



# 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

WHITE
BLACK
HISPANIC ORIGIN
AM.INDIAN & ALASKAN
ASIAN
HAWAIIAN/PACIFIC
ISLAND
OTHER



## 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

### 1-MILE RADIUS

### 3-MILE RADIUS

### 5-MILE RADIUS

10,540

92,247

244,290

2,201

20,214

44,620

6,686

49,276

103,201

446

3,406

7,592

1,623

17,687

43,918

206

2,489

4,476

1,279

10,401

26,258



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**RATES STARTING AT**

**\$1.25 per SF**

**Contacts: LHI Properties | [info@lhiproperty.com](mailto:info@lhiproperty.com)**