



LHI

Property Management, Inc.

✓ **Office & Flexible Workspace**

Now Pre-Leasing



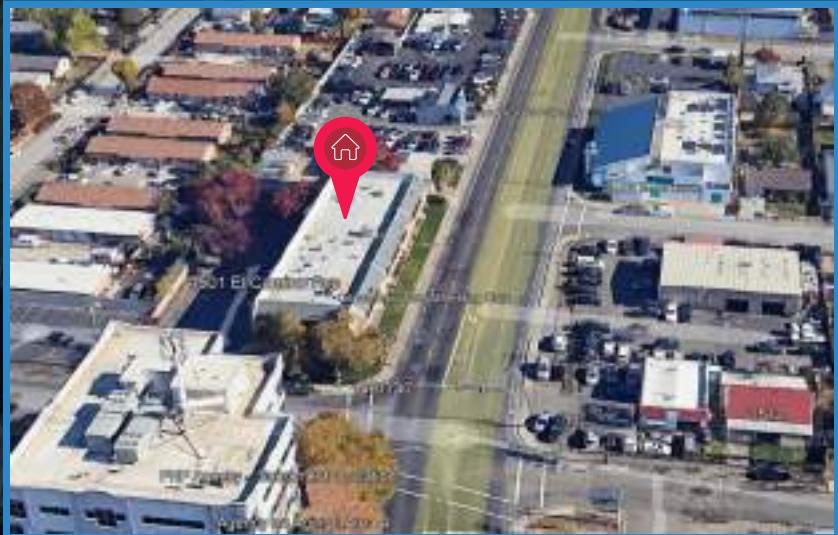
 **El Camino**

**1501 El Camino Ave,
Sacramento, CA**

El Camino

BUILDING SIZE:
+/- 17,040 SQ.FT

LOT SIZE
±0.62 Acres



Property Highlights

- ✓ Fantastic opportunity is nestled in the vibrant heart of the Arden Area Business District
- ✓ A commuter's dream with swift and direct access to Capital City Freeway, I-80, and CA-160
- ✓ In proximity to public transportation - a mere half-mile to the nearest bus stop and under a mile to the Light Rail station
- ✓ A stone's throw from prominent points of interest, including Arden Fair Mall, Cal Expo, Downtown/Midtown Sacramento, and Sacramento International Airport
- ✓ Located in a thriving neighborhood enriched by a diverse mix of office, medical, auto services, retail, and dining establishments
- ✓ Ideally situated within a two-mile radius of approximately 60,000 residents, offering a large and diverse potential customer base.



C-2
PROPERTY ZONING
GENERAL
COMMERCIAL
SACRAMENTO COUNTY



46 SPACES
4.3 / 1,000



STRONG TRAFFIC COUNTS
EL CAMINO AVE: 24,824 ADT
CAPITAL CITY FWY: 161,936 ADT



EXTERIOR PICTURES



Location highlights



DEMOGRAPHIC SUMMARY REPORT

1501 EL CAMINO AVE, SACRAMENTO, CA 95815



POPULATION

2023 ESTIMATE

1-MILE RADIUS	16,295
3-MILE RADIUS	146,444
5-MILE RADIUS	371,153



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$56,221.00
3-MILE RADIUS	\$74,661.00
5-MILE RADIUS	\$86,904.00



POPULATION

2023 BY ORIGIN

ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,540	92,247	244,290
BLACK	2,201	20,214	44,620
HISPANIC ORIGIN	6,686	49,276	103,201
AM.INDIAN & ALASKAN	446	3,406	7,592
ASIAN	1,623	17,687	43,918
HAWAIIAN/PACIFIC	206	2,489	4,476
ISLAND			
OTHER	1,279	10,401	26,258

POPULATION

2028 PROJECTION

1-MILE RADIUS	16,735
3-MILE RADIUS	150,905
5-MILE RADIUS	382,333

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS	\$43,252.00
3-MILE RADIUS	\$51,743.00
5-MILE RADIUS	\$62,013.00

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RATES STARTING AT

\$1.25 per SF

Contacts: LHI Properties | info@lhiproperty.com