

AVAILABLE  
**FOR SALE**

1100-1108 65TH STREET  
Sacramento, CA 95819

+/- 3,120 SF of Building on  
+/- .28 Acres of land (2 Parcels)  
**\$2,200,000 Asking Sale Price**  
**\$180.37/PSF (Land)**



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**CENTURY 21**  
Select Real Estate, Inc.



**65TH STREET**

+/- 16,000 VPD

**Rare Golden Opportunity for Sale Located in the Direct Path of Development**



# THE PROPERTY

 **1100-1108 65th Street Sacramento, CA 95819**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**APN: 008-0323-012-0000**  
**008-0323-013-0000**



**-/+ 3,120 Square Feet of Building on +/- .28 Acres of Land**  
**Retail Space**



**RMX-TO-SPD - RESIDENTIAL MIXED USE/ TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT**



**Retail Restaurant**



**\$2,200,000 asking**  
**+/-12,197 of Land at \$180.37 Per SF**



Located in the one of the cities most vibrant exponentially developing intersections, this opportunity is true diamond in the rough. Surrounded by dense apartments student housing situated in the affluent east Sacramento neighborhood this opportunity offers a chance to this energized hub development.



Location: Situated in a high-traffic area, ensuring maximum visibility and exposure.



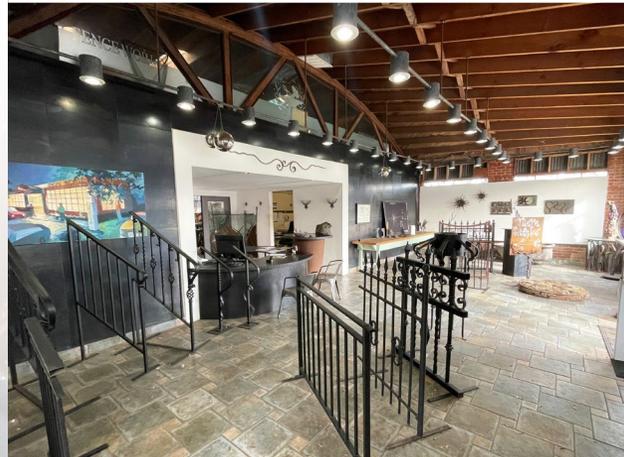
Versatility: Flexible floor plans catering to diverse commercial needs, including [e.g., creative office, manufacturing, or showroom].



Accessibility: Superior access to major transportation routes for easy commutes and logistics.



Amenities: Nearby, modern infrastructure to support your business, including [e.g., nearby cafe, retail, or tech centers].





Tahoe Park

Save Mart ROSS DRESS FOR LESS petco

50

Phoebe A. Hearst Elementary School

target

SMUD

Hampton

Giovanni's Pizzeria

Bright Horizons

65th Street

Office DEPOT

TACOA

SAFE CREDIT UNION

East Sacramento

50

SUBWAY

DOLLAR TREE

GROCERY OUTLET

Bp

BIKE DOG

SUBJECT

PHOTOSOURCE

Street

AA APPLIANCE SOLUTIONS

ORTECH

Elvas Street

FPS

BONE DRINKING GARDEN

Global Rack

69th St.

Folsom Blvd

girlscouts

LUXURY MOTORCARS

Mill

S

Hornet Pavilion

Hornet Stadium

Sac State Alumni Association

SACRAMENTO STATE





# THE BUILDING

## Headline Options

- Rare East Sacramento Freestanding Commercial Opportunity
- Prime 3,120 SF Retail/Office Location in East Sacramento
- High-Visibility Commercial Property on 65th Street

## Property Description

- Location:** Situated at 1100 65th Street, this property boasts a high-traffic, desirable East Sacramento location.
- Building Size:** +/- 3,120 Square Feet of versatile commercial space.
- Lot Size:** +/- .28 Acres of land, offering, potential for parking or outdoor, use.
- Versatility:** Ideal for professional services, boutique retail, or creative office space.

## Investment Highlights

- Location Advantage:** Situated in the heart of East Sacramento,

surrounded by residential rooftops and local business, providing a strong customer base.

- Accessibility:** Easy access to major thoroughfares like Folsom Blvd and Highway 50, ensuring high visibility and convenience for clients/customers.
- Neighborhood Amenities:** Proximity to local cafes, restaurants, parks, and Sacramento State College.

## Description for Marketing Materials

"Don't miss this unique opportunity to secure a +/- 3,120 sq ft, commercial building in the heart of East Sacramento. Located at 1100 65th Street, this property features excellent visibility, a +/- .28 Acre lot(s), and is perfect for a wide range of uses including boutique retail, professional offices, or a specialty cafe. Enjoy being located in one of Sacramento's most charming neighborhoods, with easy access to commuter routes and local amenities."



# THE AREA

Located at 1100 65th Street in the thriving East Sacramento submarket, this property offers a premier opportunity for businesses seeking high visibility and strategic positioning near major hubs.

## Property Highlights

**Prime Location:** Situated at the signalized intersection of 65th Street and Folsom Boulevard, the site benefits from high traffic counts of approximately 30,000 Average Daily Traffic (ADT).

**University Proximity:** Located just steps from the California State University, Sacramento campus, which serves over 33,000 students, providing a constant flow of pedestrian and bike traffic.

**Versatile Design:** The immediate area features modern developments like Academy 65, offering ground-floor retail with industrial-inspired aesthetics, including 12-13 ft ceilings and concrete pillars.

**Signage & Visibility:** Excellent opportunities for building and monument signage to capture attention along the busy 65th Street commercial corridor.

## Area Market Overview

East Sacramento remains one of the city's most desirable "premium" submarkets, characterized by historic charm, strong walkability, and high property values.

**Economic Stability:** Sacramento's status as the state capital provides a stable economic base, supplemented by growth in the tech and healthcare sectors.

**Demographics:** The surrounding area boasts a median household income of approximately \$92,175 (Sacramento County 2024 projection), reflecting a strong local consumer base.

**Connectivity:** Easy access to Highway 50 and the 65th Street Light Rail Station ensures seamless transit for both employees and customers.

## Investment Outlook (2026 Forecast)

The 2026 outlook for Sacramento commercial real estate is positive, with retail and multifamily sectors showing particular resilience.

**Limited Inventory:** New retail construction remains tight (only 0.4% of total inventory), making existing spaces in high-demand corridors like 65th Street highly competitive.

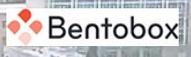
**Development Momentum:** The area is benefiting from significant regional transformations, including the ongoing growth of the nearby medical and university districts.



200 Apts w/ 800 Students  
The Wexler Student Housing

SMUD Headquarters

140 Apartments  
Mezzo Apartments



134,000 Visits per Year  
Moonlight Bakery  
Honey Boba, Etc.



549,700 Visits per Year  
F65 Shopping / Dining Center



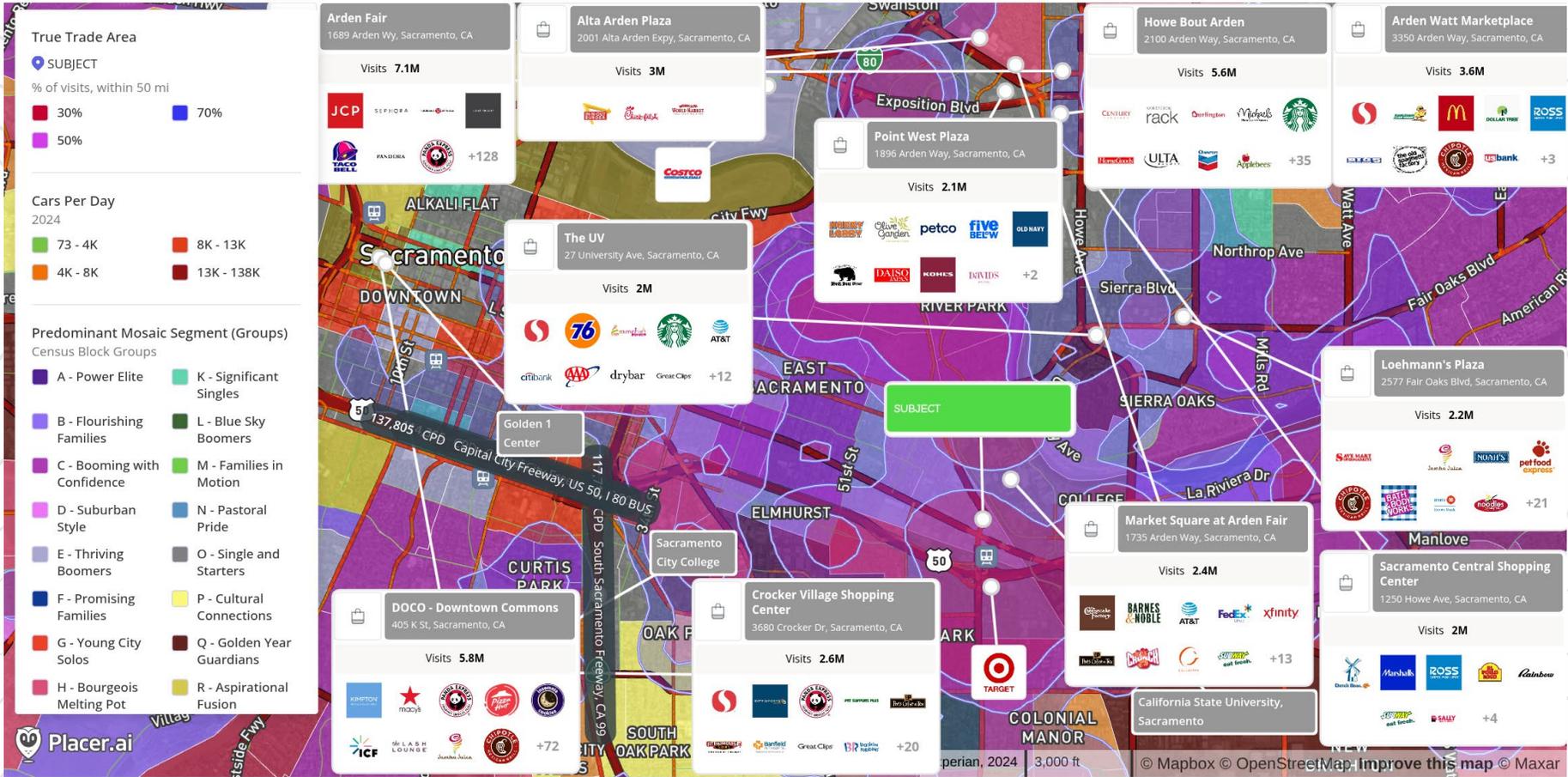
90 Apts / 270 Students  
Academy 65 Student Housing

1100-1108  
65th Street  
SACRAMENTO  
CA 95819



# MOSAIC SEGMENT MAP

## Fenceworld

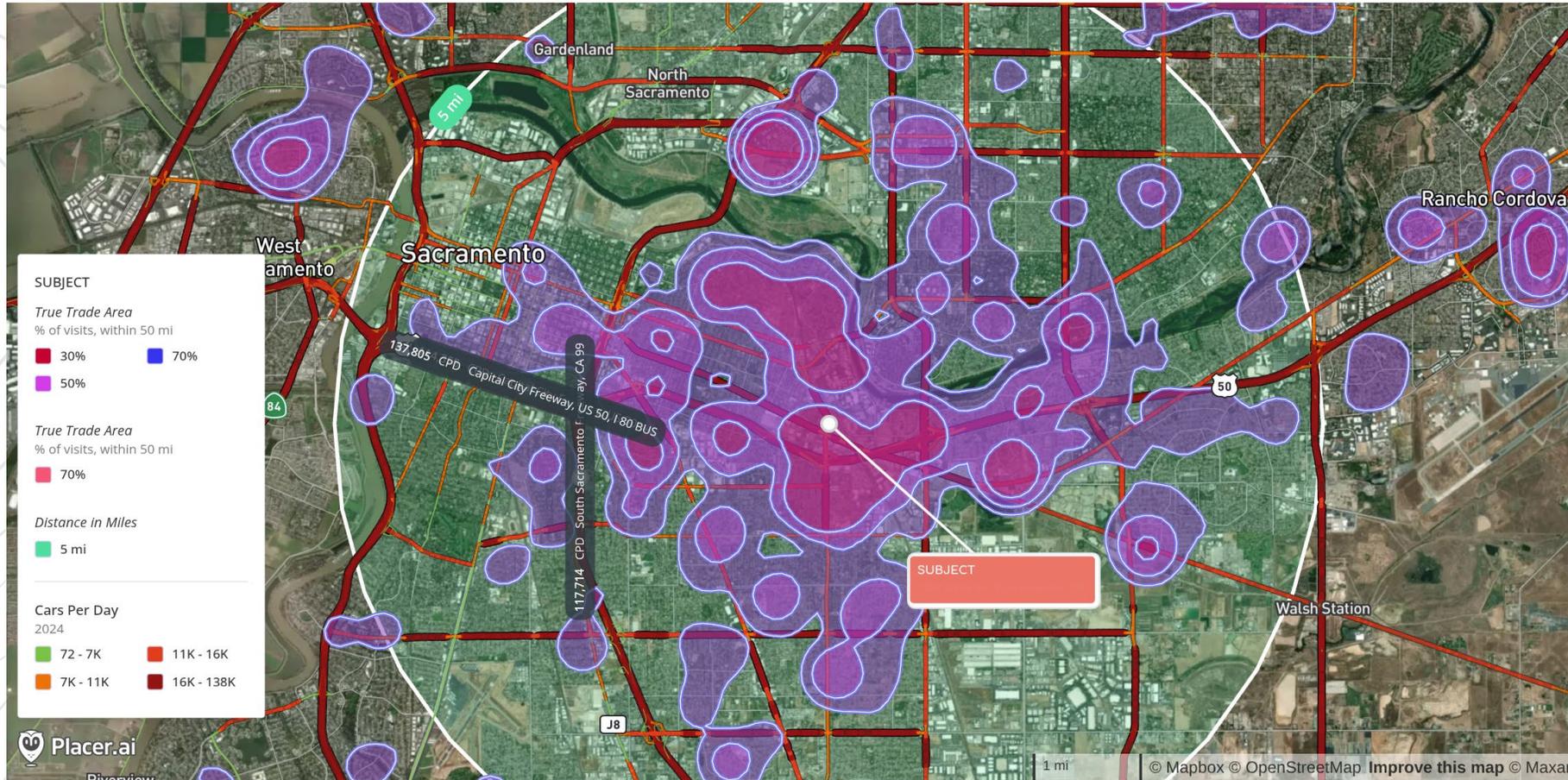


Feb 1, 2025 - Jan 31, 2026  
 Data provided by Placer Labs Inc. (www.placer.ai)



# TRAFFIC & TRUE TRADE AREA

Fenceworld



Feb 1, 2025 - Jan 31, 2026

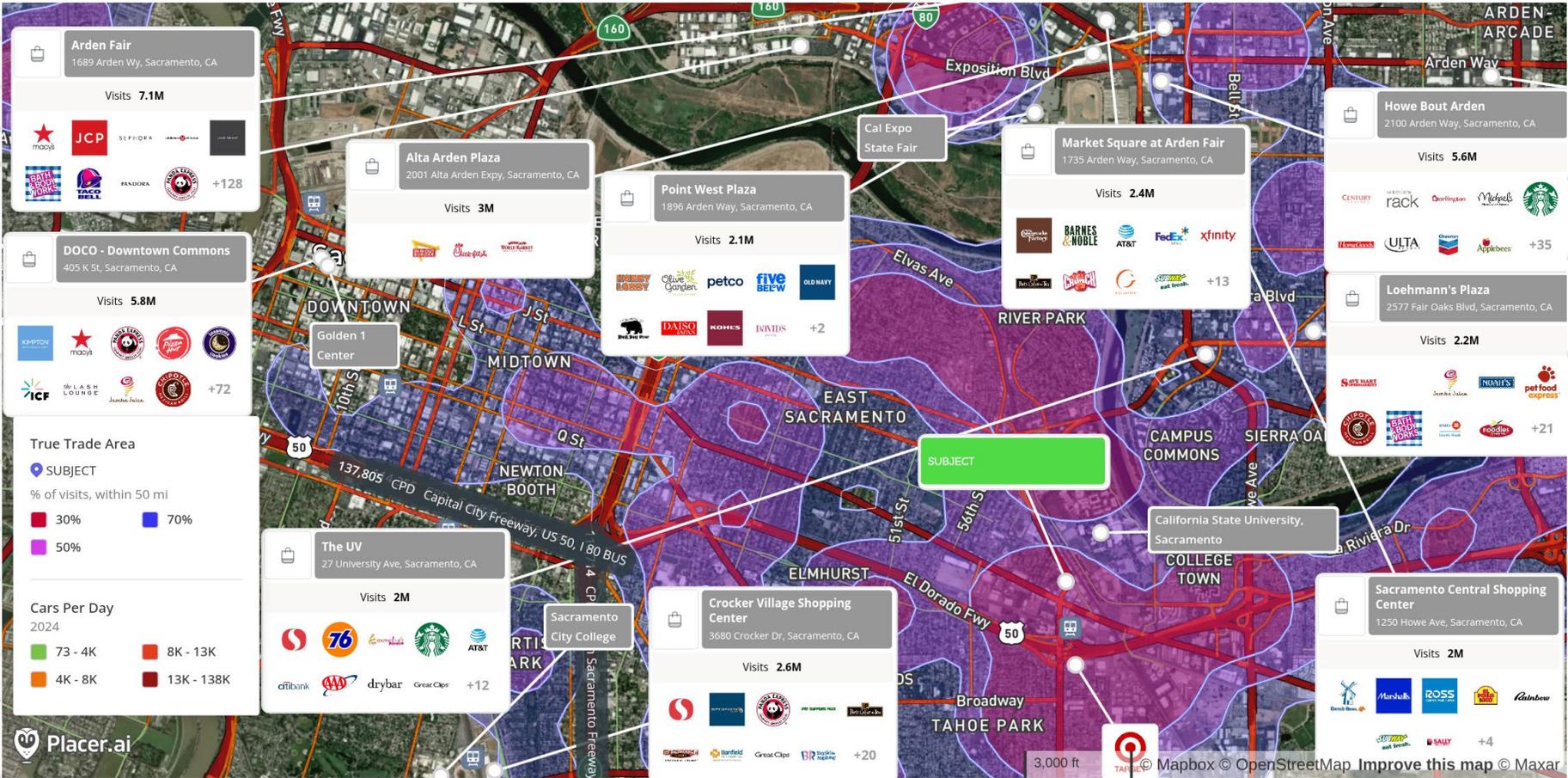
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai



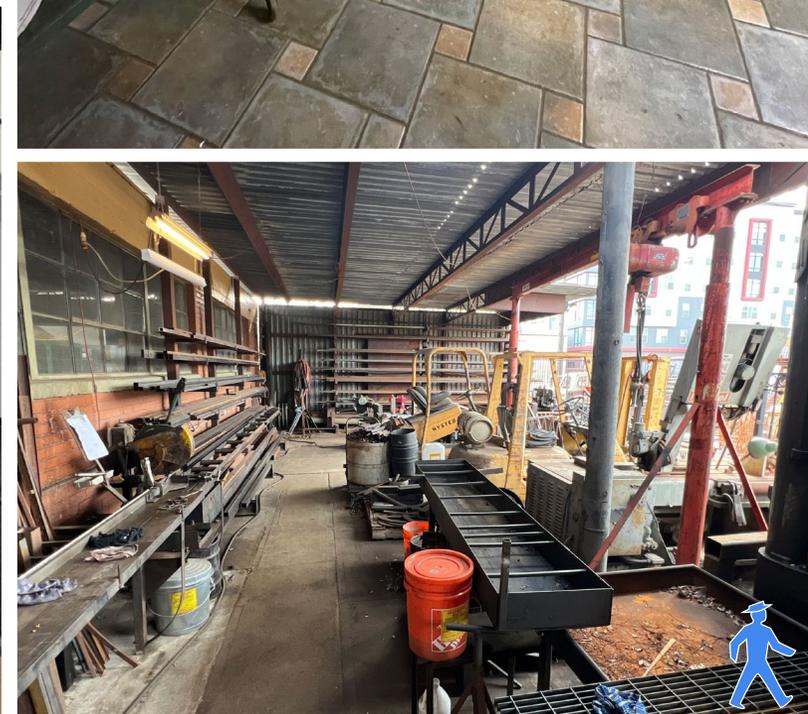
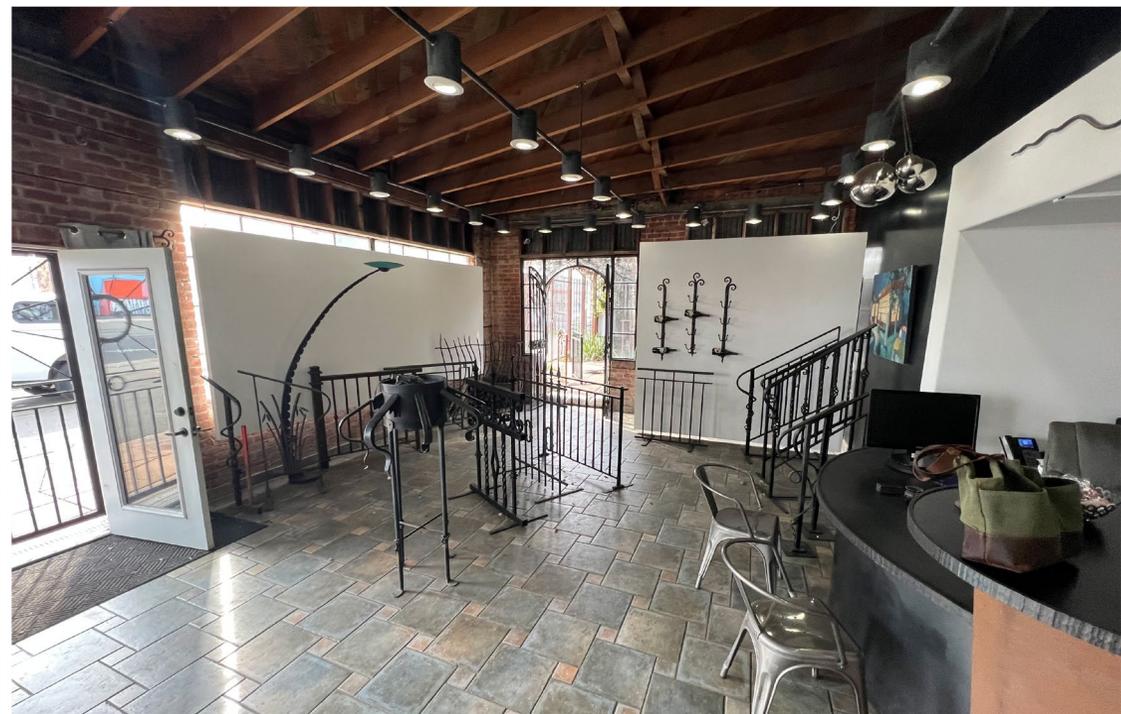
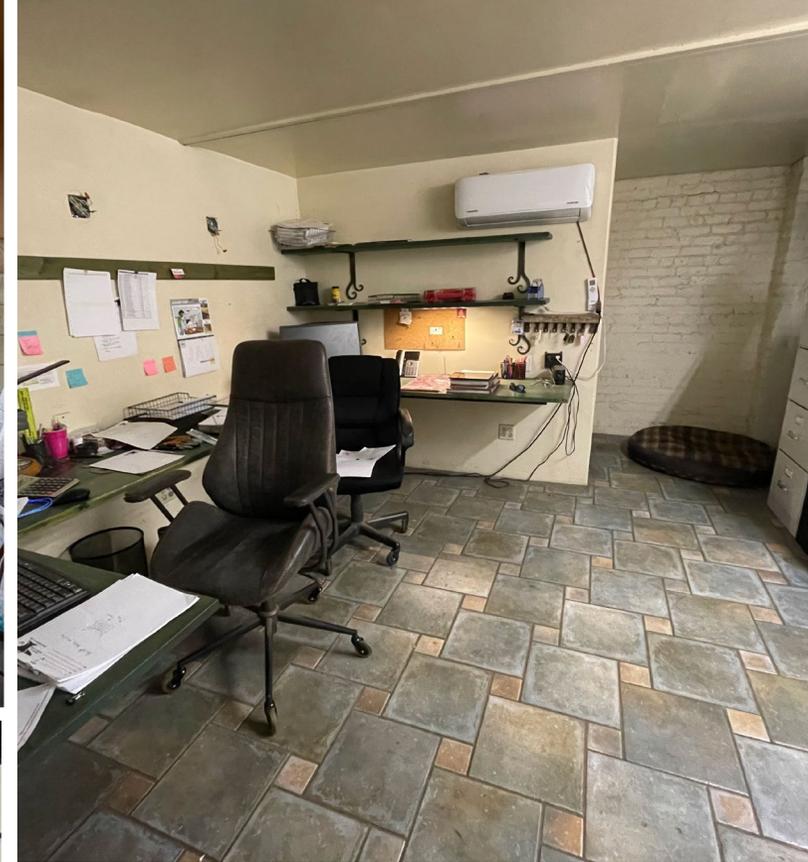
# TRADE AREA HEAT MAP

## Fenceworld



Feb 1, 2025 - Jan 31, 2026  
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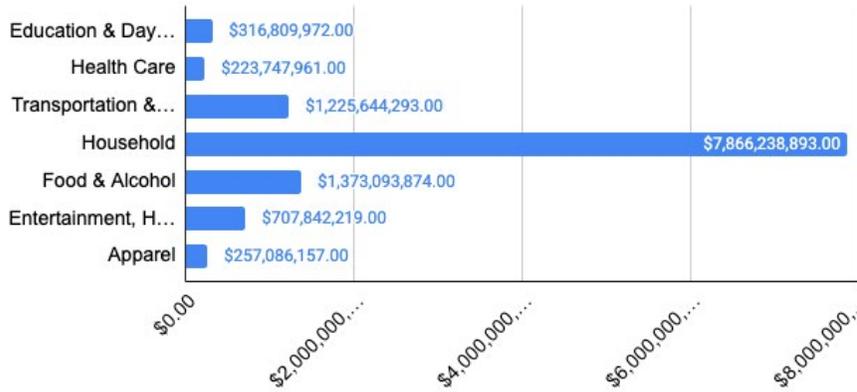


# DEMOGRAPHICS

## CONSUMER SPENDING

5 miles Households

Consumer House Hold Spending



## EDUCATION

% Breakdown - 2024



- 28% Some College, No Degree
- 20% Bachelor's Degree
- 19% High School Graduate
- 12% Advanced Degree
- 14% Some High School, No Diploma
- 7% Associate Degree

## HOUSEHOLD INCOME



5 Mile Radius 2024

< \$25K	32,078
\$25K - 50K	27,806
\$50K - 75K	26,721
\$75K - 100K	19,305
\$100K - 125K	15,937
\$125K - 150K	10,148
\$150K - 200K	11,298
\$200K+	14,842

## RESIDENT POPULATION

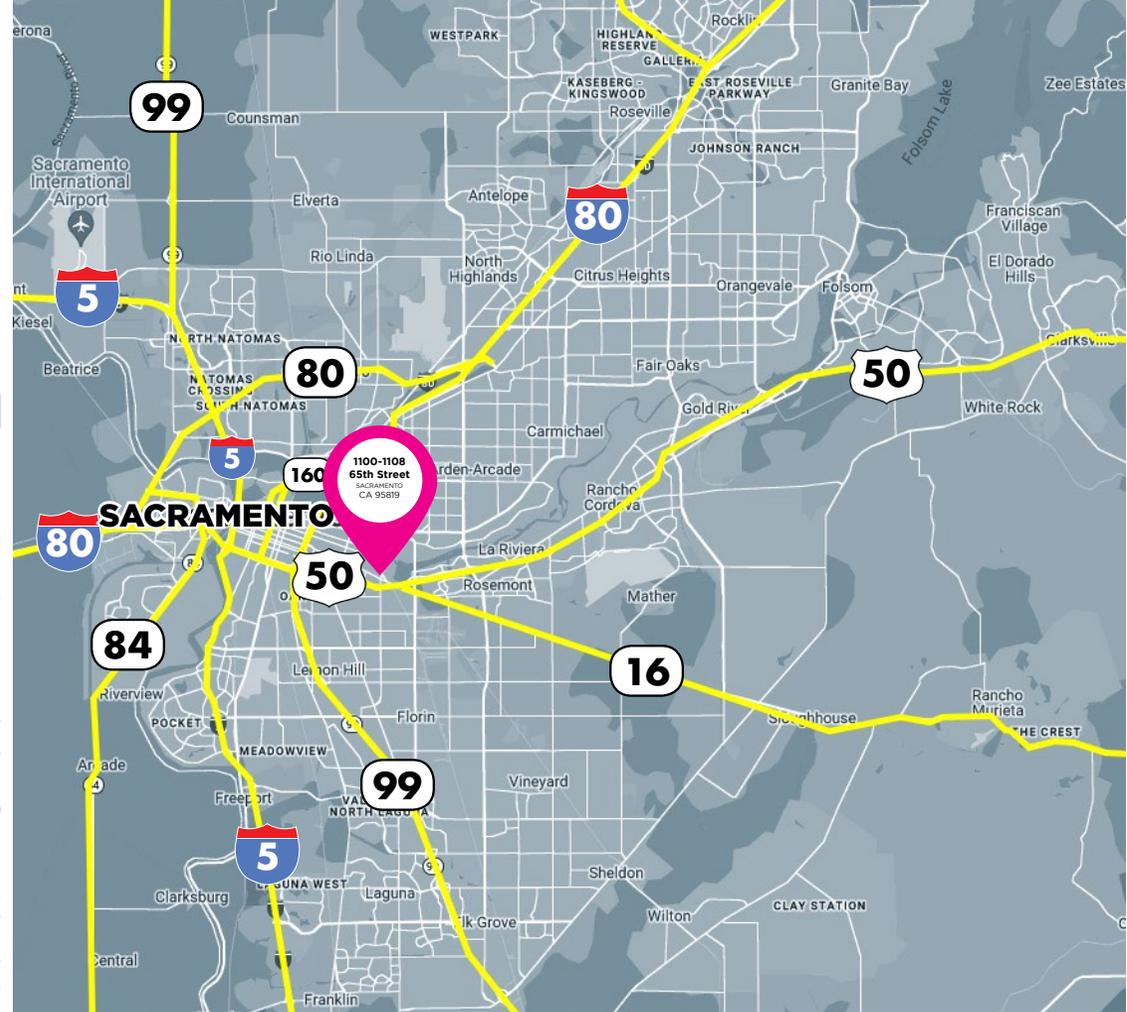


5 Miles 405,678

## TRAFFIC COUNT

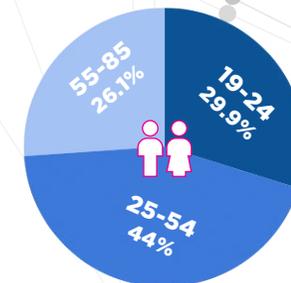


-/+ 16,000 vehicles per day



## POPULATION BY AGE

5 Mile Radius



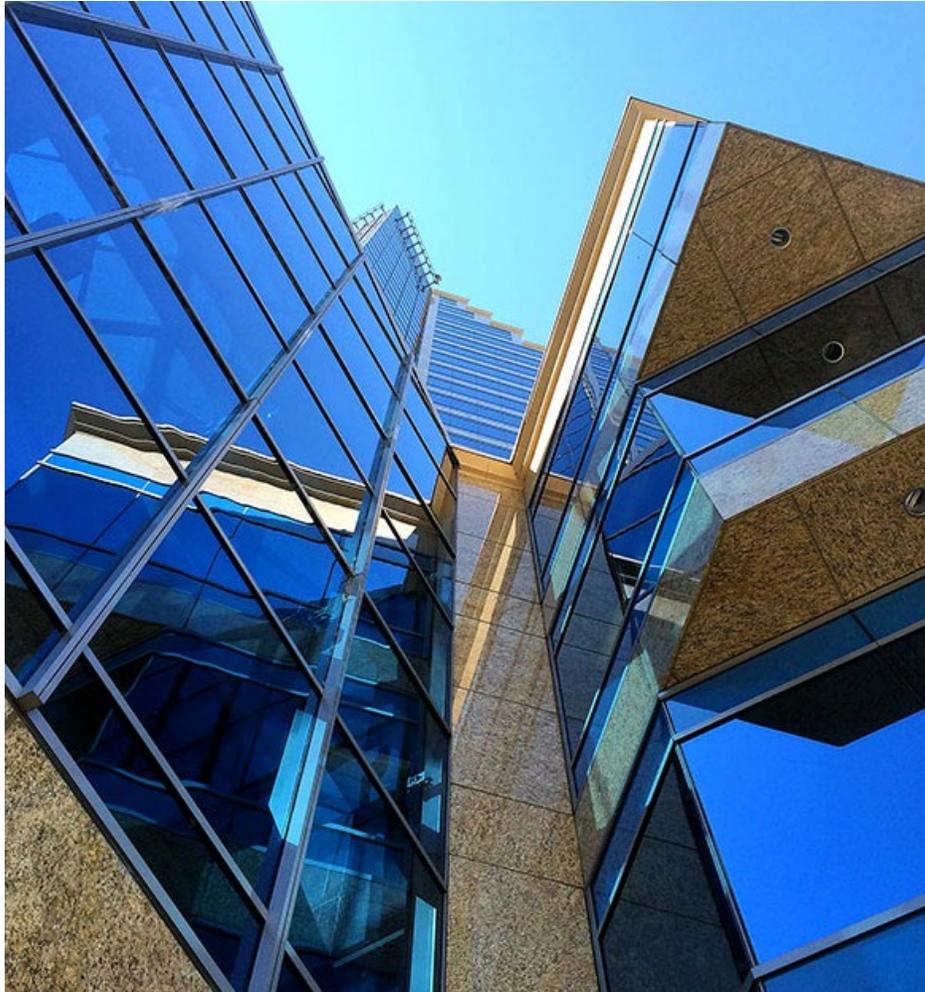
## TOTAL HOUSE HOLDS - 2024



2 miles	30,332
5 miles	158,136
10 miles	412,479



# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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# SALE

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