

AVAILABLE
FOR LEASE

1301 El Camino Avenue
Sacramento, CA 95815

0.15 Acres

Taft St. **\$5,000.00 NNN**

+/-19,921 APD

Taft Street

AVAILABLE

EL CAMINO AVE



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CENTURY 21.
Select Real Estate, Inc



Prime Auto Sales Lot with small Building for Lease El Camino Ave. Sacramento



THE PROPERTY

 **1301 El Camino Avenue Sacramento, CA 95815**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento



**0.15 Acres
Office
Land**



Commercial



**Fenced Car Lot
Auto**



**\$5,000 per
month NNN**



Address: 1301 El Camino Avenue, Space 1, Sacramento, CA 95815

Property Type: Mobile Home / RV Site



Zoning: C2-B (General Commercial), granting excellent flexibility for residential and mixed-use development concepts.



Transit Access: Positioned right in the heart of Sacramento with fast, direct access to the Business \ (80\) freeway, Interstate \ (5\), and Highway \ (50\).



Retail & Lifestyle: Only minutes away from the Arden Fair Mall, local restaurants, and essential businesses.



Attractions: Conveniently located near Cal Expo and the vibrant sights and employment centers of Downtown Sacramento.



MSA: Sacramento-Roseville-Arden-Arcade

Workforce: Prime proximity to central Sacramento's expanding corporate, retail, and government hubs.





80



Mother Lode Bar & Deli



Harvard Park Business Center



Exel

G&C Auto Body



Blue Diamond Growers



EL CAMINO AVE

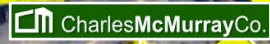
ARDEN WY



1301 El Camino, SACRAMENTO, CA 95815



Rent-Rite



Northwood Elementary School



ACDC Collision Inc.



Temple Baptist Church

Progressive Housing Inc



Parts For Engine Rebuilders



TAFT STREET

EL CAMINO AVE

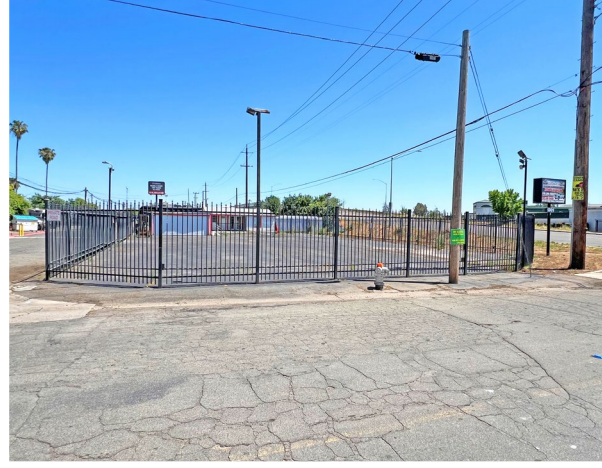
ARDEN WY



Big 10 Video

HQ Window Tinting





THE LOT

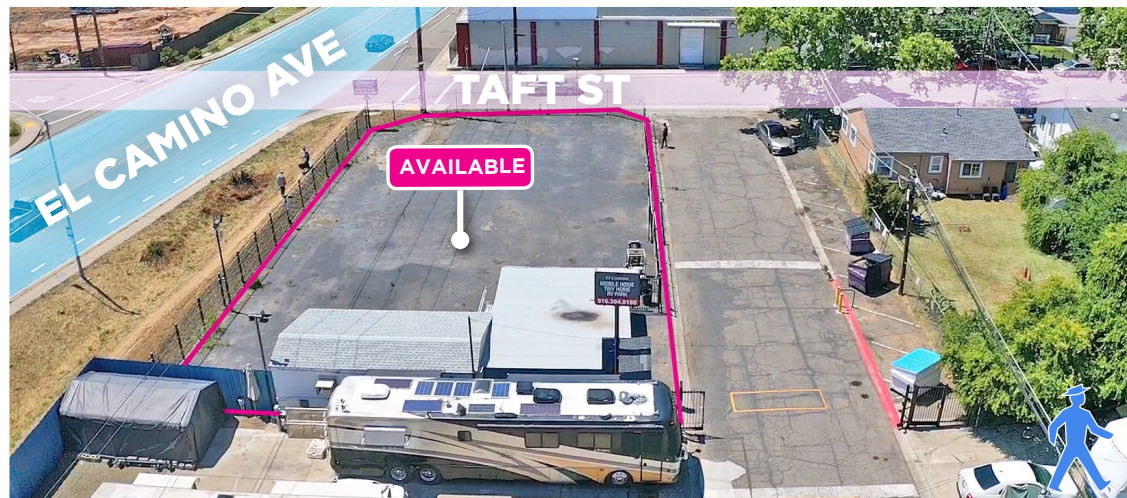
1301 El Camino Ave, Sacramento, CA 95815. The address 1301 El Camino Ave, Sacramento, CA 95815 is a designated space within the El Camino Mobile Home & RV Park. Situated in the Arden-Arcade region, the commercial potential of this property lies in its strategic location within a high-traffic, dense retail and residential hub.

Property Overview

Site Designation: Located within an established, well-maintained residential and RV community. Zoning & Land: Located within the Sacramento commercial/residential mixed zones, offering convenient access to major thoroughfares. Site Vibe: Known for being a quiet, tight-knit, and welcoming community.

Location & Accessibility

Major Arteries: Positioned with excellent accessibility to the Capital City Freeway (Business 80) and Interstate 5. Surrounding Area: The property is in proximity to major retail hubs like the Country Club Centre (anchored by Costco Business Center) and professional office parks. Foot Traffic & Visibility: Serves as a great base for local businesses or commuters, being near heavy commercial corridors (Watt Ave and El Camino Ave).





THE AREA

The area at 1301 El Camino Ave SPC 1, Sacramento, CA 95815 is situated in the Arden-Arcade submarket, an established corridor offering easy access to major transportation routes. It features dense residential neighborhoods, essential retail centers, and professional office parks, making it a high-visibility, accessible location for diverse commercial ventures.

Location Highlights & Connectivity

Arden-Arcade Submarket: Located in one of Sacramento's mature, high-traffic commercial and residential hubs.

Commuter Access: Within close proximity to Interstate 5, Capital City Freeway (Business 80), and the regional light rail system, connecting businesses quickly to Downtown Sacramento and neighboring suburbs.

Surrounding Area Demographics & Traffic

Dense Footprint: Surrounded by a mix of dense residential neighborhoods and established local business parks.

Active Corridor: El Camino Avenue benefits from strong daily traffic counts, providing excellent exposure for retail, services, or auto/RV-related commercial applications.

Economic & Regional Context

Sacramento Market: As the capital of California, Sacramento offers a resilient local economy driven by state government, healthcare, and an expanding business sector.

Proximity to Bay Area & Sierras: Located just east of the Bay Area and west of the Sierra Nevada foothills, making it a strategic logistical and commercial hub.



DEMOGRAPHICS

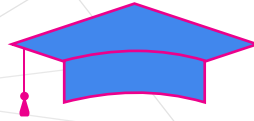
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 29% Some College, No Degree
- 21% Bachelor's Degree
- 19% High School Graduate
- 13% Advanced Degree
- 11% Some High School, No Diploma
- 7% Associate Degree

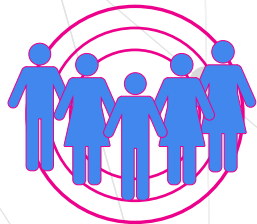
HOUSE HOLD INCOME



5 mile 2024 Households

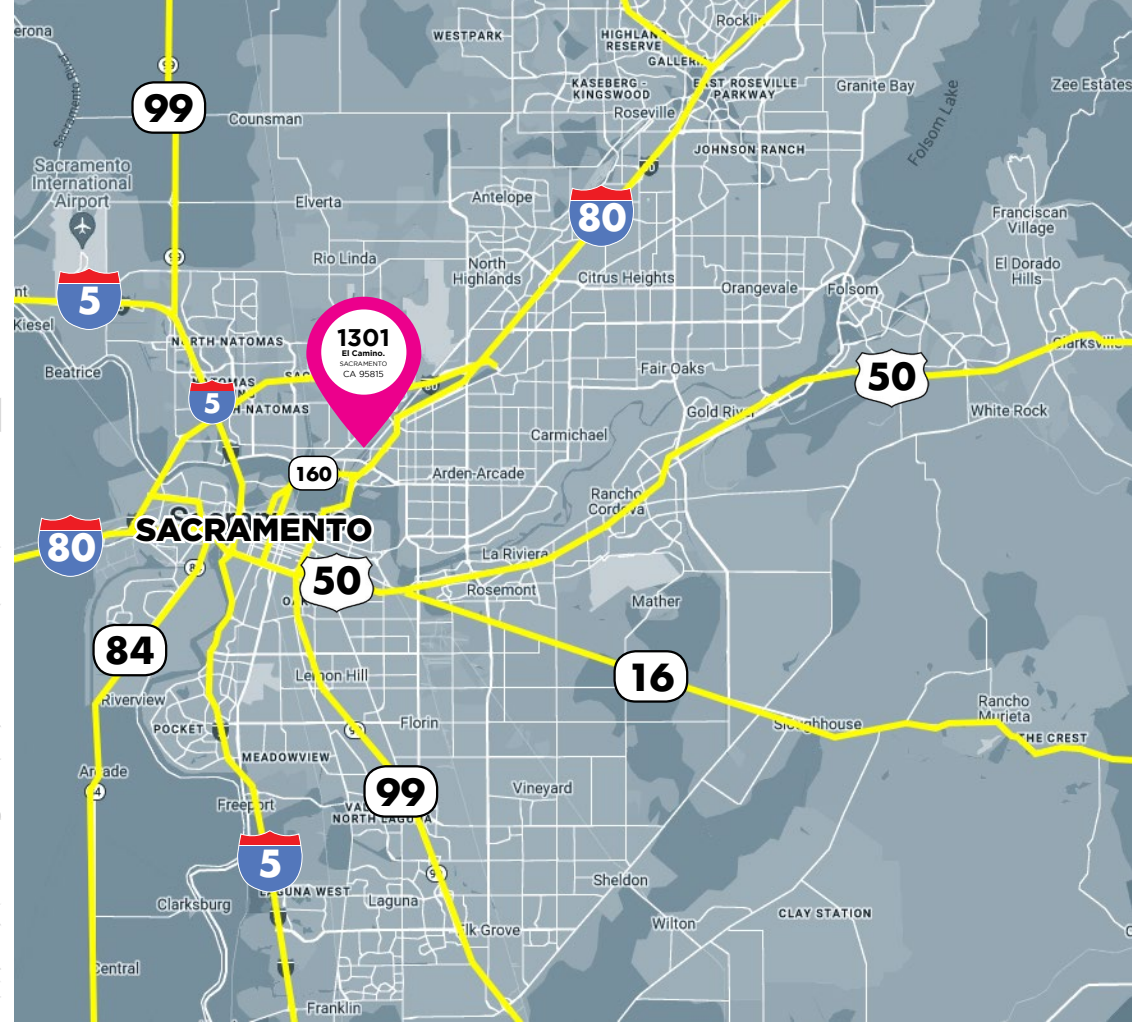
< \$25K	30,107
\$25K - 50K	25,645
\$50K - 75K	24,602
\$75K - 100K	18,120
\$100K - 125K	16,273
\$125K - 150K	10,232
\$150K - 200K	10,830
\$200K+	14,806

RESIDENT POPULATION

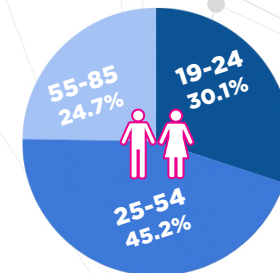


5 mile Population 2023

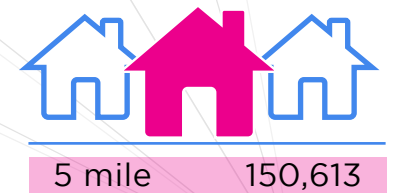
2020	372,359
2024	381,401
2029	385,631



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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LEASE

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