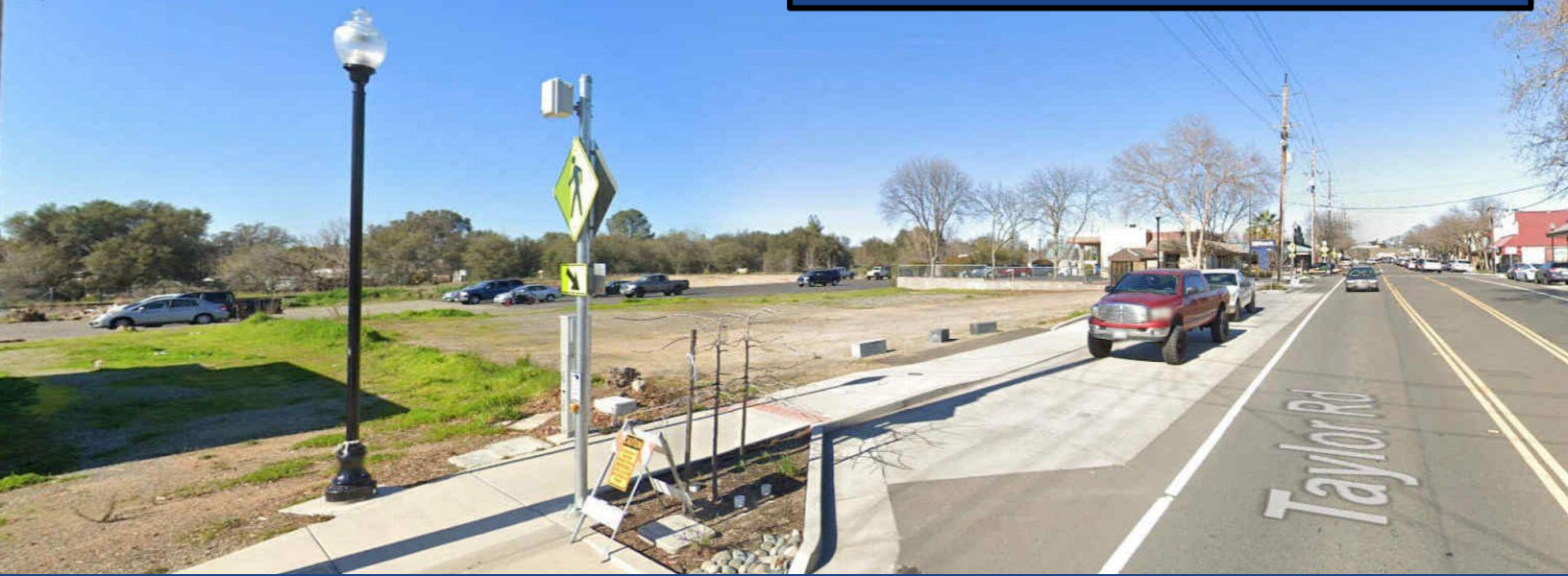


The Last Infill Parcel in Downtown Loomis

FOR SALE

3710 Taylor Road Loomis, CA



+/- 13,500 SF Mixed Use Parcel

Zoning: CC- Central Commercial

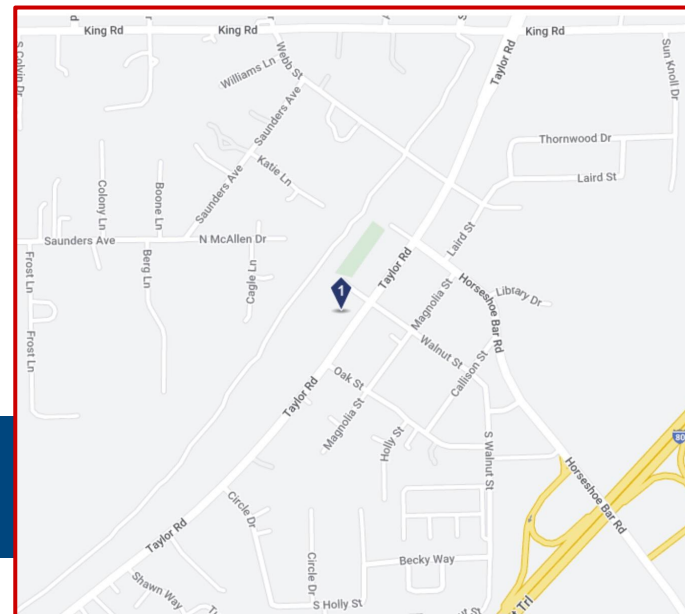
Permitted: Restaurant, Retail, Office, or
Mixed-Use Residential

Height: Up to 35 Feet (3 Stories)

Residential Density: Up to 15 Units/Acres

APN: 044-102-004

OFFERED AT \$995,000 Great Opportunity



Exclusively listed by:

TONY WOOD

Advisor | Senior Vice President

eXp Commercial Real Estate

Cell: 916.390.1274

tony@tonywoodcommercial.com

DRE License # 00549071



www.TonyWoodCommercial.com

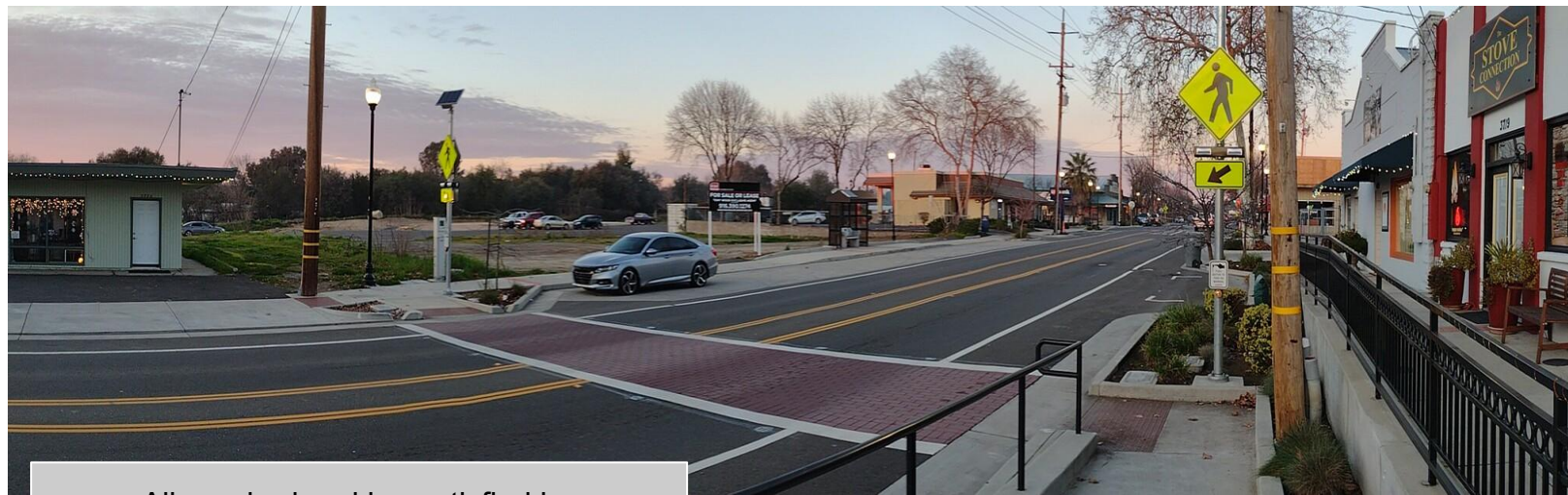
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Overview: This +/- 13,500 SF parcel located at 3710 Taylor Road represents a rare downtown development opportunity in the heart of Loomis' thriving retail and restaurant corridor. With flexible CC zoning, three-story development potential, and the significant advantage of shared public parking offering 100% coverage, this site offers exceptional feasibility for retail, medical office, restaurant, brewery, mixed-use commercial/residential, or boutique commercial development.

Residential Density: Max 15 Units/Acre
Retail-Mixed Use Setbacks: Potentially 0
Floor Area Ratio (Far): .25 - 1.60
Lot Coverage: Up To 100%
Height Limits: 35ft - 3 Stories

Permitted Uses: - Retail, Medical, Office, Restaurant, Mixed Use Commercial-Residential

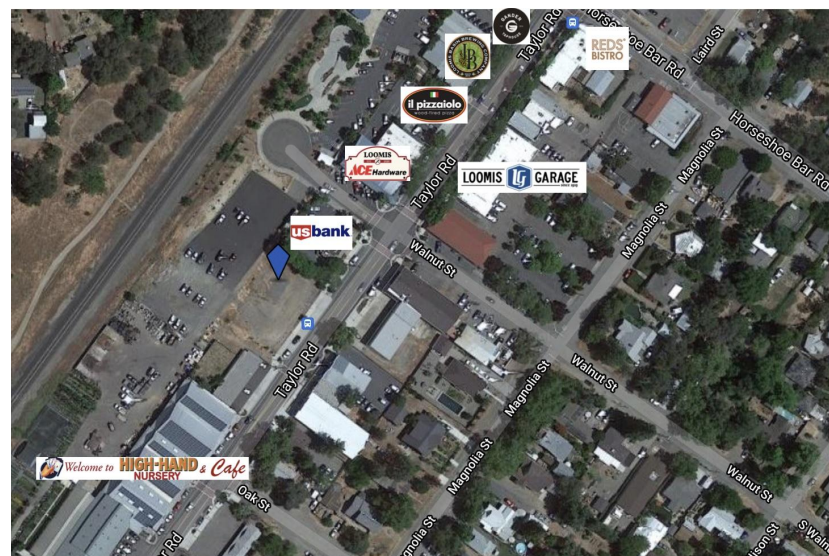


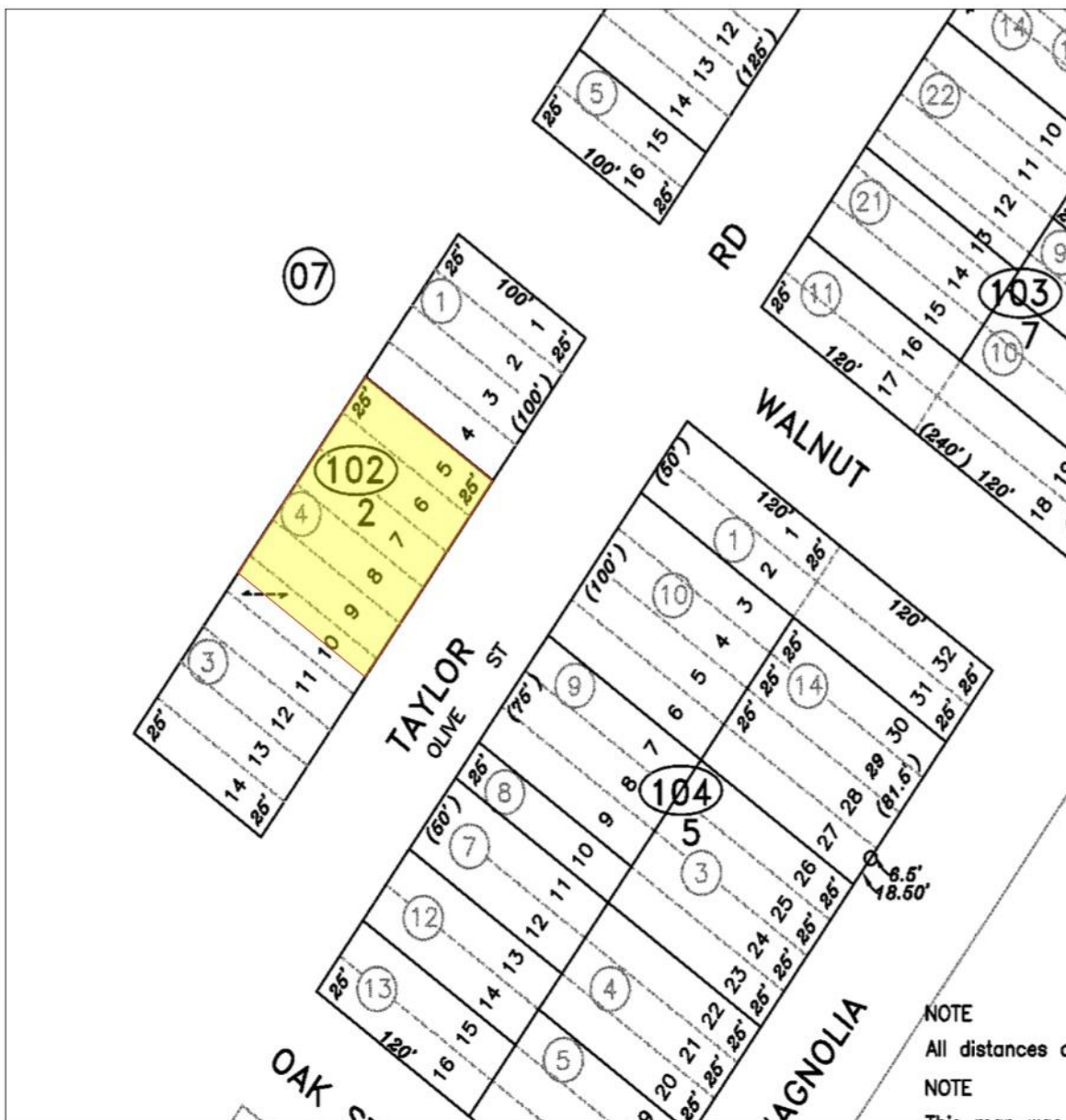
- All required parking satisfied by adjacent public Lot
- No on-site parking required

**For more information,
please contact:**

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Type	Commercial Land
Land SF - Gross	13,504 SF
Land AC - Gross	0.31AC
Topography	Level
Parcel	044-102-004

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