

# BRADSHAW MARKETPLACE

NEC Bradshaw Rd. & Old Placerville Hwy.  
Sacramento, CA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
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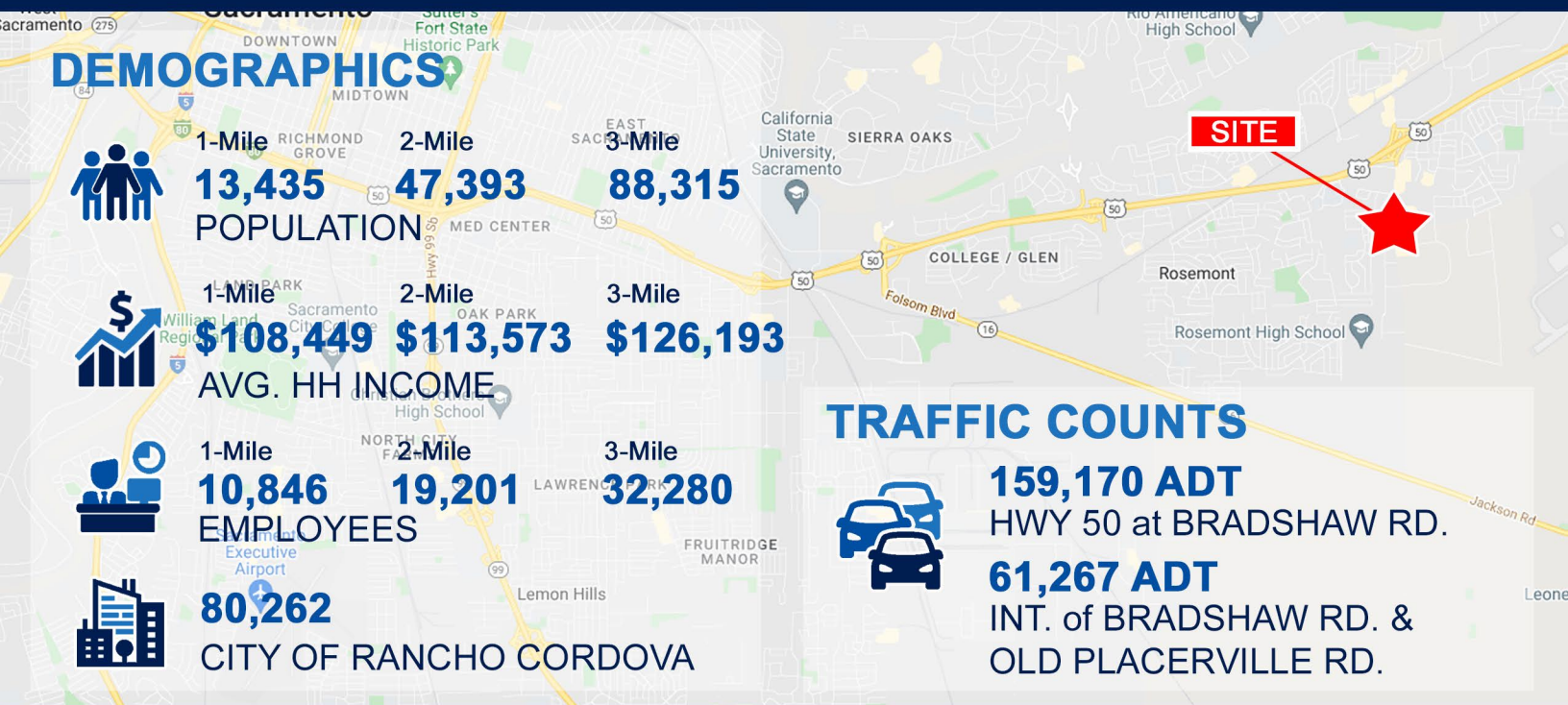


# BRADSHAW MARKETPLACE



**SHOP SPACE AVAILABLE**

An approximate 94,000 square foot neighborhood center located in Sacramento anchored by a 62,000 square foot Raley's Food Source opened May 1999, including a 23,000 square foot junior anchor space, IHOP Restaurant, KFC Restaurant, Shell Service station, and 18,000 square feet of retail pads and Shop space including Starbucks Coffee. Bradshaw Marketplace is conveniently located 1/2 mile from Highway 50 off-ramp in a high traffic intersection with strong trade area population and successful tenant mix.



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VILLAGES OF ZINFANDEL  
HOMES PENDING CONSTRUCTION

MATHER COMMERCE CENTER  
~60 EMPLOYERS  
5,000 EMPLOYEES  
MCGRAW HILL PUBLISHING, SUTTER  
HEALTH, VARIOUS SACRAMENTO  
COUNTY & STATE AGENCIES

INDEPENDENCE | KB HOMES  
1,300 UNITS

**BRADSHAW MARKETPLACE**

**FOOD SOURCE**  
YOUR SOURCE FOR SAVINGS

**IHop**  
RESTAURANT

**KFC**

**STARBUCKS**  
COFFEE

**GROCERY OUTLET**  
Bargain Market

**DOLLAR TREE**

**24 Hour**

**West Marine**

**SAVE MART**  
SUPERMARKETS

**RITE AID**

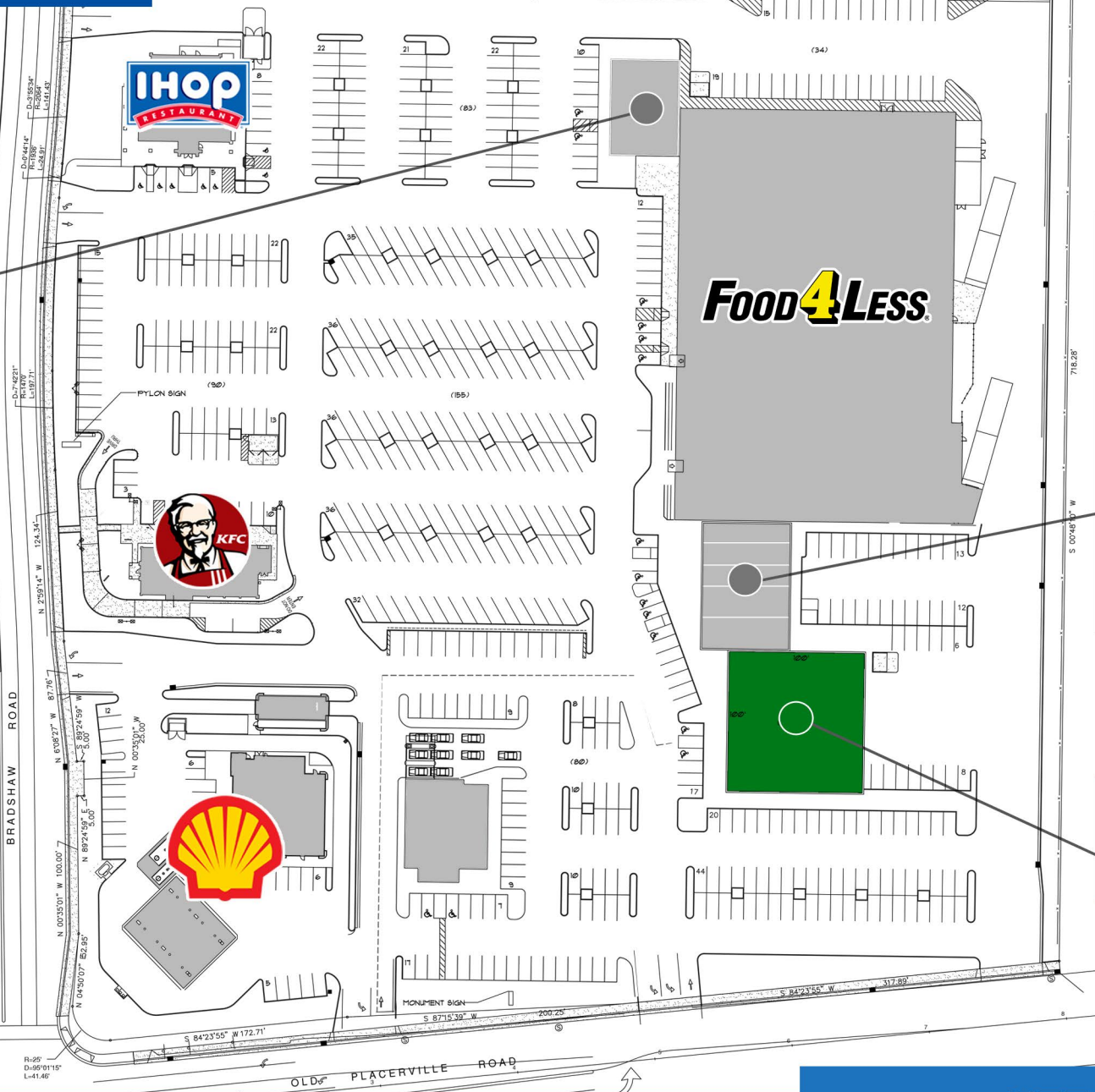


# BRADSHAW MARKETPLACE

## SHOPS 2



ARLISSON DRIVE



## SHOPS 3

PRECIOUS BEAUTY  
SALON & NAIL SPA



BRADSHAW OPTOMETRY

**JUNIOR ANCHOR  
OPPORTUNITY**  
Up to 20,000 SF Available

# SITE PLAN

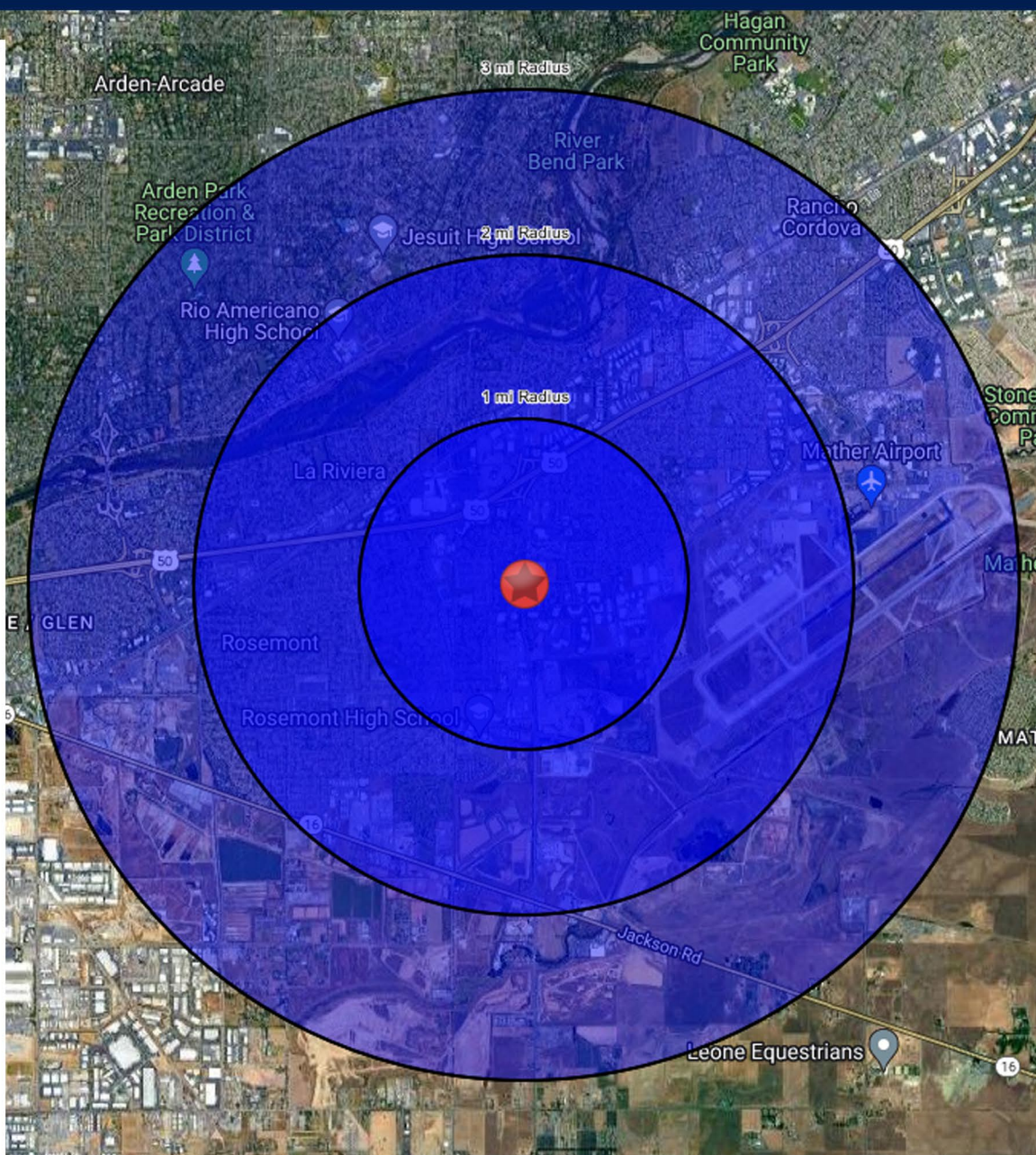


# BRADSHAW MARKETPLACE

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	13,435	47,393	88,315
2028 Projected Population	13,822	48,665	90,692
2020 Census Population	13,275	47,014	87,647
2010 Census Population	12,519	44,591	81,535
Projected Annual Growth 2023 to 2028	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.6%
2023 Median Age	35.3	36.8	37.5
<b>Households</b>			
2023 Estimated Households	4,794	17,813	33,746
2028 Projected Households	5,144	19,068	36,104
2020 Census Households	4,674	17,436	33,028
2010 Census Households	4,428	16,667	31,300
Projected Annual Growth 2023 to 2028	1.5%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	51.9%	51.8%	54.3%
2023 Estimated Black or African American	12.6%	12.6%	11.0%
2023 Estimated Asian or Pacific Islander	12.4%	12.7%	12.3%
2023 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2023 Estimated Other Races	22.0%	22.0%	21.4%
2023 Estimated Hispanic	22.9%	22.7%	22.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$108,449	\$113,573	\$126,193
2023 Estimated Median Household Income	\$85,069	\$88,265	\$97,080
2023 Estimated Per Capita Income	\$38,916	\$42,805	\$48,360
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.6%	5.5%	4.8%
2023 Estimated Some High School (Grade Level 9 to 11)	7.7%	5.4%	5.1%
2023 Estimated High School Graduate	20.9%	21.0%	19.5%
2023 Estimated Some College	28.0%	25.5%	23.8%
2023 Estimated Associates Degree Only	9.6%	12.3%	10.8%
2023 Estimated Bachelors Degree Only	20.4%	20.6%	23.0%
2023 Estimated Graduate Degree	7.8%	9.8%	12.9%
<b>Business</b>			
2023 Estimated Total Businesses	664	1,634	2,917
2023 Estimated Total Employees	10,846	19,201	32,280
2023 Estimated Employee Population per Business	16.3	11.8	11.1
2023 Estimated Residential Population per Business	20.2	29.0	30.3

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## DEMOGRAPHICS