



FOR LEASE OR SALE

860-870 Riske Lane
West Sacramento, CA

RARE INDUSTRIAL ±71,600 SF Property
Located in an Opportunity Zone adjacent
to Downtown Sacramento

PREMIER LOCATION with immediate
Interstate-80, Highway 50 and Interstate-5
access



Kidder
Mathews

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860-870 Riske Lane

WEST SACRAMENTO, CA



±71,600 SF of buildings
DIVISIBLE to ±31,307 SF
INDUSTRIAL or Commercial
MANUFACTURING or Distribution
FENCED Yard Areas
2.87 Acre site
AVAILABLE within 60 days
APNS: 058-310-018-000 & 058-310-019-000
\$4,950,000 Asking Price

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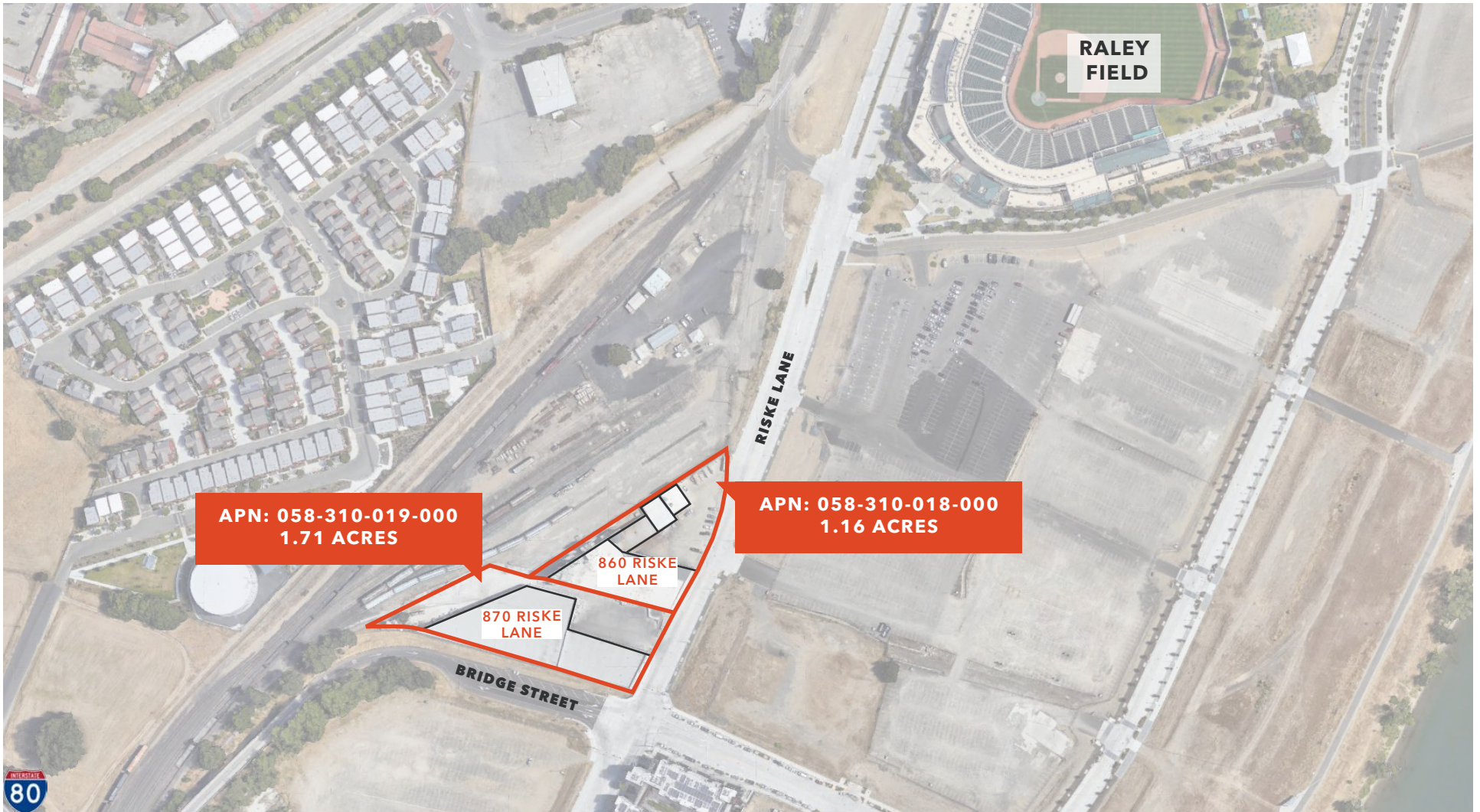
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WEST SACRAMENTO, CA

Site Plan



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860-870 Riske Lane

WEST SACRAMENTO, CA

West Sacramento Submarket



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Neighborhood Amenities



RESTAURANTS

- | | |
|--------------------|-------------------------|
| 1 Burgers and Brew | 6 House Kitchen & Bar |
| 2 Brodericks | 7 Mortons Steakhouse |
| 3 Joes Crab Shack | 8 Echo & Rig Steakhouse |
| 4 Il Fornaio | 9 Takumi Izakaya |
| 5 Firehouse | 10 Yard House |

TRANSIT

- | |
|--------------------------|
| 1 5th at Bridge NB |
| 2 Capitol at Raley Field |

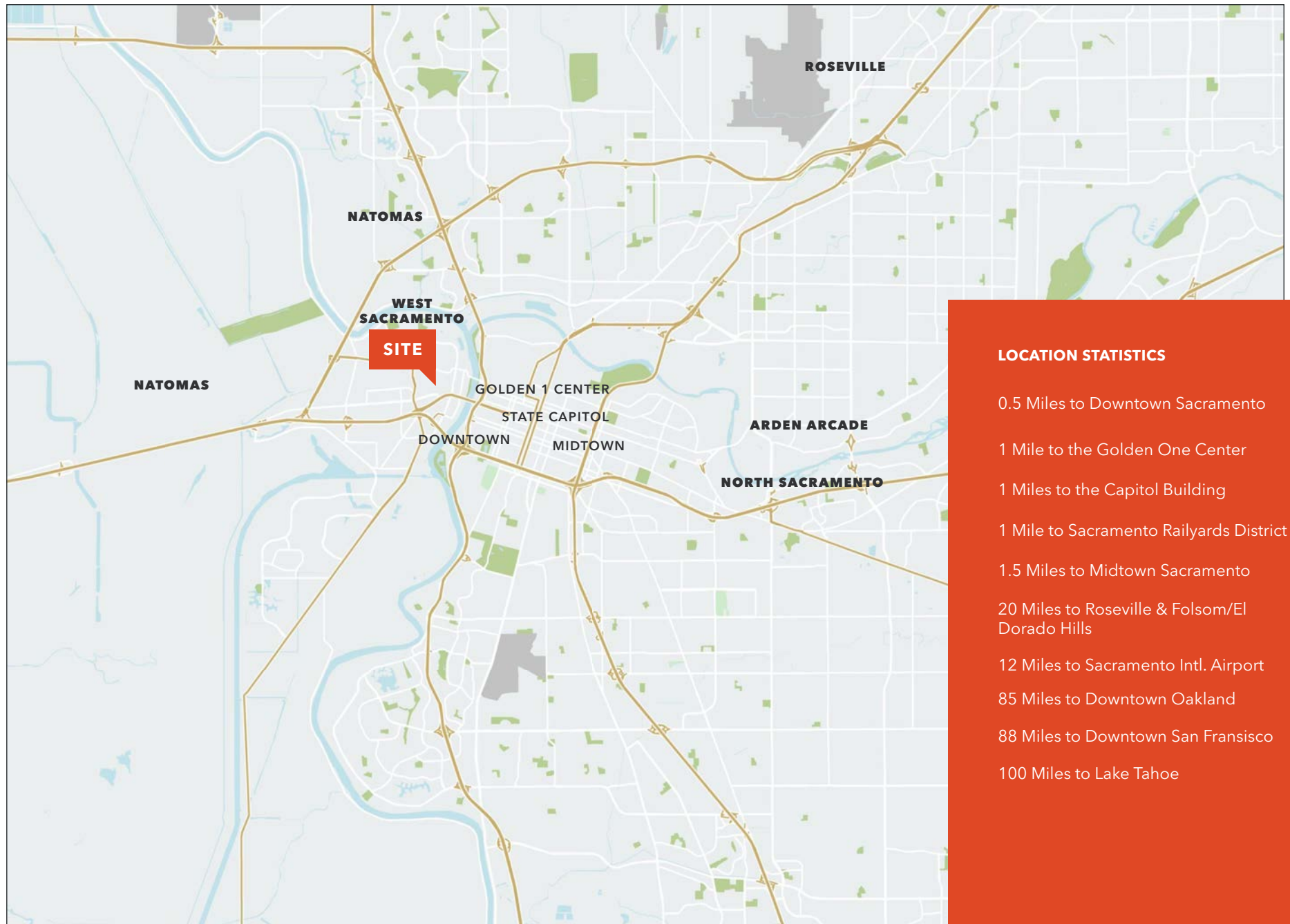
RETAIL/LIFESTYLE

- | | |
|----------------------|--|
| 1 Crocker Art Museum | 9 Downtown Sac Ice Rink |
| 2 California Museum | 10 Coin-Op |
| 3 Drakes Barn | 11 Social Night Club |
| 4 IMAX Theatre | 12 Hyatt Regency |
| 5 Revival | 13 Fizz Champagne & Bubbles Bar |
| 6 Embassy Suites | 14 American River |
| 7 Sutter Club | 15 West Sacramento River Front Bike/Walking Path |
| 8 24 Hour Fitness | |

CAFES / COFFEE / TEA

- | |
|-----------------------|
| 1 Peet's Coffee & Tea |
| 2 Chocolate Fish |
| 3 Old Soul |
| 4 Sellands Café |
| 5 Café Bernardo |
| 6 Starbucks Reserve |
| 7 Insight Coffee |

Location Map



EXCLUSIVELY REPRESENTED BY

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