

7915 ANTELOPE ROAD

Citrus Heights, California



CAPWISE
COMMERCIAL ADVISORS



FOR SALE

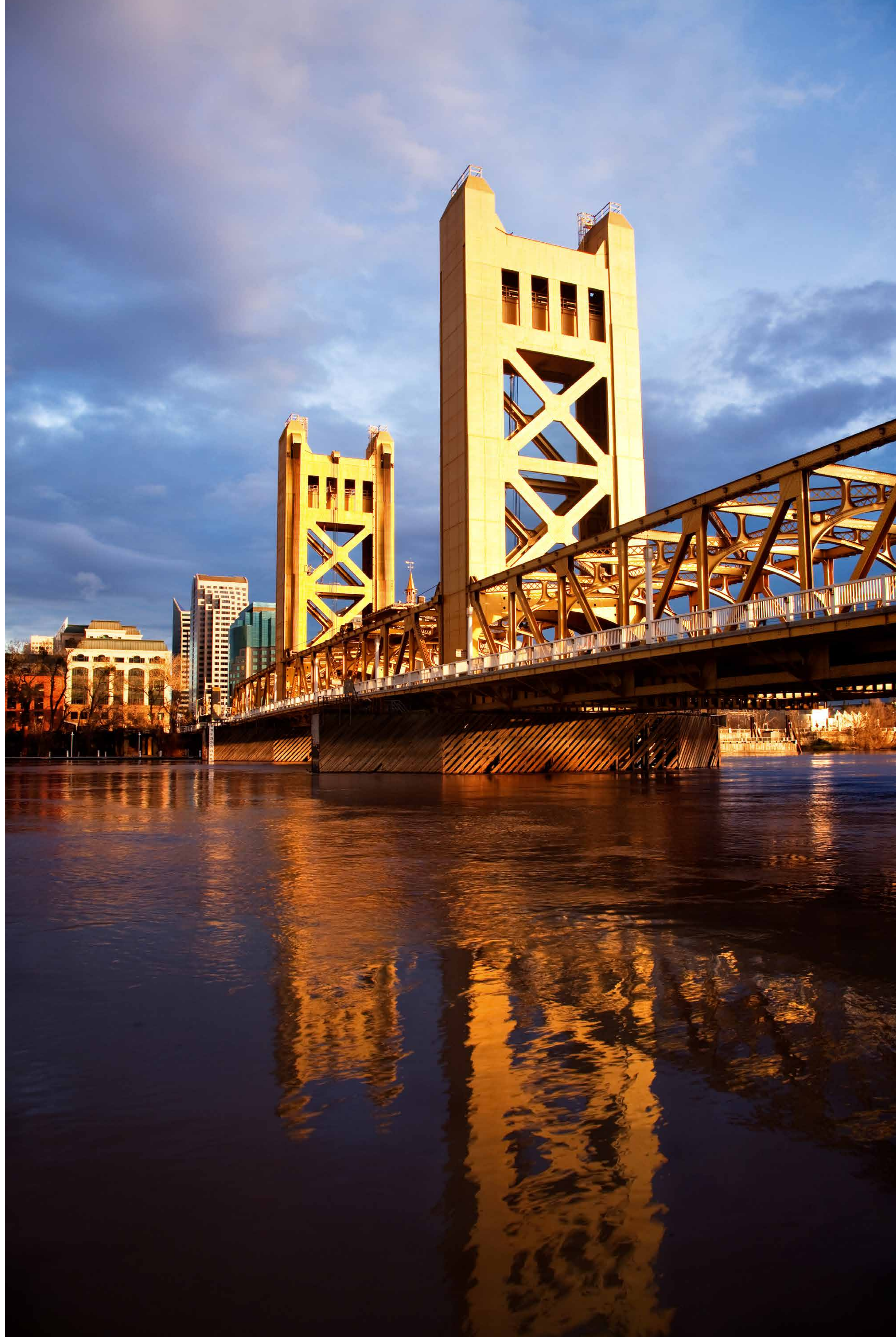
ASKING PRICE: \$750,000

BEN FAUBION

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CA RE License #01946163









PROPERTY OVERVIEW

Acres: 0.98 Acres

APN: 216-0251-011

Zoning: Antelope Commons SPA
See City of Citrus Heights Zoning Code,
Article 5, Section 106.50.20 Antelope Commons

HIGHLIGHTS

-  Located near the hard corner of Sunrise Blvd and Antelope Rd
-  Surrounded by dense residential population
-  Close proximity to major centers of employment:
 - 4 miles from Douglas Corridor with over 3.79 million SF of office and 2.91 million SF of retail
 - 4.4 miles to Kaiser Permanente Roseville
 - 5 miles to Sutter Medical Center Roseville
 - 5 miles to Roseville Galleria
-  Approximately 2 miles to I-80 with convenient access to Downtown Sacramento
-  1.8 miles to Safeway, Bel Air, Starbucks, and other retail amenities
-  Underground sewer has been run to Sunrise Blvd

BUILDING PLANS

Available plans for a proposed 40-unit apartment



Available plans for a proposed 10-unit townhome development and office building, or 16-unit townhome with no office

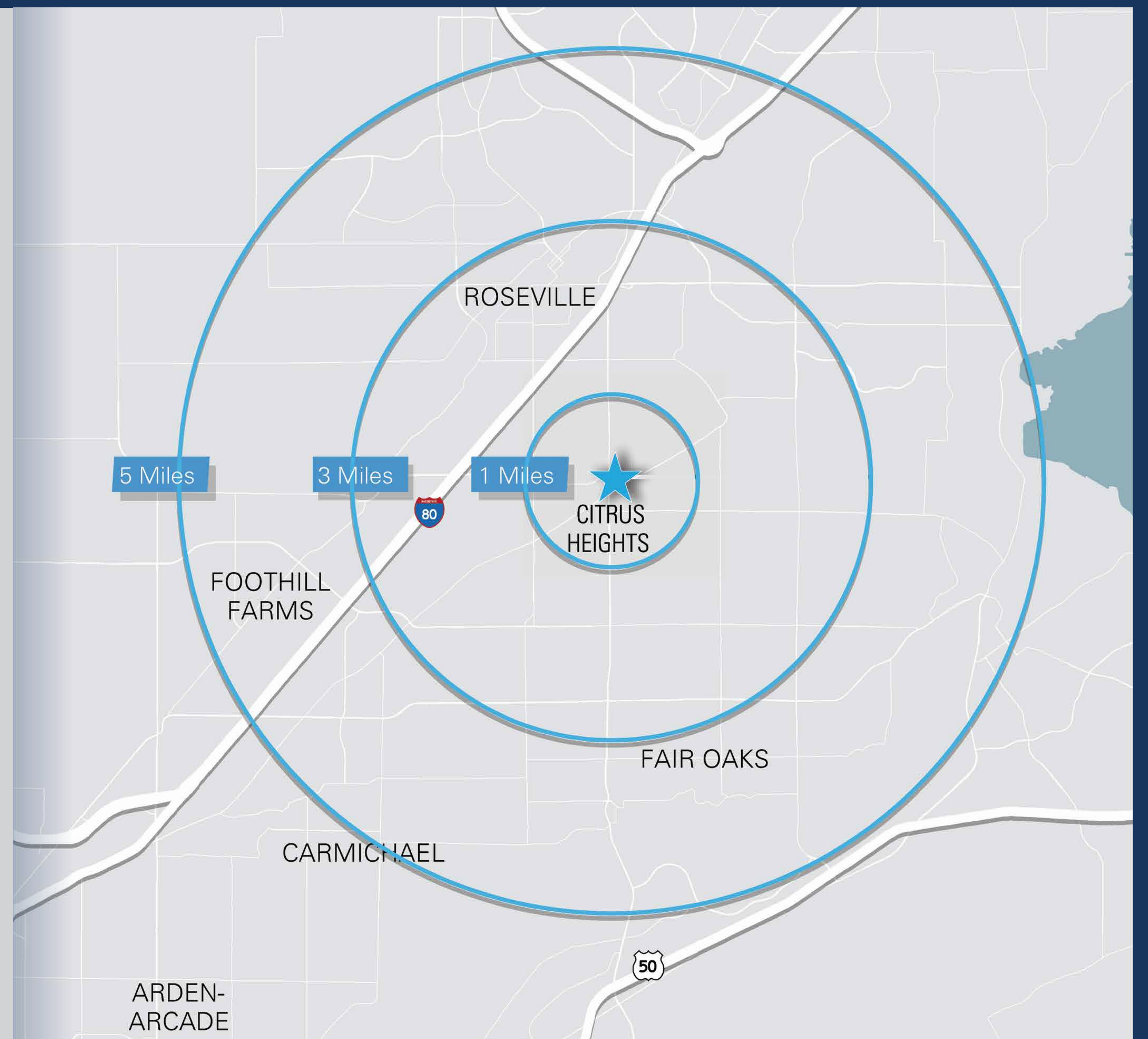


IN THE NEIGHBORHOOD



AREA STATISTICS

POPULATION	1 MI.	3 MI.	5 MI.
2021 Population	16,205	131,480	333,458
2026 Population Projection	16,628	136,218	346,313
HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2021 Households	6,089	50,977	127,621
2026 Household Projection	6,240	52,800	132,541
INCOME	1 MI.	3 MI.	5 MI.
2021 Median Income	\$77,464	\$71,891	\$79,820
2021 Average Income	\$94,578	\$91,906	\$102,842
AGE/HOME VALUE	1 MI.	3 MI.	5 MI.
2021 Est. Median Age	38.50	39.40	39.40
20 and Older	12,310	100,510	253,106
EDUCATION	1 MI.	3 MI.	5 MI.
Bachelor's Degree or Higher	2,650	23,673	72,992



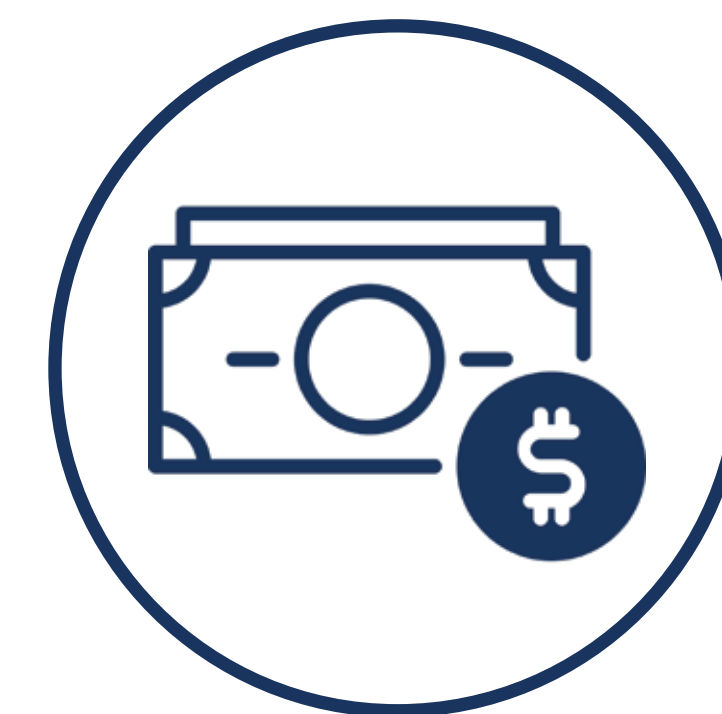
33,458

2021 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$396,092

2021 MEDIAN HOME VALUE
WITHIN 5 MILES



\$79,820

2021 MEDIAN INCOME
WITHIN 5 MILES



72,922

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES