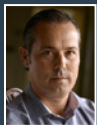


CLUB PHEASANT CENTER

2525 Jefferson Blvd.
West Sacramento, CA

NOW LEASING

RESTAURANT, BAR, RETAIL



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The Opportunity

AREA TOTALS:

19,300 SF	GROUND FLOOR RETAIL
5,900 SF	LEVEL 2 BUSINESS/OFFICE
25,200	TOTAL RETAIL SF
~10,000 SF	FLEXIBLE PATIO SPACE



SITE PLAN

BLDG B - LEVEL 2 1" = 20'-0" 2

*Former Club Pheasant
– a Sacramento-area landmark for 87 years*

- **BASE RENT** \$3.75 + NNN'S
- 1,100- 5,000 SF Available
- ±2.15-acre corner parcel
- ±87 dedicated parking stalls
- Zoned C-2: Ideal for restaurant, bar, experiential retail, or hospitality
- Outdoor patios
- Pad-front location in Southport Town Center with 2.7M annual visits

The Location

Located at the gateway to Southport Town Center and just minutes from Downtown Sacramento, 2525 Jefferson Blvd offers a rare opportunity to join West Sacramento's premier community shopping center. Anchored by Nugget Market and Target, the Club Pheasant Center center sees over 25,000 cars per day and 2.7 million annual visits. With direct access from I-80 and strong neighborhood demographics, the site delivers unmatched visibility and access for food, beverage, and retail operators.

But this location is more than just high-traffic real estate—it's home to a beloved local landmark. The Pheasant Club served as West Sacramento's community hub for nearly 90 years, hosting generations of family celebrations. Now, it's being thoughtfully reimaged. The original building will remain the heart of the site, restored with care and surrounded by new construction that honors the region's agrarian roots while offering modern design and functionality.



DOWNTOWN SACRAMENTO

2.7
MILLION
ANNUAL
CENTER VISITS

25,000
CARS PER DAY

Jefferson Blvd.

CLUB
PHEASANT
CENTER

WEST SAC
FIRE DEPT.

PAPA
MURPHY'S

Nugget
MARKETS

Lake Washington Blvd.

TARGET

COLD STONE
CREAMERY

WELLS FARGO
BANK OF AMERICA

SOUTHPORT
TOWN CENTER

STARBUCKS
HULA HAWAIIAN BBQ
SUBWAY
JAMBA
CRUMBL COOKIES
CHIPOTLE

EAST SIDE CHEF
EUROPEAN WAX CENTER
DOLLAR TREE
ROUND TABLE PIZZA
SAFE CREDIT UNION

The Development

BREAKING GROUND SUMMER 2026!

The redevelopment will feature walkable pathways, outdoor seating, and flexible event space that can host everything from seasonal markets to live music. The goal is to create more than just a collection of businesses—it's a true gathering place where residents, visitors, and workers connect. With 3,000+ new residential units nearby and immediate access to trails and the Clarksburg Wine Appellation, the project captures both lifestyle and foot traffic. This is a place where neighbors will gather for coffee in the morning, lunch with colleagues, date-night dinners, and everything in between. The Pheasant Club is coming back to life—ready to serve West Sacramento once again.

COMING SOON!

JACKS URBAN EATS

TEMPLE
COFFEE ROASTERS



The District

Southport is where community energy and commercial density converge. Anchored by high-performing national retailers and beloved local operators, Southport Town Center serves as the beating heart of West Sacramento. As residential rooftops rise around it—through major new developments like Pioneer Bluff, River One, Yarbrough Golf Course, and Liberty—the need for best-in-class food and beverage destinations has never been higher.

This corner-pad at 2525 Jefferson places your concept at the intersection of culture and convenience. It's walkable. It's visible. And it's already a part of the local story. Whether it's grabbing coffee post-yoga, picking up dinner after work, or meeting friends for drinks on the patio—this is where Southport lives.



TRANSIT & ACCESSIBILITY

- » Direct access via Jefferson Blvd and Lake Washington Blvd
- » Close proximity to I-80 via Harbor or Jefferson exits
- » Bike and pedestrian access via Clarksburg Branch Trail
- » Walkable to nearby residential and shopping amenities

Nearby Amenities

Area Highlights



SOUTHPORT TOWN CENTER:
2.7M ANNUAL VISITS



DAILY TRAFFIC:
25,000+ CARS/DAY
AT INTERSECTION



MINUTES TO:
BRIDGE DISTRICT,
DOWNTOWN SAC,
& GOLDEN 1 CENTER



FUTURE HOUSING DEVELOPMENTS:
3,000+ UNITS ACROSS
NEARBY MASTER PLANS

FOOD & BEVERAGE

- Franquette
- Drake's: The Barn
- Bike Dog Brewing
- East Side Chef
- Panda Express
- Chando's Tacos
- Jamba Juice
- Marco's Pizza
- Crumbl Cookies
- Round Table Pizza
- Streets Of London
- Tsuki Sushi
- Starbucks

ENTERTAINMENT

- Sutter Health Park
(home of the River Cats & Athletics)
- Golden 1 Center
(NBA, concerts)

SERVICES & RETAIL

- Nugget Market
- Target
- Walmart
- Lowes
- CVS
- IKEA
- HumanScale
- SAFE Credit Union
- Sutter Health Walk-In Clinic

HOTELS IN THE AREA

- Hampton Inn & Suites
- Holiday Inn Express
- Home2 Suites by Hilton
- SpringHill Suites



Neighborhood Overview

West Sacramento is booming, and Southport leads the charge. With average household incomes topping \$95,000 and a strong mix of owners and renters, the area is poised for continued residential, retail, and lifestyle growth. The City of West Sacramento has made clear its investment in walkability, open space, and placemaking—creating trails, parks, and recreational loops that all connect directly to this site.

From beer lovers heading to Drake's or Bike Dog, to wine tourists discovering Clarksburg's best pours, to locals who fondly remember Club Pheasant's family-style meals—this neighborhood blends history with forward momentum. And 2525 Jefferson is perfectly positioned to serve this next generation of guests.



Population		House Holds	
3 MILE:	128,978	3 MILE:	54,462
5 MILE:	287,565	5 MILE:	115,254
10 MILE:	820,271	10 MILE:	302,693

CONTACT US TODAY!



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BREAKING GROUND SUMMER 2026!



COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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