

POWER INN ROAD

14th AVENUE

POWER INN ROAD GAS STATION LAND

8117 14TH AVE
SACRAMENTO, CA 95826

Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208

Sacramento, CA 95819

Phone: 916-361-8500 Fax: 916-361-8900

www.sullivangroupe.com

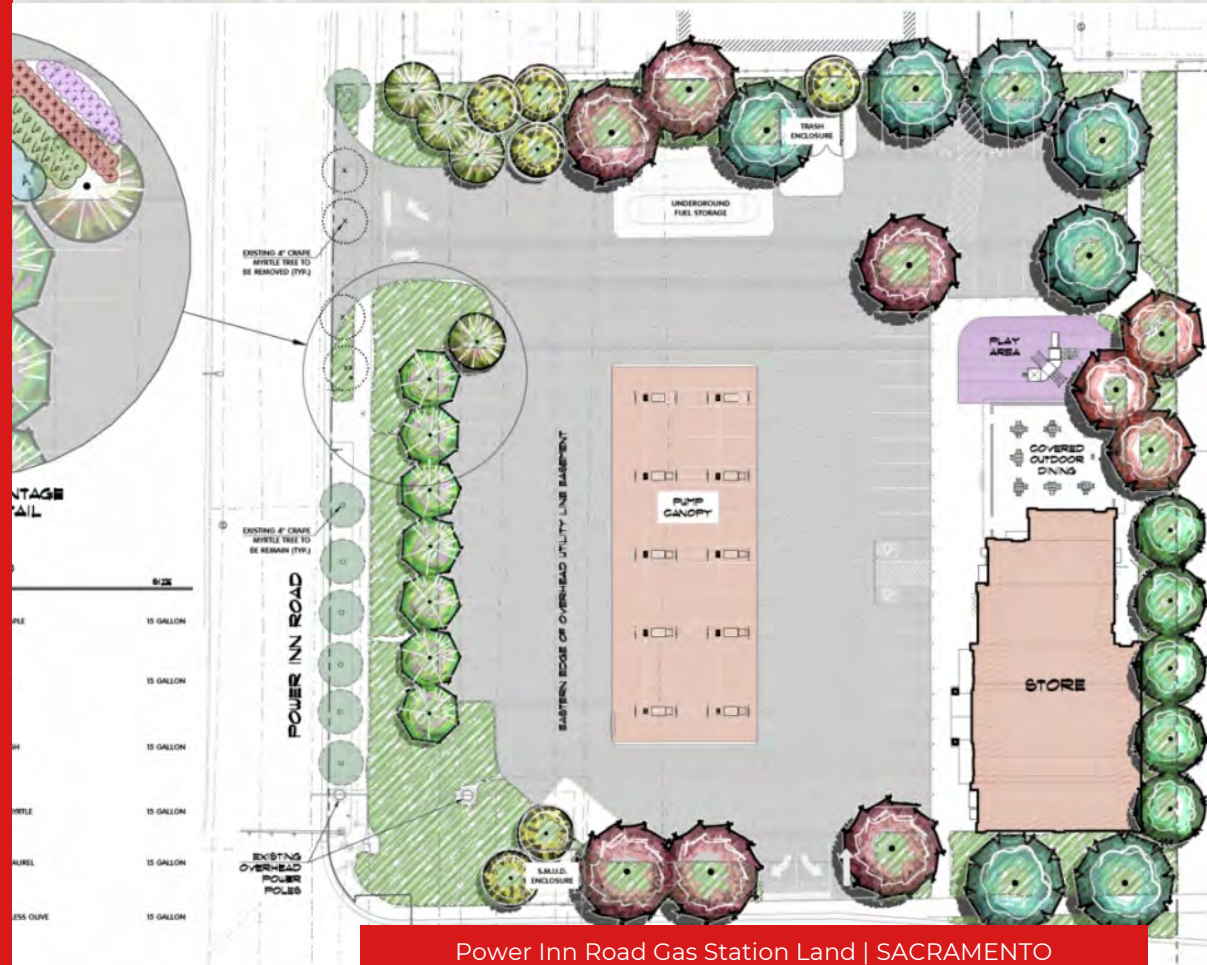


PROPERTY SUMMARY

Lot Size (acres)	2.25
Zoning	C-2-SWR
Zoning Type	INDUSTRIAL
County	Sacramento
Coordinates	38.540082,-121.407405
Lot Size (SF)	98,010 SqFt
Parcel Number	079-0291-008-0000

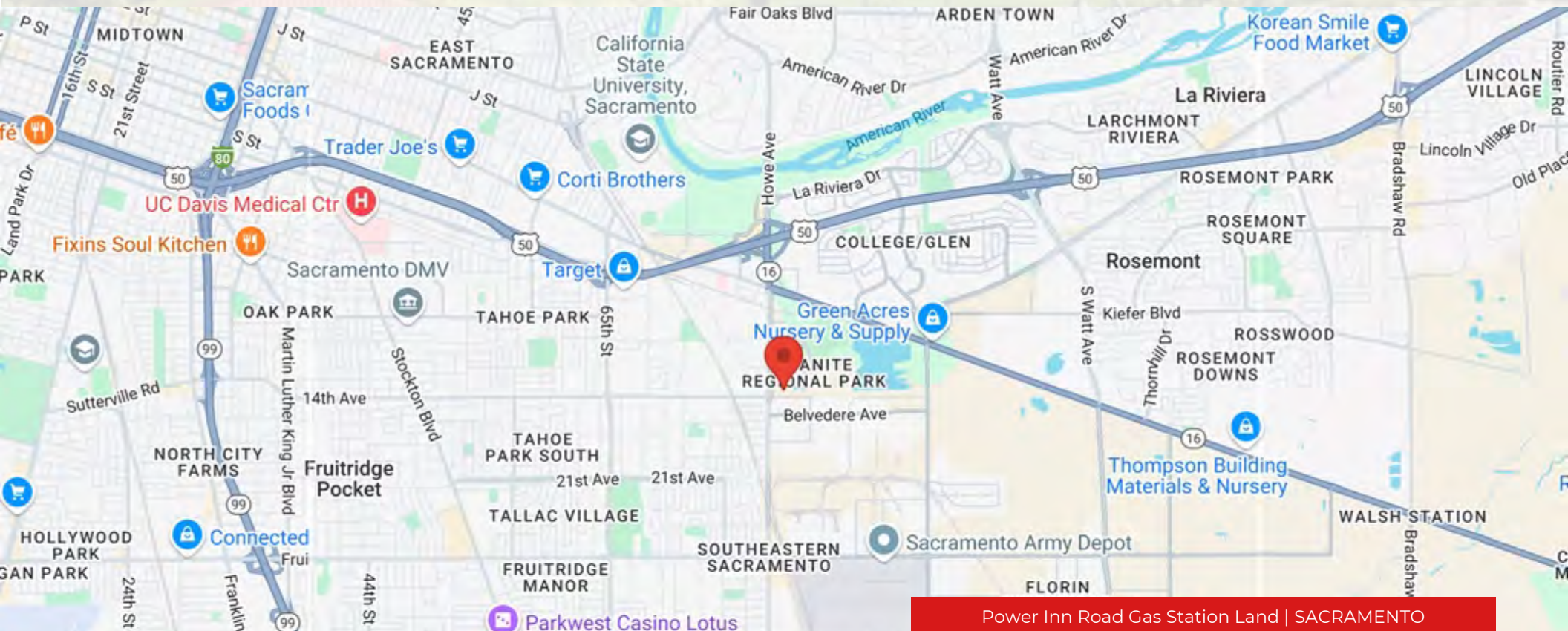
INVESTMENT SUMMARY

The Sullivan Group presents a 2.25-acre industrial lot for sale at the intersection of Power Inn Road and 14th Ave in the Tahoe Park neighborhood, directly adjacent to Granite Park recreational area. Previously entitled for a gas station, this property's zoning is notably flexible, supporting an array of industrial uses alongside traditional commercial ventures. This adaptability makes it an appealing site for various industrial developments such as manufacturing, warehousing, or distribution centers. The location is surrounded by a diverse mix of commercial, office, and residential properties, ensuring high visibility and substantial daily traffic flow, which are advantageous for industrial operations requiring accessibility and exposure. This strategic positioning, combined with the zoning's flexibility, not only facilitates immediate industrial development but also holds promise for significant long-term growth, as the area continues to see an influx of new residents and businesses.



INVESTMENT HIGHLIGHTS

- Approximately 2.25 acres
- Zoned for multiple uses, previously entitled for a gas station, now open for broader industrial or mixed-use development.
- Located in the Tahoe Park neighborhood, near Granite Park, enhancing its appeal for businesses that thrive on community engagement.
- Located among other commercial and office properties, ensuring a vibrant business environment.
- Proximity to residential zones guarantees a robust customer base for retail and services.
- Positioned in a part of Sacramento that's experiencing ongoing business and residential growth
- Great location fronting Power Inn Road with traffic counts of over 25,000 cars/day



LOCATION HIGHLIGHTS

- **Tahoe Park Neighborhood:** Known for its community feel, Tahoe Park is a popular residential area in Sacramento, offering a blend of quiet, tree-lined streets and active community life. It's especially noted for its namesake park, which provides numerous amenities like sports fields, playgrounds, and pools, making it a hub for family activities and social gatherings.
- **Proximity to Recreation:** The property is near Granite Park, enhancing its appeal with access to outdoor recreational facilities, which can be a draw for businesses catering to health, fitness, or leisure activities.
- **Commercial Corridor:** Power Inn Road is a significant commercial artery, hosting a variety of businesses from retail to office spaces. This ensures that the property is in the midst of a bustling commercial environment, ideal for new business ventures seeking visibility and foot traffic.
- **Diverse Zoning:** The area around Power Inn Road and 14th Avenue offers flexible zoning, which supports a wide range of business types, from gas stations to restaurants, retail outlets, and potentially mixed-use developments.
- **Accessibility:** Located at a key intersection, the property benefits from excellent road access, making it easily reachable for both residents and visitors. Power Inn Road intersects with major routes, facilitating connectivity to downtown Sacramento and other key areas of the city.
- **Residential Density:** The surrounding neighborhoods are densely populated, ensuring a steady flow of potential customers for new businesses. This residential base is crucial for local commerce, providing a built-in market.

3 MILE RADIUS



POPULATION
132,100



DAYTIME POPULATION
152,414



HOUSEHOLDS
49,968



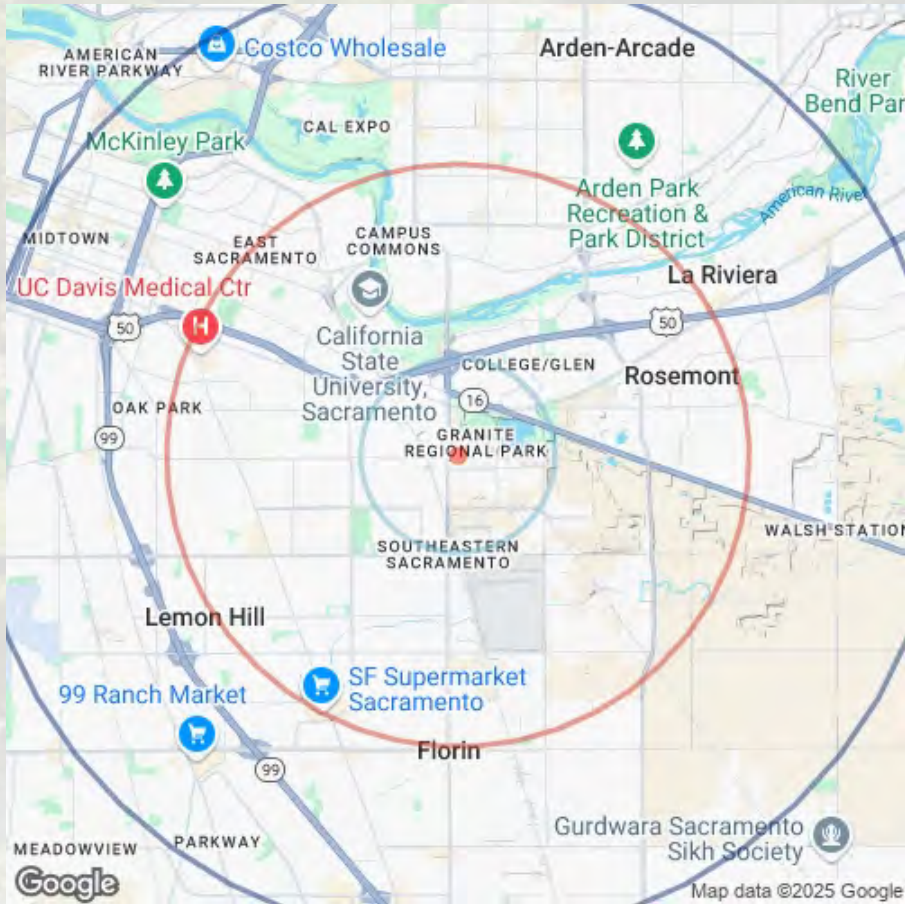
AVG. HOUSEHOLD INCOME
\$ 105,751



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,914	123,237	341,890
2010 Population	8,463	120,725	337,202
2024 Population	9,937	132,100	376,495
2029 Population	9,959	133,317	381,126
2024-2029 Growth Rate	0.04 %	0.18 %	0.24 %
2024 Daytime Population	14,600	152,414	429,175

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	366	5,380	14,441
\$15000-24999	335	3,165	9,133
\$25000-34999	385	2,983	8,802
\$35000-49999	422	4,784	13,991
\$50000-74999	687	8,361	23,659
\$75000-99999	519	7,079	20,051
\$100000-149999	505	8,491	24,003
\$150000-199999	280	4,394	12,311
\$200000 or greater	256	5,330	16,006
Median HH Income	\$ 61,047	\$ 75,816	\$ 76,094
Average HH Income	\$ 86,964	\$ 105,751	\$ 107,952



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,536	48,741	134,658
2010 Total Households	3,368	47,106	131,690
2024 Total Households	3,755	49,968	142,398
2029 Total Households	3,715	49,946	143,006
2024 Average Household Size	2.54	2.54	2.57
2024 Owner Occupied Housing	1,794	25,409	66,772
2029 Owner Occupied Housing	1,845	25,984	68,431
2024 Renter Occupied Housing	1,961	24,559	75,626
2029 Renter Occupied Housing	1,870	23,962	74,575
2024 Vacant Housing	195	2,408	7,566
2024 Total Housing	3,950	52,376	149,964

ABOUT SACRAMENTO

Sacramento, California, is an attractive location for commercial real estate with its economic stability and diverse sectors including government, tech, healthcare, and tourism. Situated at the confluence of the Sacramento and American Rivers, the city is well-connected by Sacramento International Airport, major highways, and public transit. Culturally rich, with numerous festivals and historical landmarks, Sacramento also offers abundant recreational facilities, enhancing its appeal. With a metro area population of over 2.3 million, there's strong demand for both residential and commercial properties, particularly in areas like Tahoe Park and Downtown. The city's central location in Northern California, combined with access to a skilled workforce from local universities, makes it a prime spot for business growth, offering both immediate returns and long-term investment opportunities.



CITY OF SACRAMENTO

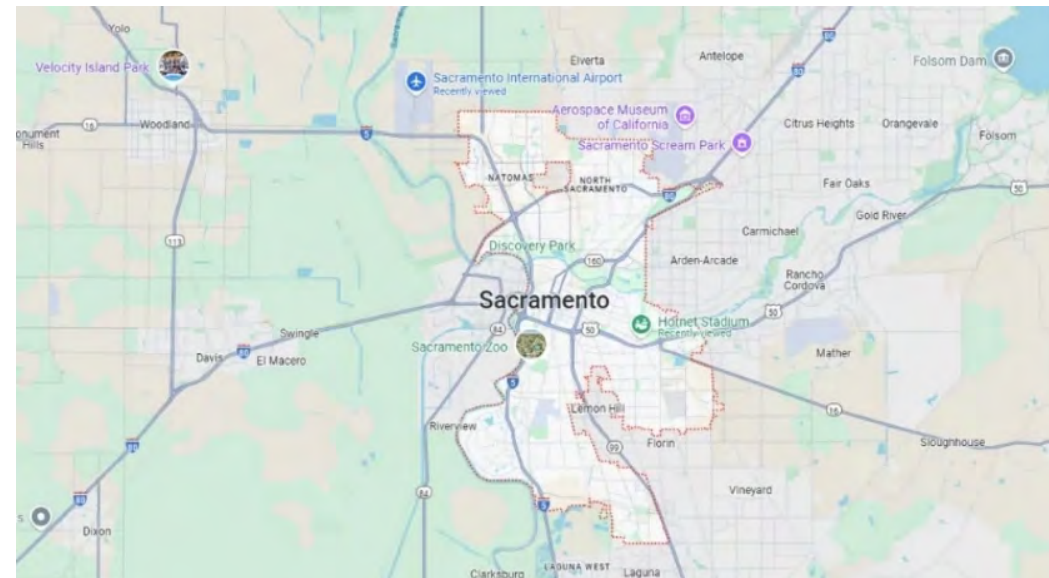
INCORPORATED

12/31/1849

AREA

POPULATION

CITY	100.1 SQ MI	POPULATION	533,840
LAND	97.2 SQ MI	RANK	35TH
ELEVATION	167 FT	DENSITY	5380 SQ MI



NOTES

- 1) A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-954210-SLCL, DATED MARCH 22, 2019 WAS PROVIDED FOR THE PREPARATION OF THIS EXHIBIT.
- 2) EASEMENTS HAVE BEEN PLOTTED AS REVERTED ON THE REFERENCED TITLE COMMITMENT.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- 4) TOPOGRAPHIC INFORMATION WAS PROVIDED BY CLIENT.

LEGEND

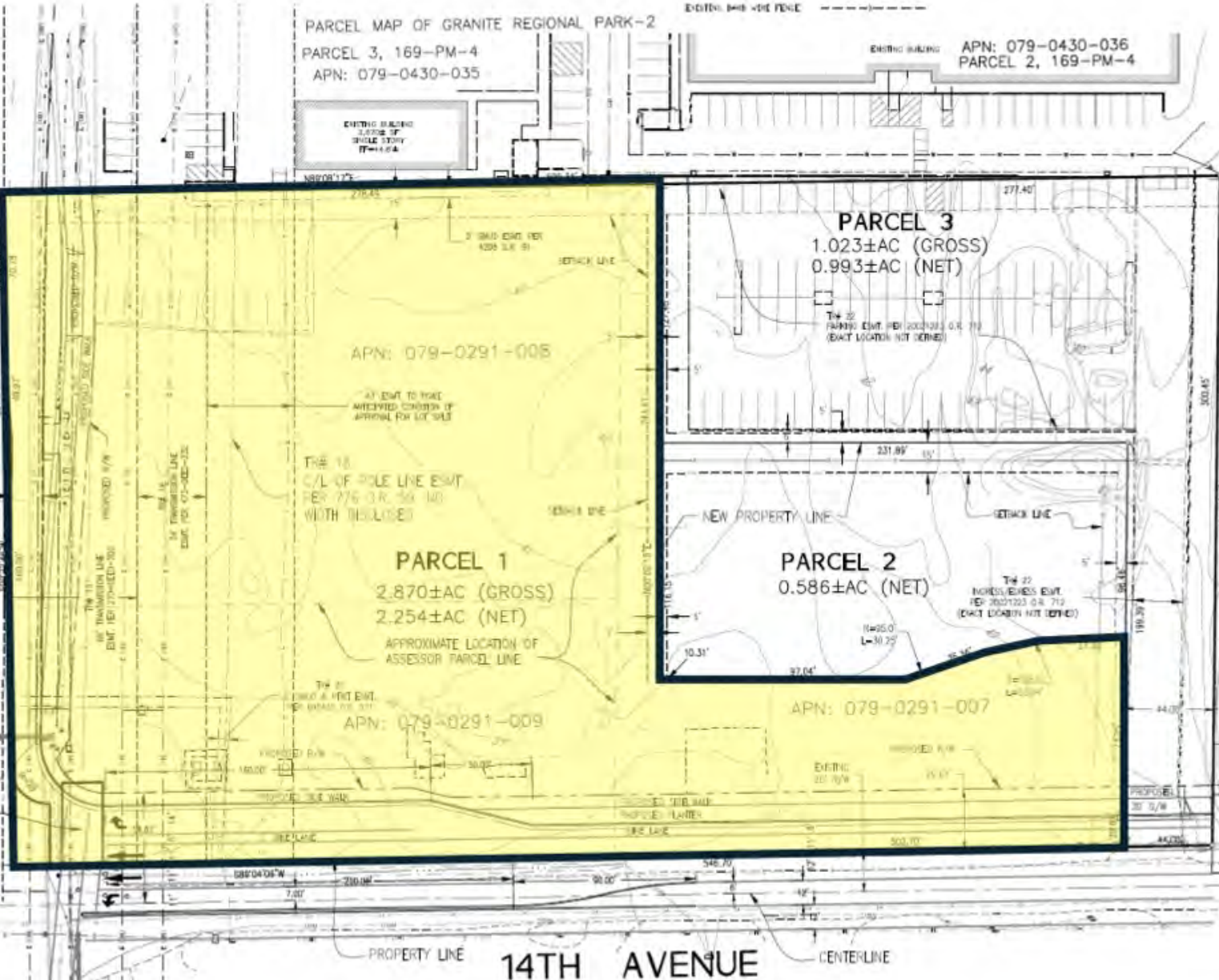
EXISTING AERIAL ELECTRIC	---	E (H)
EXISTING BORED ELECTRIC	---	E
EXISTING GAS	---	G
EXISTING SANITARY SEWER	---	S
EXISTING TRENCH	---	T
EXISTING AERIAL CDM	---	C (H)
EXISTING BORED CDM	---	C
EXISTING TRAFFIC SIGNAL	---	L
EXISTING WATER	---	W
EXISTING CURB & GUTTER	---	C
EXISTING PAVEMENT EDGE	---	P
EXISTING BIRD WIRE FENCE	---	F

PARCEL MAP OF GRANITE REGIONAL PARK-2

PARCEL 3, 169-PM-4
APN: 079-0430-035

EXISTING BUILDING
APN: 079-0430-036
PARCEL 2, 169-PM-4

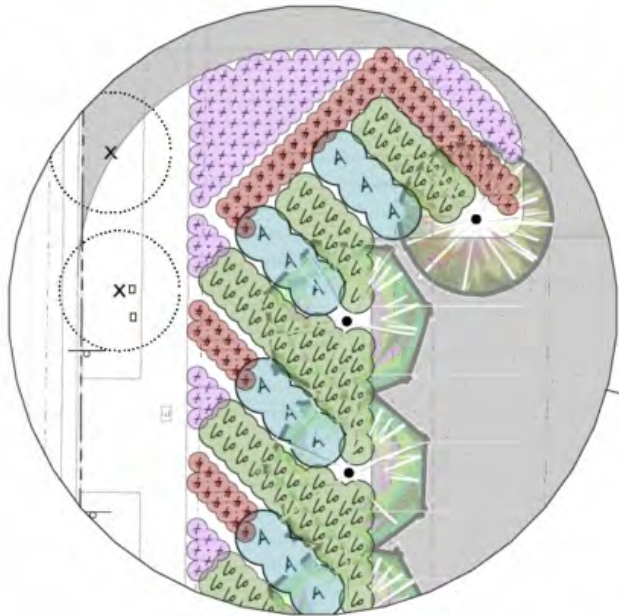
POWER INN ROAD



APN: 079-0430-039
PARCEL 22, 160-PM-1
MASTER PARCEL MAP OF GRANITE REGIONAL PARK



PARKING
TOTAL 118 SPACES

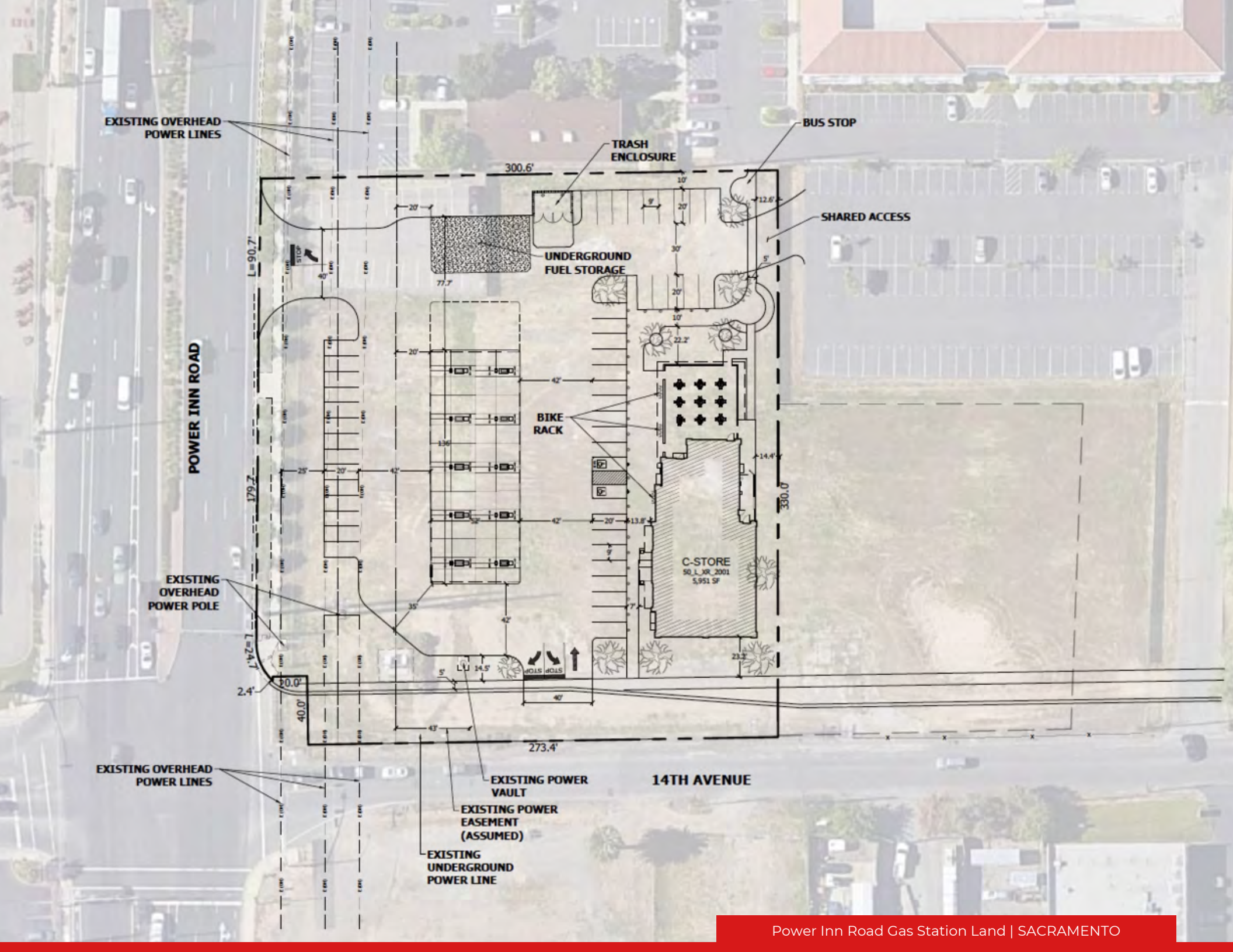


**POWER INN FRONTAGE
CONCEPT DETAIL**
SCALE: 1"=10'

PLANT LIST & LEGEND
SYMBOL BOTANIC NAME/COMMON NAME

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	ACER RUBRUM 'OCTOBER GLORY'/RED MAPLE	15 GALLON
	CERIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON
	FRAXINUS A. 'AUTUMN PURPLE'/WHITE ASH	15 GALLON
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE	15 GALLON
	LAURUS NOBILIS 'SARATOGA'/GRECIAN LAUREL	15 GALLON
	OLEA EUROPEA 'MAJESTIC BEAUTY'/FRUITLESS OLIVE	15 GALLON
	QUERCUS ILEX/HOLLY OAK	15 GALLON





EXISTING OVERHEAD POWER LINES

BUS STOP

TRASH ENCLOSURE

SHARED ACCESS

UNDERGROUND FUEL STORAGE

POWER INN ROAD

BIKE RACK

C-STORE
50_L_XR_2001
5,951 SF

EXISTING OVERHEAD POWER POLE

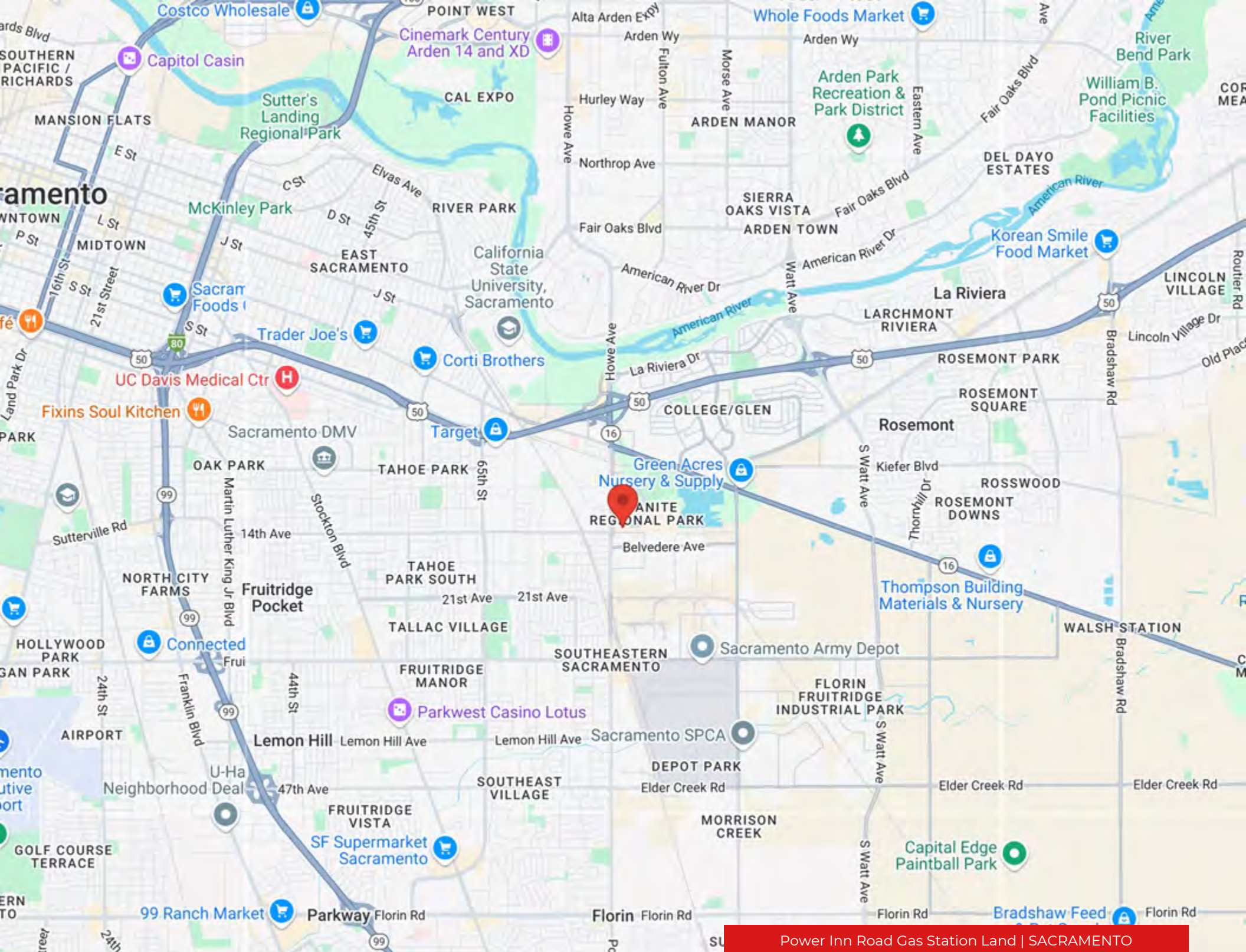
EXISTING POWER VAULT

14TH AVENUE

EXISTING POWER EASEMENT (ASSUMED)

EXISTING UNDERGROUND POWER LINE

EXISTING OVERHEAD POWER LINES



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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