

FRANKLIN BOULEVARD ADT 27,523

AVAILABLE
**FOR SALE
OR LEASE**

DANIEL MUELLER

Executive Director

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Cal DRE#01829919

JOHN CARDOZA

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SUBJECT

MACK ROAD

SACRAMENTO, CA 95823

APN(s): 119-218-004, 119-218-005

SALE PRICE: \$1,172,199.60

\$9.00 PSF \$392,040.00 PER ACRE

Lease Price: Negotiable

CENTURY 21

Select Real Estate, Inc.



ALL UTILITIES STUBBED TO THE PROPERTY, OFF-SITES (CURB/GUTTER/SIDEWALK) ARE EXISTING

THE PROPERTY

119-2180-004 & 119-2180-005

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



004 - 1.77+/- AC &
005 - 1.22 +/- AC



R-1A-PUD/SC-PUD



COMMERCIAL



SALE PRICE
\$1,172,199.60
\$9.00 PSF
\$392,040.00 PER ACRE
Lease Price Negotiable



CENTURY 21
Real Estate Services, Inc.

PRICING: \$1,172,199.60



DOWNTOWN
SACRAMENTO

8 MILES TO
DOWNTOWN /
MIDTOWN

17 MILES TO
SACRAMENTO
INTERNATIONAL
AIRPORT

FRANKLIN BOYCE
COMMUNITY PARK



Food4Less

VALLEY
SHOPPING CENTER

HWY 99
1.5 MILES
AWAY



Davita
Kidney Care

MACK ROAD

ADT 25,354



SUBJECT
PROPERTY

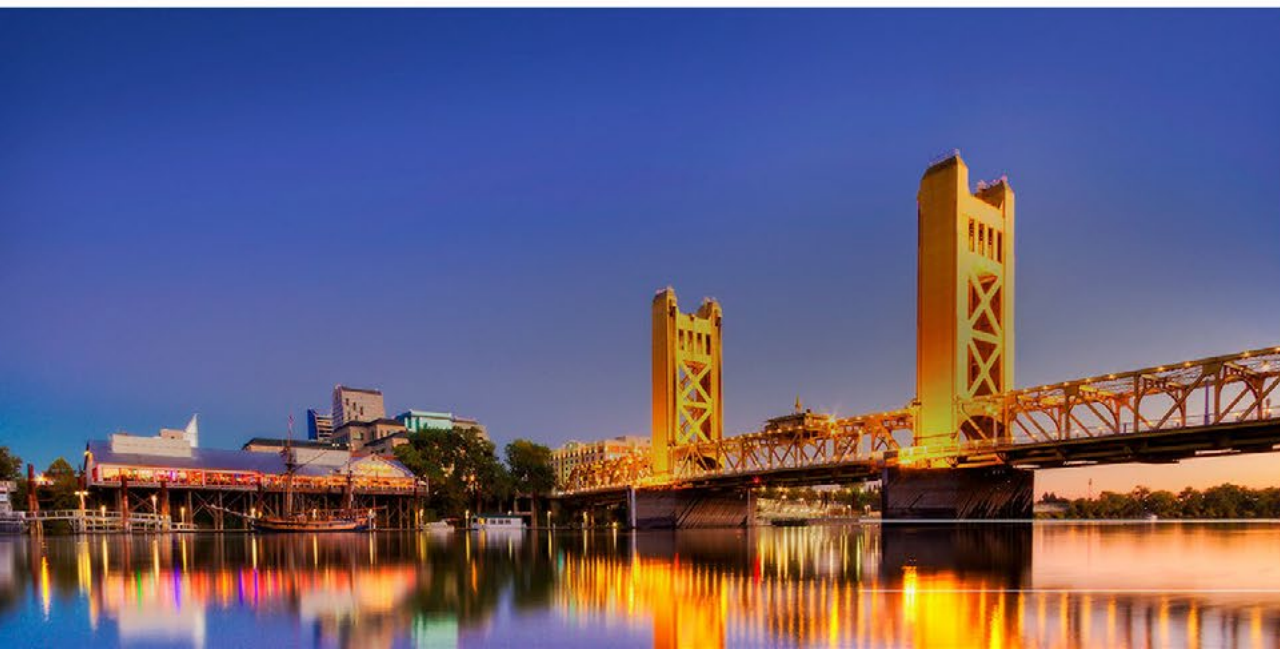


FRANKLIN BOULEVARD



CENTURY 21







THE LAND

119-2180-004 & 119-2180-005

The land is located near the busy intersection of Mack Road and Franklin Boulevard in South Sacramento. The location is surrounded by housing, shopping, dining and other amenities in close proximity. The land is strategically located

between I-5 and HWY 99 which offers commuters easy access to both major Highways. The site is located in close proximity to Downtown/Midtown Sacramento and Sacramento International Airport.

COMMERCIAL

PRICING: \$1,172,199.60

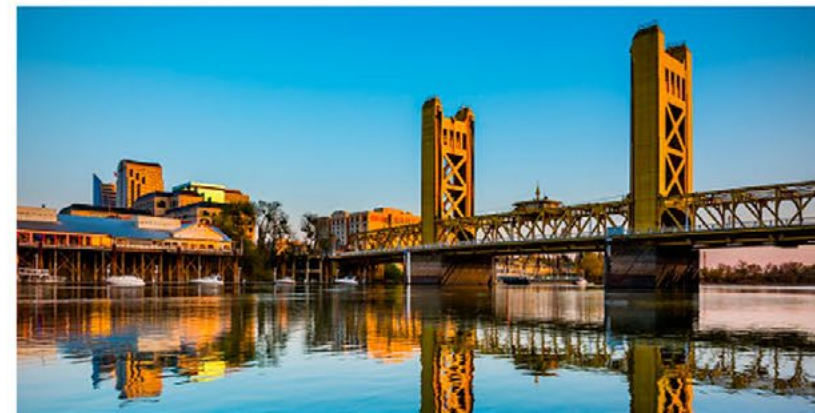
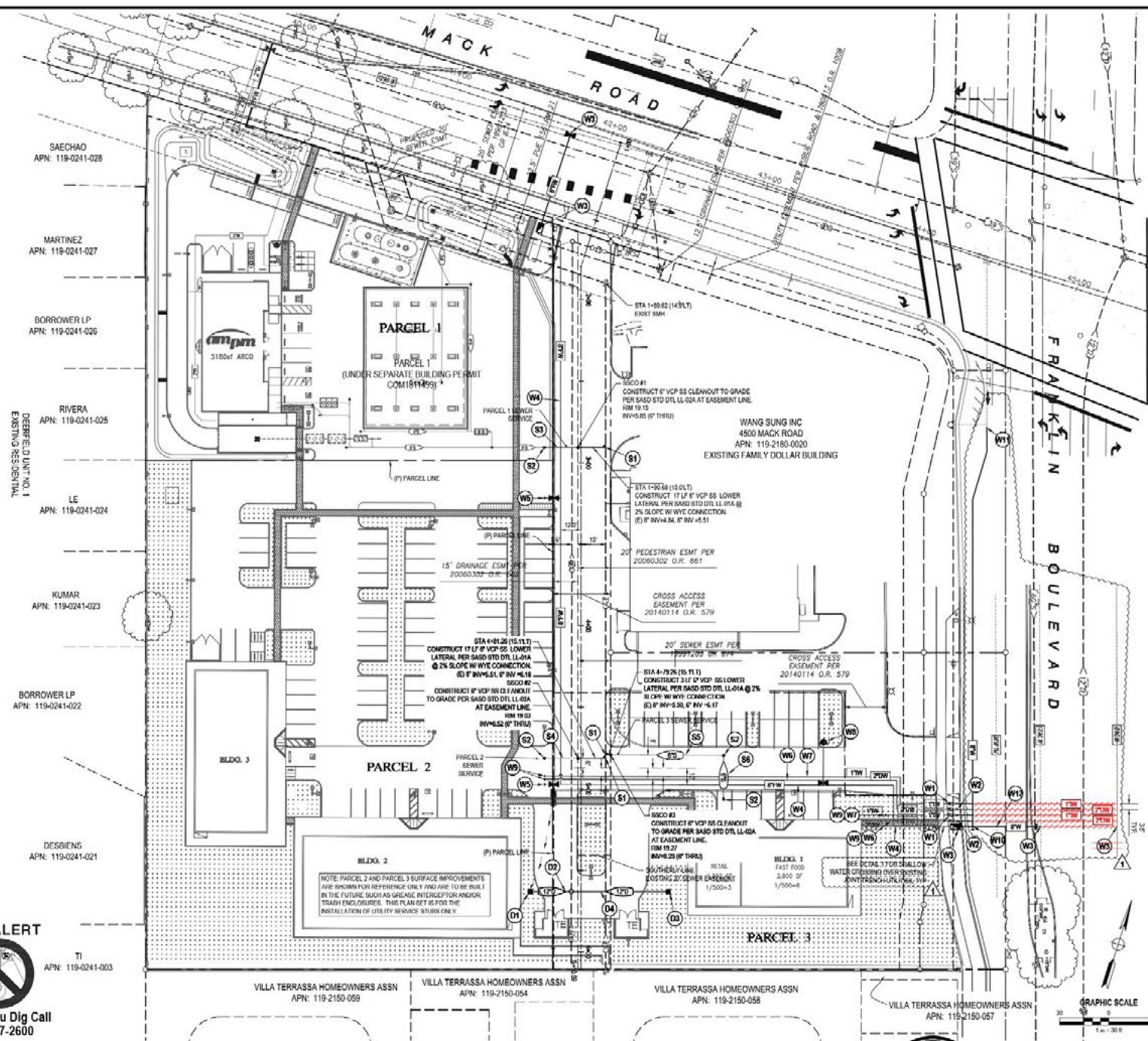
CENTURY 21



THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.

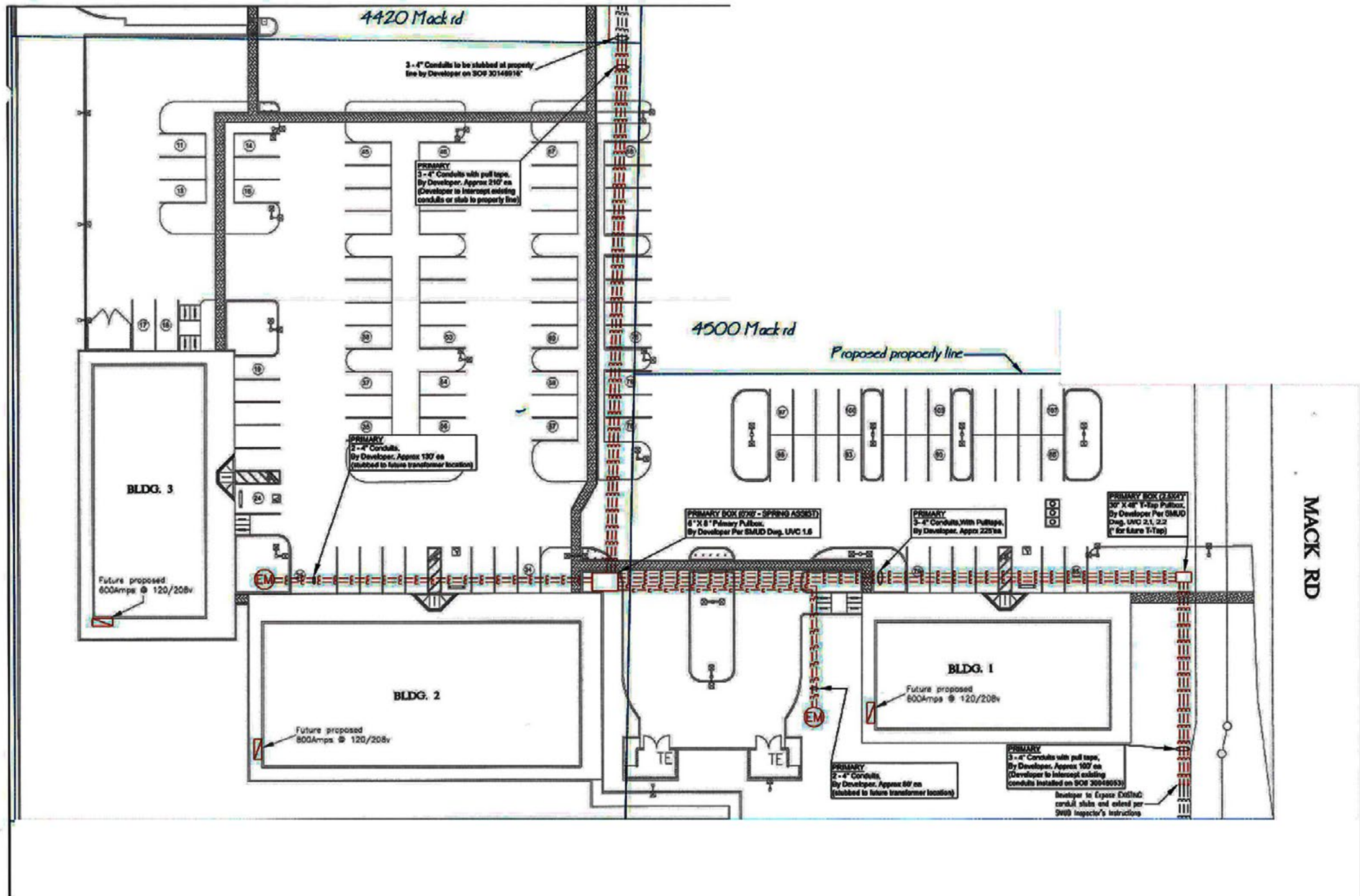


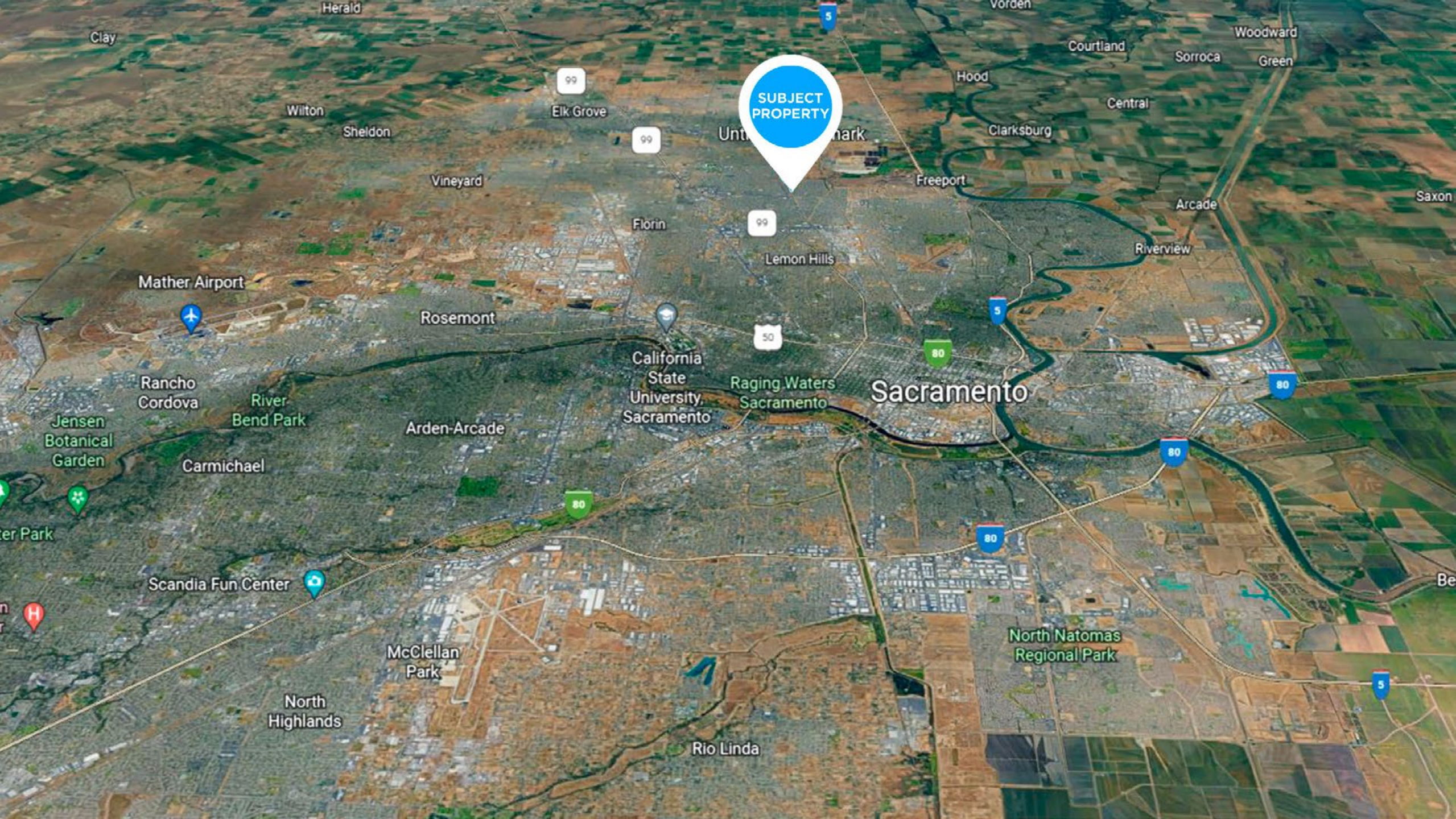


DIG ALERT



Before You Dig Call
800-227-2600





SUBJECT
PROPERTY

Sacramento

California
State
University,
Sacramento

Raging Waters
Sacramento

North Natomas
Regional Park

Rio Linda

McClellan
Park

North
Highlands

Scandia Fun Center

Carmichael

River
Bend Park

Rancho
Cordova

Jensen
Botanical
Garden

Mather Airport

Elk Grove

Sheldon

Wilton

Vineyard

Florin

Lemon Hills

Freeport

Clarksburg

Central

Sorroca

Woodward

Green

Courtland

Hood

Unt...

mark

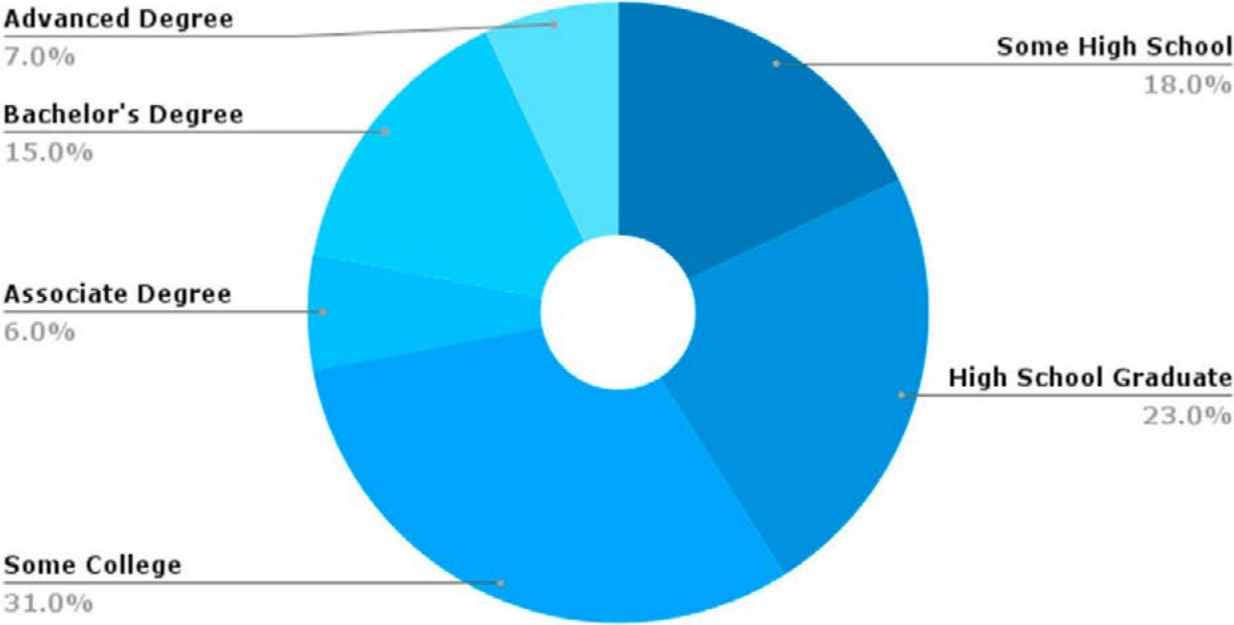
Saxon

Arcade

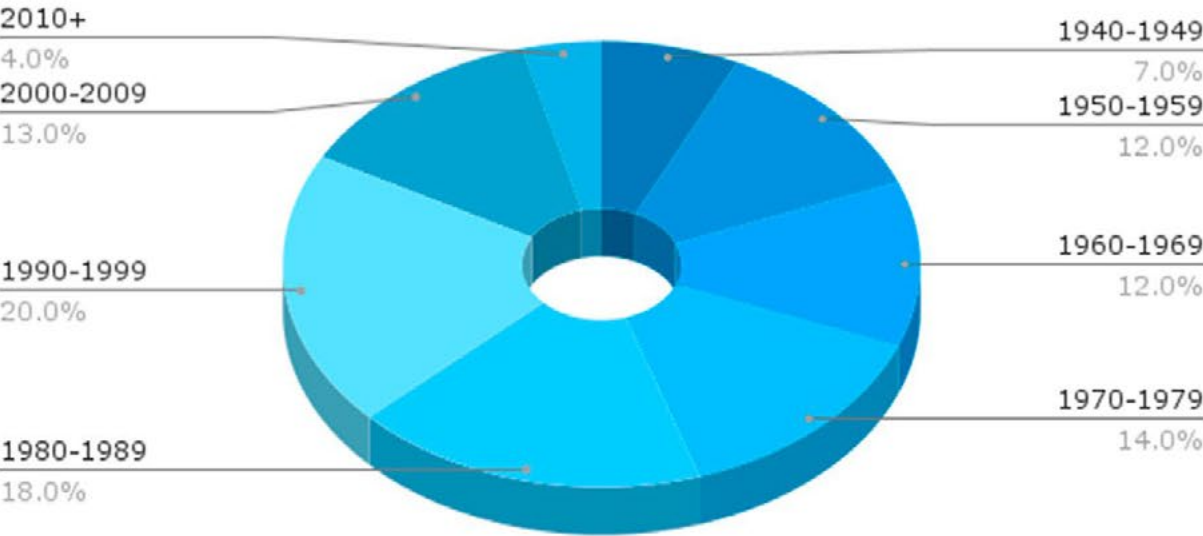
Riverview

Be

EDUCATIONAL ATTAINMENT



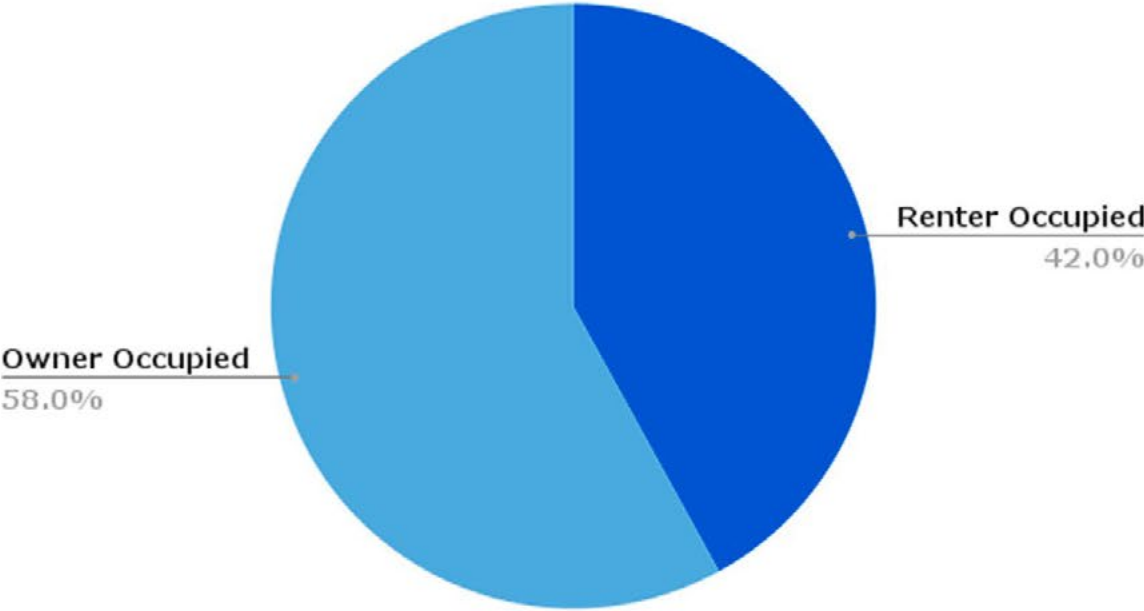
HOMES BUILT BY YEAR



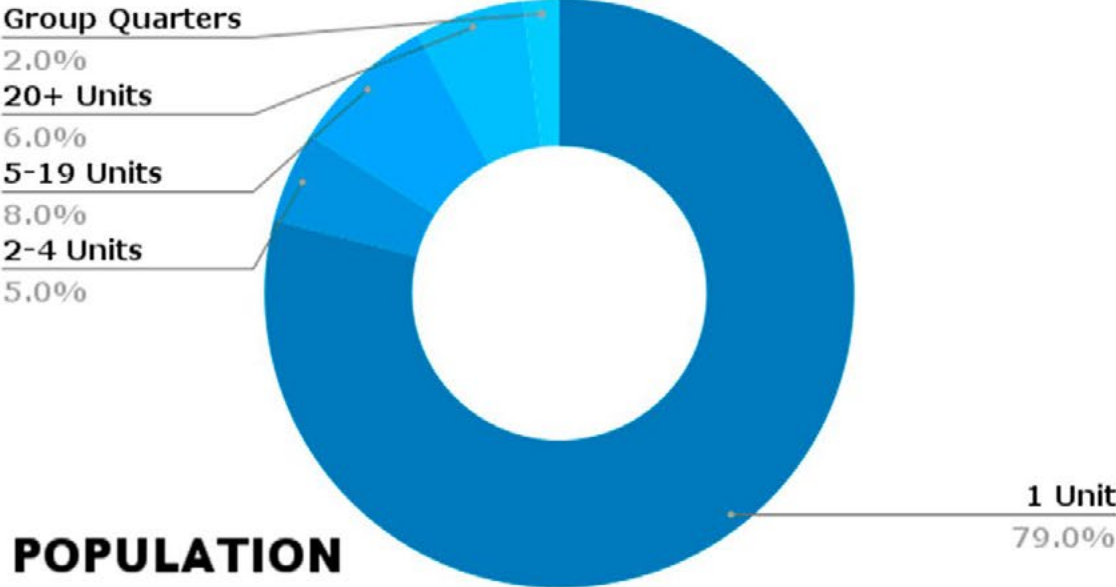
Monthly House Hold Income



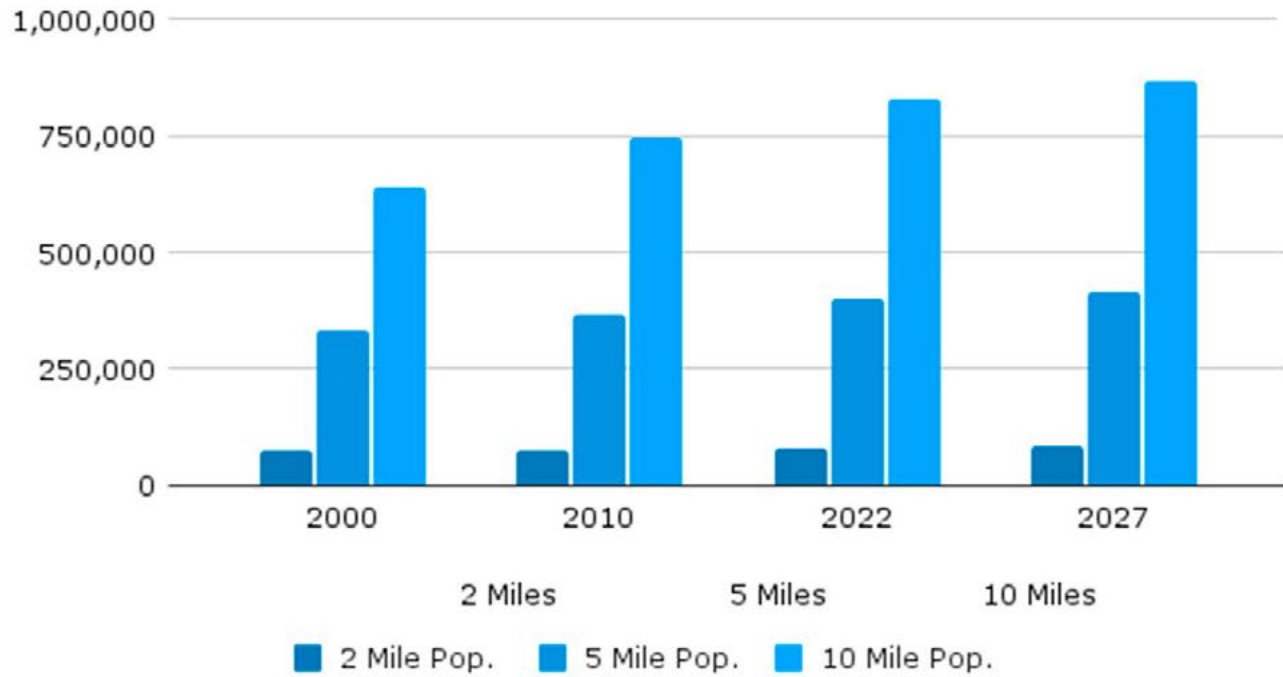
HOUSING OCCUPANCY



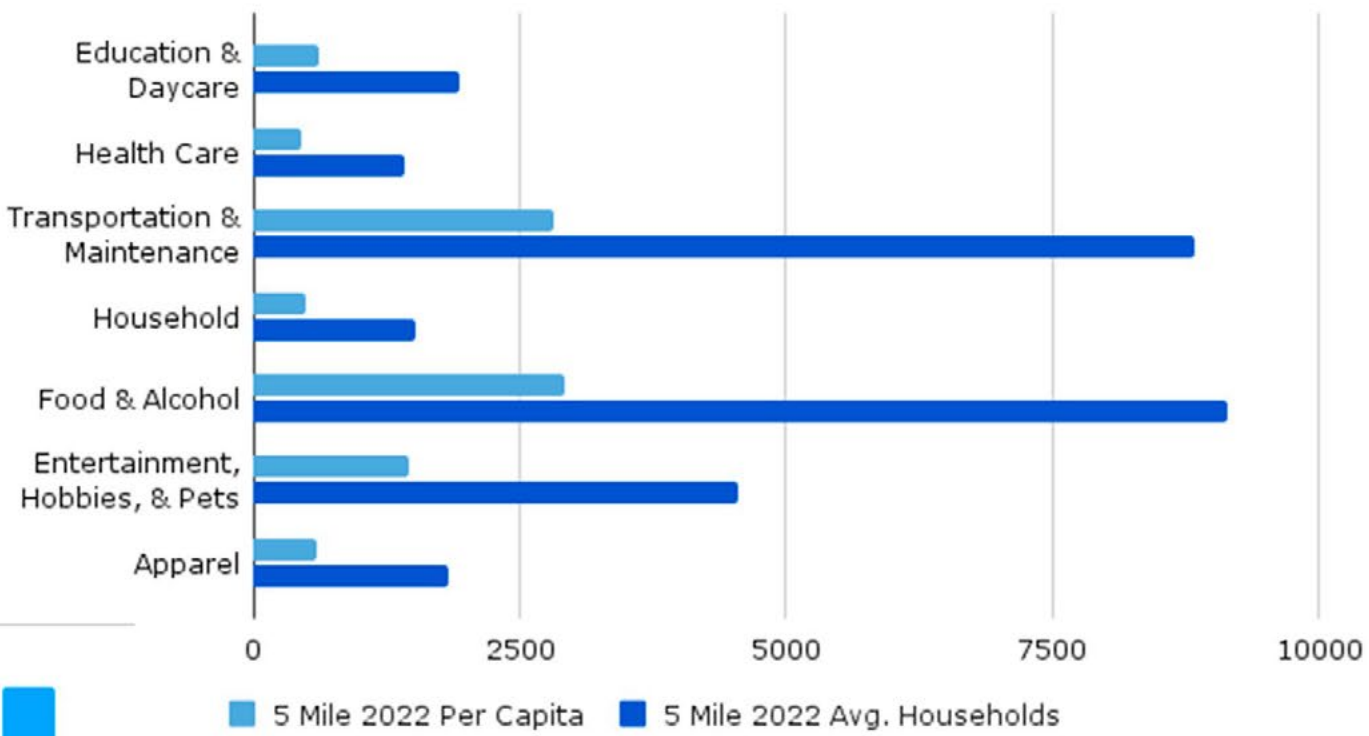
HOUSING TYPE



POPULATION



Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	72,395	330,547	640,896
2010	72,831	368,099	746,743
2022	78,702	400,402	831,122
2027	81,806	416,610	866,103

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CENTURY 21

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