

FOR SALE OR LEASE

# WEST SACRAMENTO SUBMARKET

*West Sacramento, California*



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PROEQUITY ASSET MANAGEMENT  
5180 Golden Foothill Pkwy, Suite 210,  
El Dorado Hills, CA 95762  
(866) 647-8844 | [proequityam.com](http://proequityam.com)  
CA DRE #01870526

KEITH MELLOR  
Vice President / Broker  
[keithmellor@proequityam.com](mailto:keithmellor@proequityam.com)  
(916) 330-4499 | CA DRE #01268501

2529 W Capitol Ave., West Sacramento, CA 95691

# LAND OVERVIEW

Nestled in the growing West Sacramento submarket, this commercial land is a prime opportunity for businesses seeking a strategic and accessible location. Spanning 2.01 acres (87,615 SF gross) and zoned MU-C for mixed-use, the property offers flexibility for a variety of business applications. Conveniently positioned near the bustling intersection of W Capitol Ave and Glide Ave, the site boasts excellent visibility and traffic exposure, with 13,420 vehicles per day on W Capitol Ave and 132,649 vehicles per day on the nearby Capital City Freeway. Located in an Opportunity Zone, this property also provides potential tax advantages for investors and business owners. With a 21-minute drive to Sacramento International Airport and strong surrounding demographics, this location is an ideal choice for companies looking to thrive in the Sacramento market.

This property is ready to support your business success in a thriving location with high visibility, excellent connectivity, and access to a growing market!

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## KEITH MELLOR

Vice President / Broker

keithmellor@proequityam.com

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## PROPERTY HIGHLIGHTS

- Lot Size: 2.01 acres (87,615 SF gross)
- Zoning: MU-C (Mixed-Use)
- Availability: Entire 87,615 SF for lease (terms negotiable)
- Traffic Volume: W Capitol Ave: 13,420 vehicles/day (2022)  
Capital City Freeway: 132,649 vehicles/day (2020)

## DEMOGRAPHICS

- Within 1 Mile:
  - Population: 10,960
  - Median Household Income: \$45,300
- Within 3 Miles: Population: 76,002  
Median HH Income: \$74,017

## TRANSPORTATION

- Walk Score: 66 (somewhat walkable)
- Transit Score: 28 (some transit)

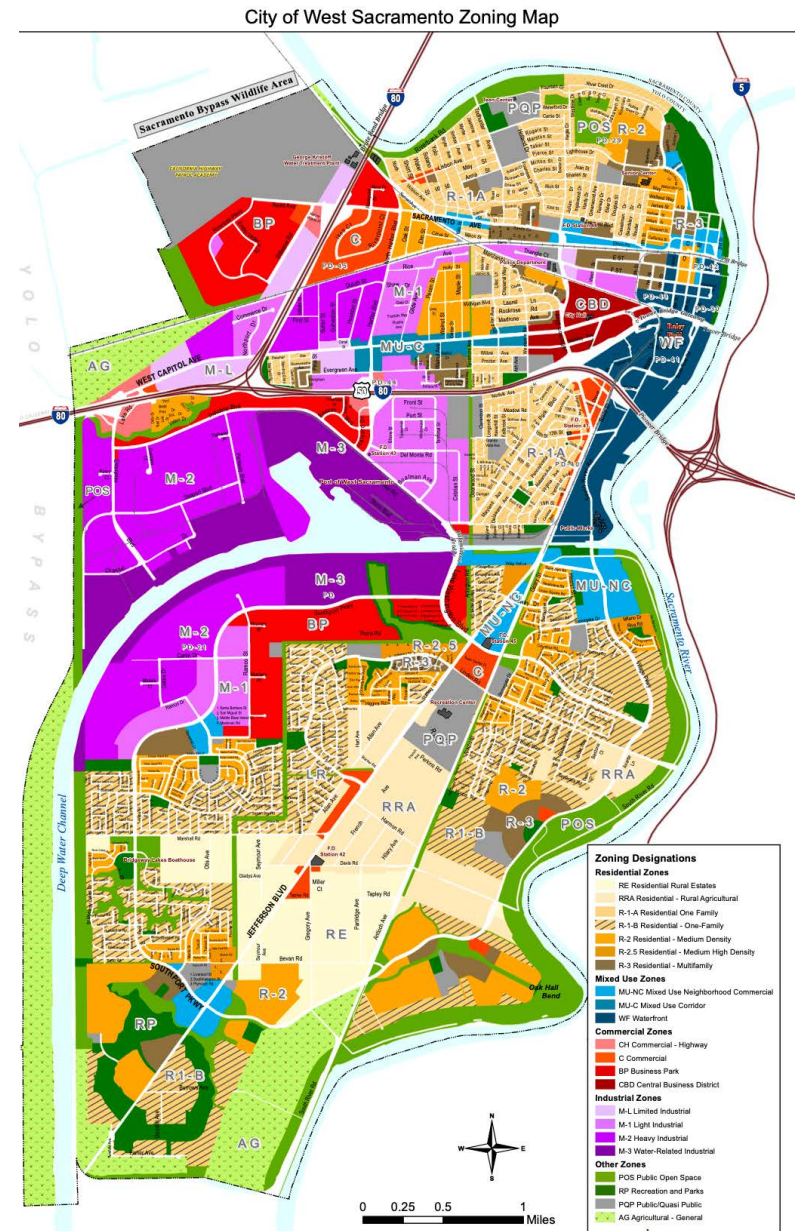
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# MU-C Zoning for Mixed-Use

**Mixed Use Corridor (MU-C):** The MU-C Zone is intended to provide areas for a mix of higher-density residential uses that support commercial retail and office uses along the City's major corridors. This Zone provides for mixed-use developments along major corridors (e.g., West Capitol Avenue) that include a mix of residential and office/commercial or single use residential, office, or commercial, with an emphasis on non-residential uses. Residential densities range between 20.0 and 60.0 units per acre. This Zone implements the Corridor Mixed Use General Plan Land Use Designation.

For more information on Zoning Maps, [CLICK HERE](#).

For more information on Zoning Code (Municipal Code Title 17), [CLICK HERE](#).



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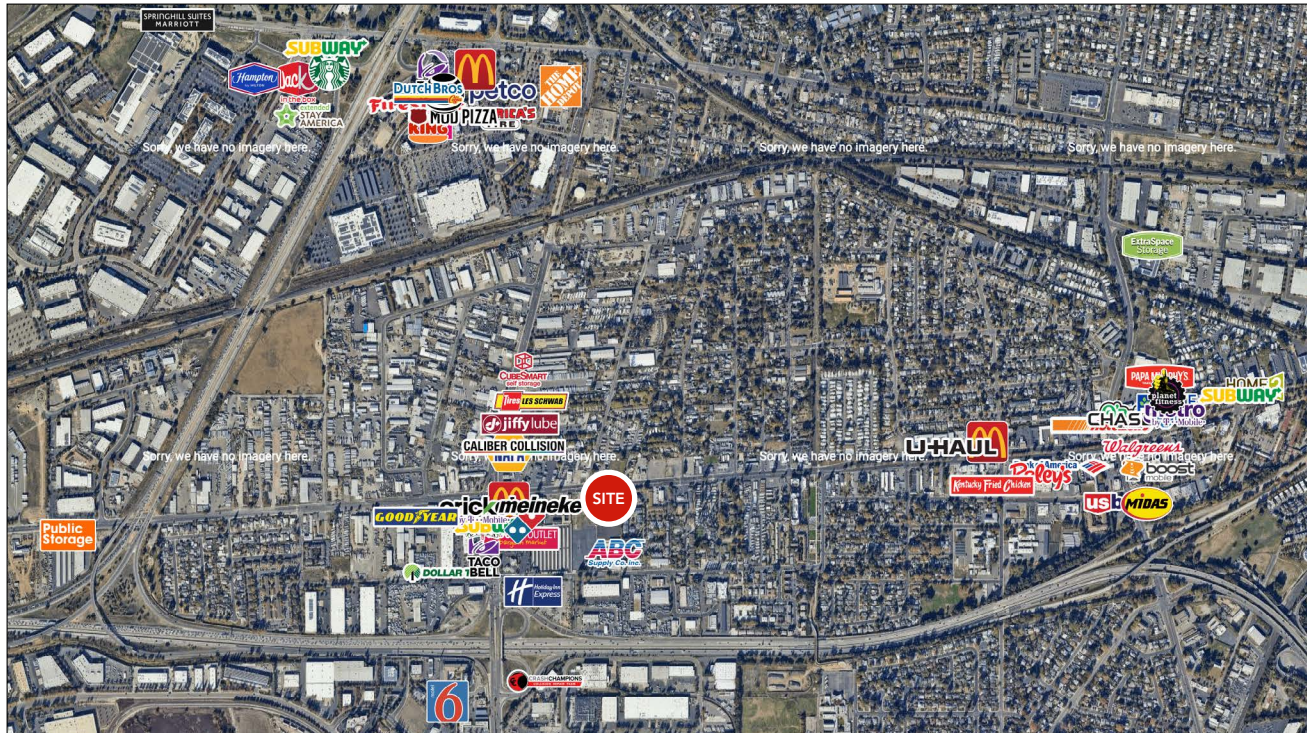
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# AERIAL MAP



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# AREA OVERVIEW

## WEST SACRAMENTO: A HUB FOR OPPORTUNITY

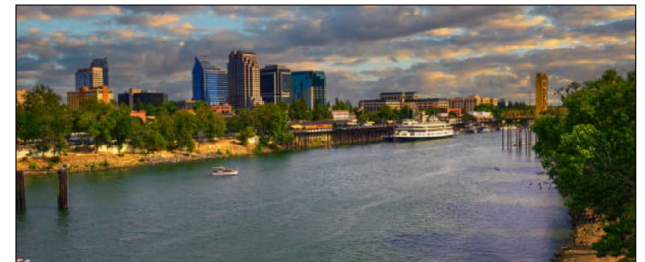
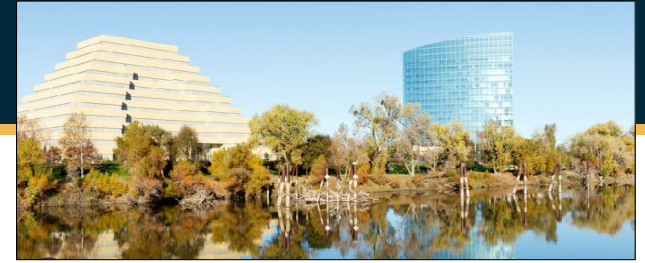
West Sacramento, located in Yolo County just across the river from downtown Sacramento, is a thriving city that combines strategic location, robust infrastructure, and a business-friendly environment. Its prime position at the intersection of major transportation routes, including Interstates 80 and 5, ensures seamless connectivity throughout Northern California and beyond. The Sacramento International Airport, just 15 minutes away, and the Port of West Sacramento, a deep-water port, provide unmatched access for logistics and global trade.

The city boasts a growing population of 54,000 and a highly skilled workforce fueled by nearby universities like UC Davis and Sacramento State. Businesses benefit from a diverse talent pool and partnerships with these top-tier institutions, fostering innovation across industries such as technology, logistics, food processing, and renewable energy. West Sacramento is already home to major players like IKEA, Raley's, and Bayer CropScience, thanks to its competitive tax incentives, opportunity zones,

and streamlined permitting processes. With ready-to-develop commercial land, modern utilities, and expanding business parks like Southport Industrial Park, West Sacramento offers endless opportunities for growth. Its commitment to sustainability, including LEED-certified developments, aligns with the priorities of forward-thinking companies.

Beyond business, the city offers an exceptional quality of life. Residents enjoy a blend of suburban comfort and urban convenience, with access to outdoor activities along the Sacramento River, diverse housing options, and proximity to Napa Valley, Lake Tahoe, and the Bay Area.

Whether you're planning a corporate headquarters, logistics hub, or mixed-use development, West Sacramento's strategic advantages and welcoming business climate set the stage for success.



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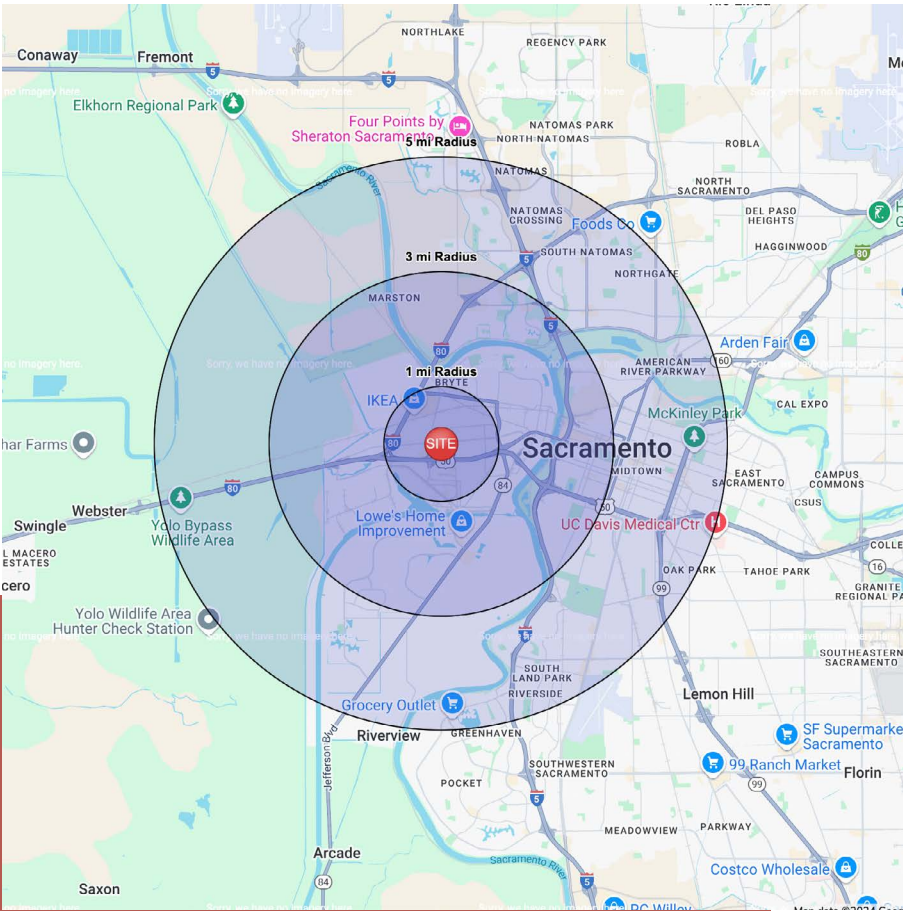
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# DEMOGRAPHICS

| POPULATION                     | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------------------|---------------|---------------|---------------|
| 2024 Population                | 11,245        | 77,207        | 232,269       |
| 2029 Projected Population      | 10,863        | 80,987        | 239,906       |
| Annual Growth 2024-2029        | -382          | 3,780         | 7,637         |
| Median Age                     | 40.8          | 44.8          | 45.4          |
| Bachelor's Degree or Higher    | 28%           | 38%           | 43%           |
| INCOME                         |               |               |               |
| Avg Household Income           | \$66,556      | \$116,790     | \$123,719     |
| Median Household Income        | \$52,940      | \$89,652      | \$94,986      |
| Median Home Value              | \$251,715     | \$506,191     | \$572,079     |
| RACE                           |               |               |               |
| White                          | 5,267         | 37,157        | 108,374       |
| Black                          | 597           | 7,101         | 25,677        |
| American Indian/Alaskan Native | 216           | 1,076         | 2,901         |
| Asian                          | 1,485         | 12,019        | 35,764        |
| Hawaiian/Pacific Islander      | 121           | 671           | 1,846         |
| Two or More Races              | 1,569         | 10,603        | 31,631        |
| Hispanic Origin                | 1,178         | 5,459         | 15,182        |



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# FIRM PROFILE

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ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

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# ProEquity

ASSET MANAGEMENT

IMPLEMENTING A DETAILED DUE DILIGENCE AND VALUE-ADD APPROACH TO ASSET MANAGEMENT, PROEQUITY PROVIDES A TURN-KEY SOLUTION IN ASSET SERVICES. OUR SERVICES CATER TO PRIVATE INDIVIDUALS, INSTITUTIONAL CLIENTS, LENDING INSTITUTIONS, AND SPECIAL SERVICERS. WE ARE COMMITTED TO SERVING YOU WITH EXCELLENCE.

EST. 2012

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