 2009
- Chinese grocer, 99 Ranch Market, opened 70,000 sq.ft. store in Nov 2010
- National retailer, Anna's Linens, signed 10,000 sq.ft. lease early April 2012

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