



FOR SALE

2112 ALHAMBRA BOULEVARD

SACRAMENTO, CALIFORNIA 95817

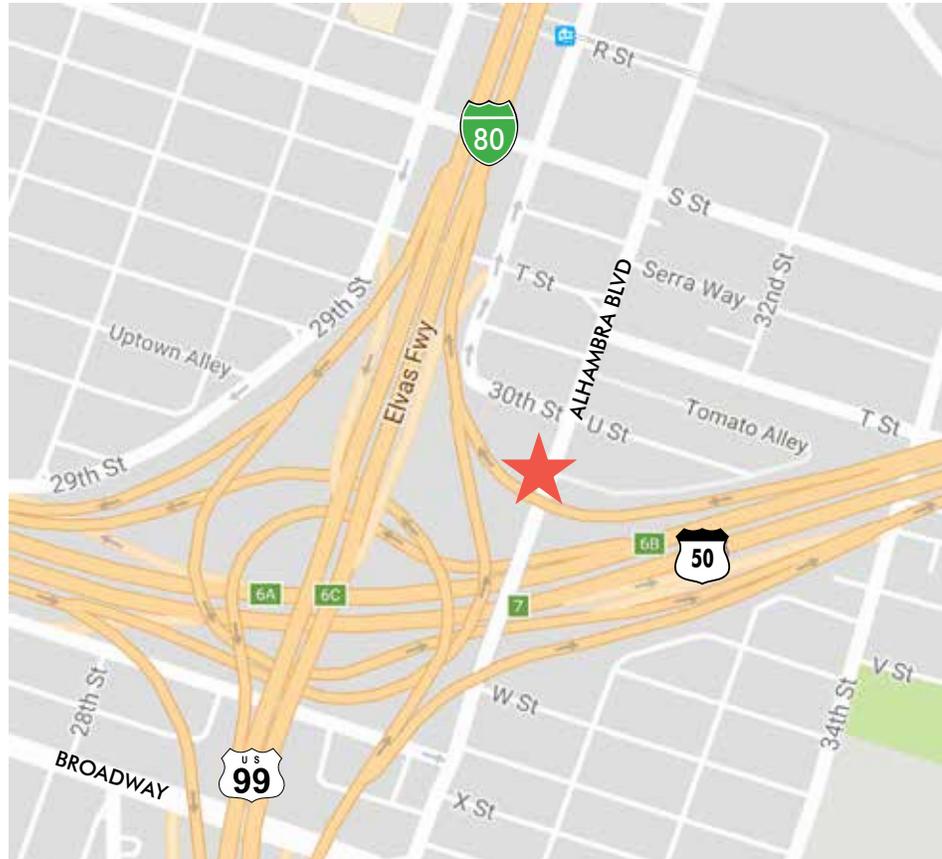
CBRE

PRICE REDUCED! \$1,600,000 (\$166.66/PSF)

NEW ROOF

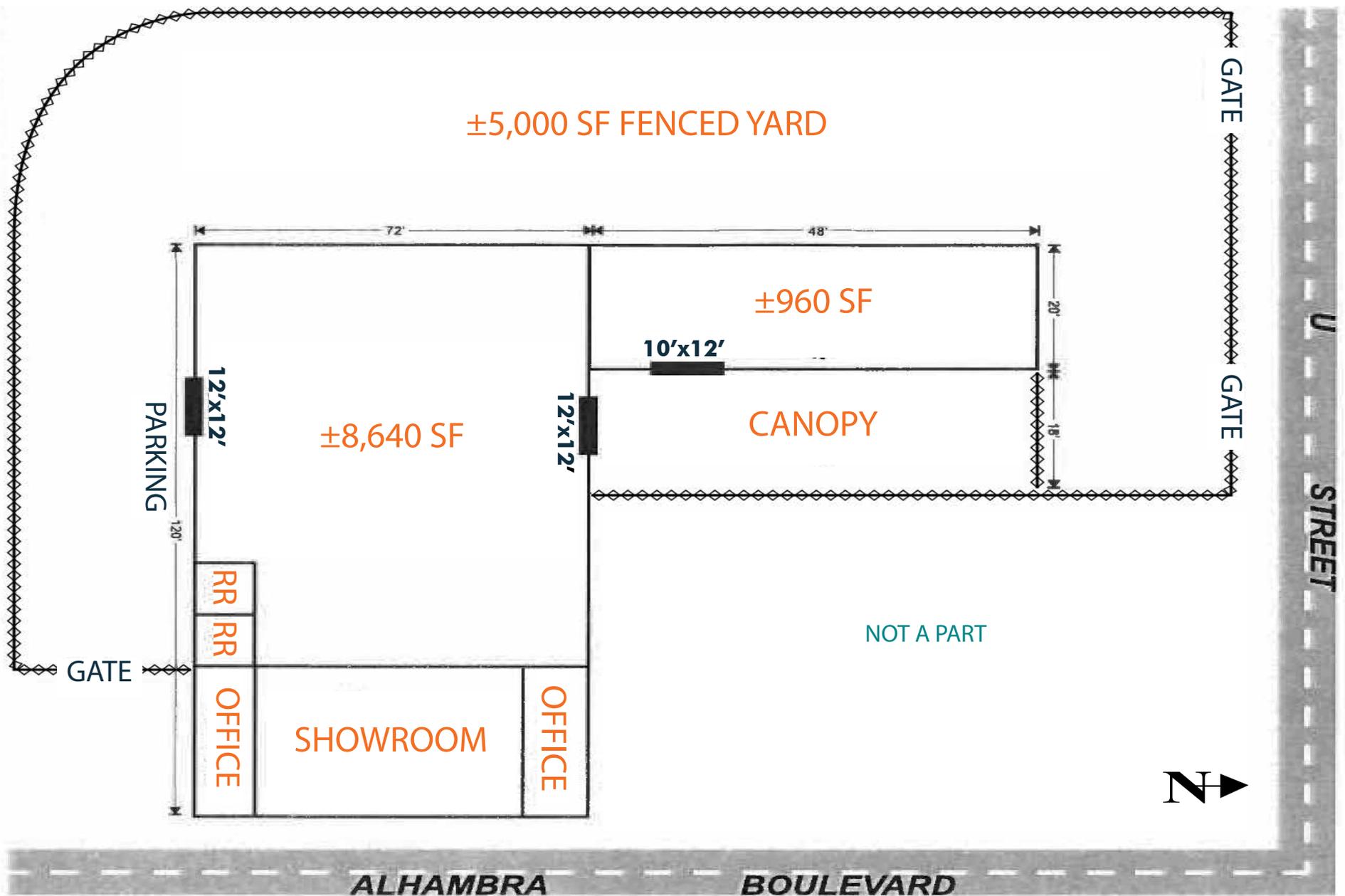
PROPERTY FEATURES

- ±9,600 Total Square Feet
- ±2,160 SF Office | Showroom
- ±864 SF Canopy Area
- On-site Parking
- Fenced Yard
- Drive-through Warehouse
- Access from both Alhambra Blvd. and U St.
- Zoned C2 SP General Commercial
- 200 Amp; 3-Phase Electrical
- Excellent Freeway Visibility
- Traffic Counts:
 - Alhambra Blvd: ±9,604 (ADT)
 - I-80 @ S St: ±156,000 (ADT)
 - US 99 @ T St: ±205,000 (ADT)



ADT Source: CBRE Research, Q2 2019

SITE PLAN



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE

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CONTACT US

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