

# 4657 W. CAPITOL AVENUE

Marcus & Millichap

SACRAMENTO, CA 95691



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IDEAL INVESTMENT OR OWNER/USER PROPERTY

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# PROPERTY SUMMARY

ADDRESS	4657 W. Capitol Avenue Sacramento, CA 95691
PRICE	\$6,200,000
ASSESSOR PARCEL NUMBER	067-010-001-000
ZONING	Commercial/Vacant Land
GROSS BUILDING SF	14,781
LOT SIZE	1 AC
YEAR BUILT	2025

## INVESTMENT HIGHLIGHTS

- Brand new build
- Ideal investment opportunity or owner/user opportunity
- Ample parking
- Directly off I-80 with visibility from the freeway at the cross section of the 80 and 50 freeway



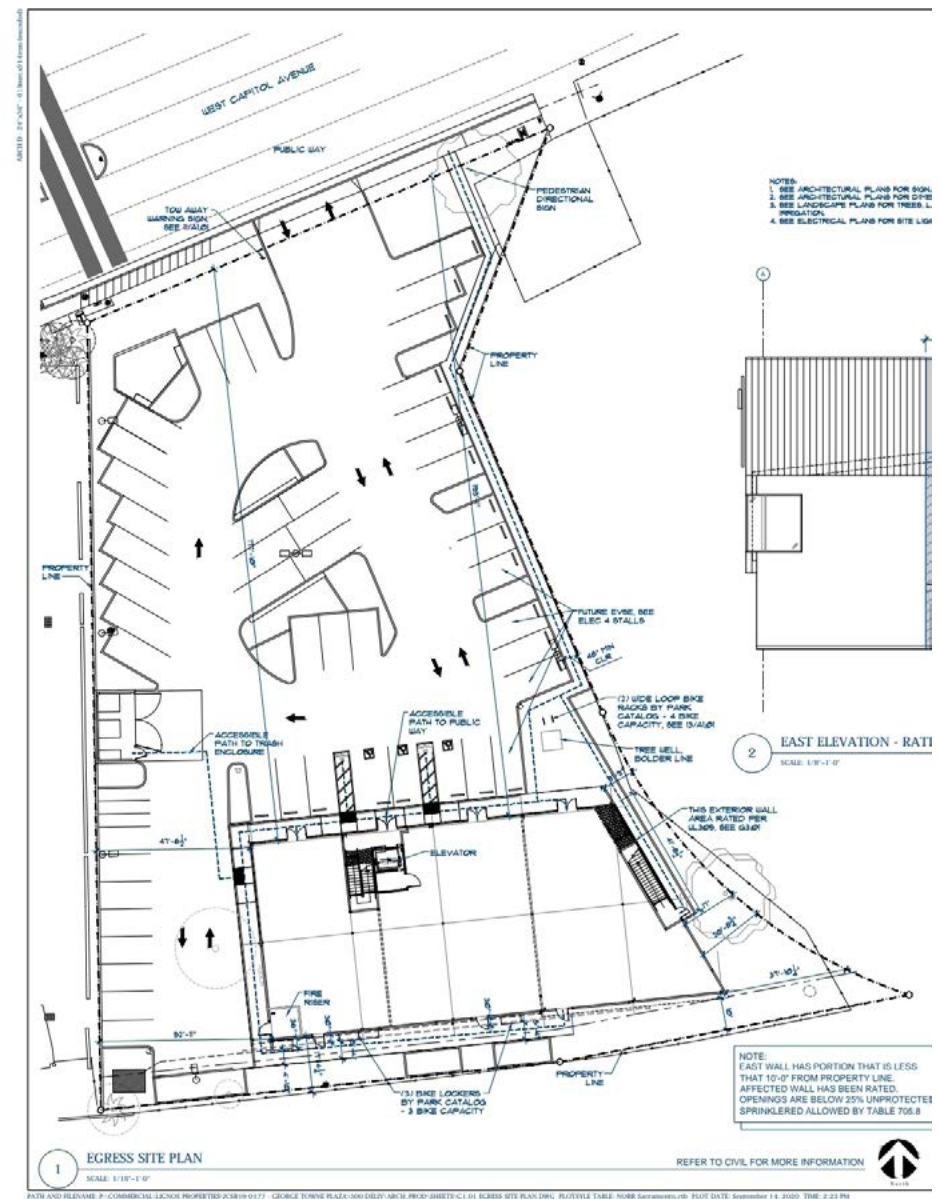
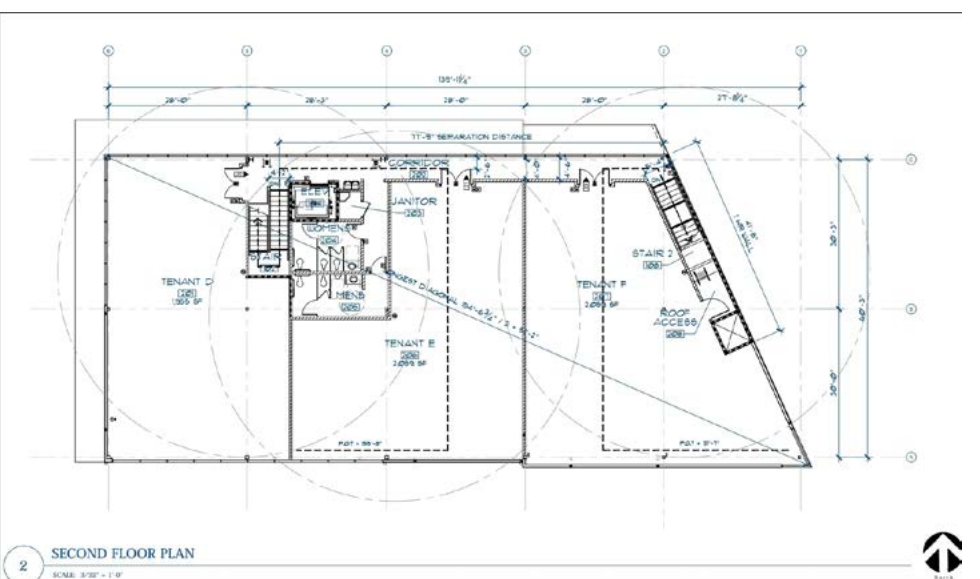
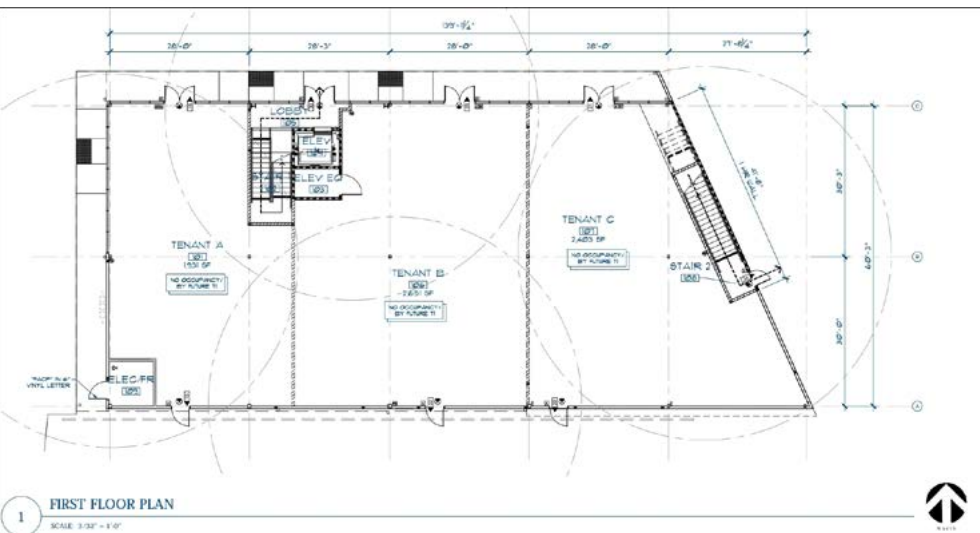


# REGIONAL AERIAL

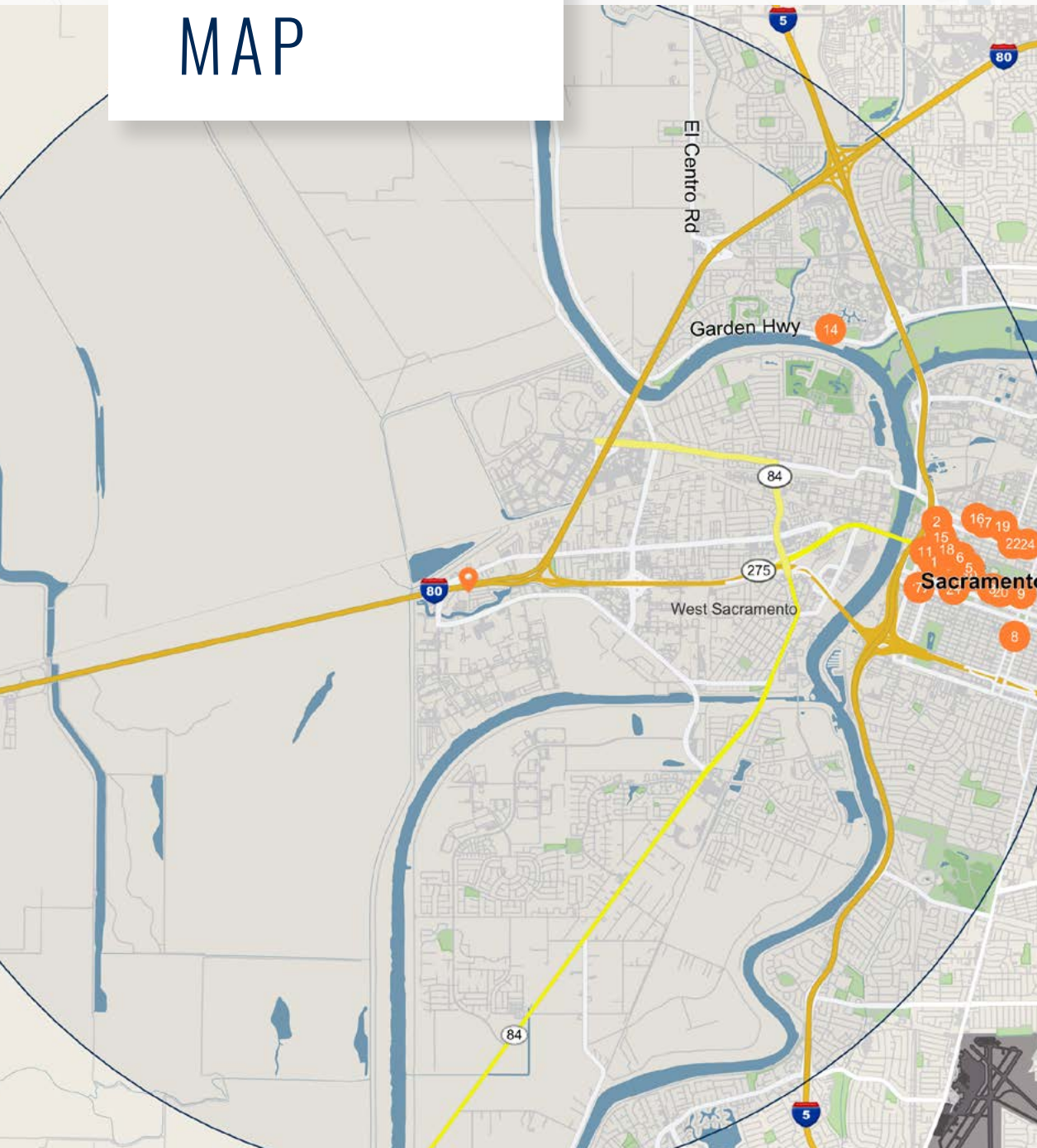




# FLOOR PLANS



# EMPLOYER MAP



## Major Employers

## Employees

1	California Government Ops Agency	5,000
2	Holiday Inn	4,653
3	California Department Transportation	3,000
4	California State Bd Equalization	3,000
5	California Dept Employment Dev	3,000
6	California Dept Rehabilitation	1,800
7	California Pub Employees Rtrment	1,600
8	California Dept Crrctons Rhlbt	1,500
9	California School For The Deaf	1,500
10	California Dept Prks Recreation	1,000
11	Controller California State	1,000
12	California Dept Wtr Resources	1,000
13	Juvenile Justice Division Cal	903
14	Sutter Health Sacsierra Region	900
15	Macys West Stores Inc	731
16	County of Sacramento	700
17	Defense Cvlian Prsnnel Advrsy	697
18	Stantec Architecture Inc	651
19	State Water Resources	600
20	California Dept Dvlpmntal Svcs	545
21	California Dept Social Svcs	531
22	Stantec Arch & Engrg PC	508
23	Air Resources Board-A R B	500
24	Attorney General Cal Office of	500
25	California Dept Fish Wildlife-Cdfw	500



# MARKET OVERVIEW

## SACRAMENTO

As capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro is comprised of four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.4 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 510,000 residents, followed by Elk Grove and Roseville.

### METRO HIGHLIGHTS



#### BUSINESS ADVANTAGES

Lower costs relative to the Bay Area attract businesses and have driven job creation here in recent years.



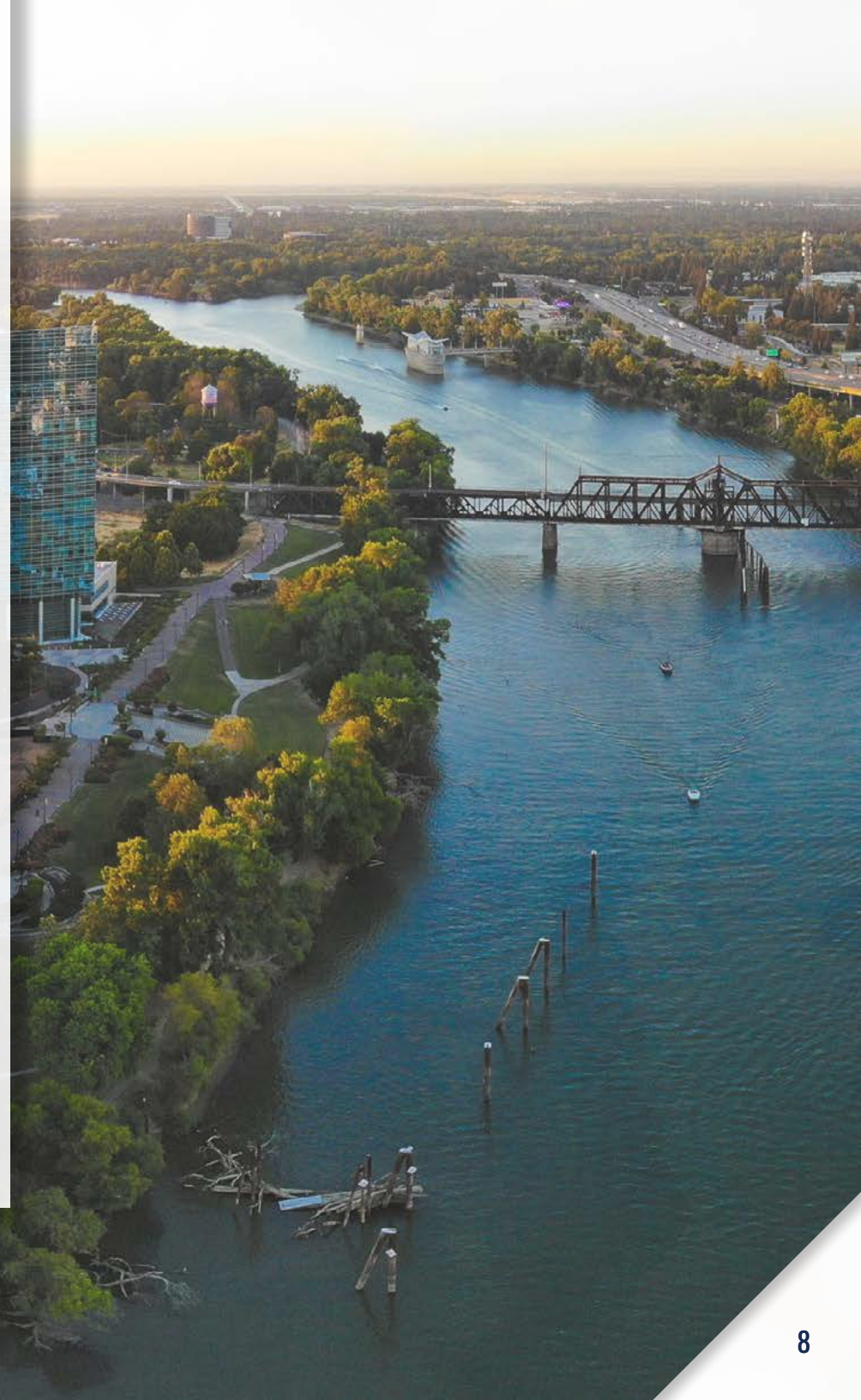
#### RESILIENT EMPLOYMENT BASE

Sacramento's employment total rebounded from the COVID-19 pandemic quicker than most major California metros, while the overall workforce is anticipated to continue setting new records in the coming year.



#### EXPANDING RESIDENTIAL NEEDS

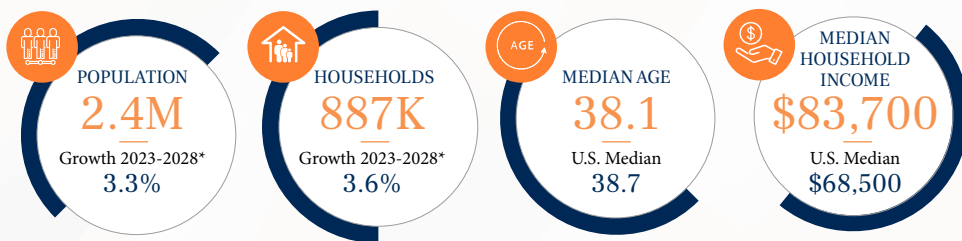
Placer County overall is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.





# DEMOGRAPHIC DATA

- The metro is expected to add nearly 80,000 people over the next five years, resulting in the formation of roughly 32,000 households.
- A median home price below other major California markets has produced a homeownership rate of 57 percent.
- Among residents ages 25 and older, 31 percent hold bachelor's degrees and 12 percent also have a graduate or professional degree.



## 2023 POPULATION BY AGE



## QUALITY OF LIFE

Residents and visitors to Sacramento can enjoy many recreational activities. The region is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions — the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities located in the region: California State University, Sacramento and University of California, Davis. Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

## SPORTS

Basketball	<b>NBA</b>   SACRAMENTO KINGS
Baseball	<b>MiLB</b>   SACRAMENTO RIVER CATS
Soccer	<b>USL</b>   SACRAMENTO REPUBLIC FC
Soccer	<b>WPSL</b>   CALIFORNIA STORM
Football	<b>WTFL</b>   SACRAMENTO SIRENS

## EDUCATION

- UNIVERSITY OF CALIFORNIA, DAVIS
- CALIFORNIA STATE UNIVERSITY, SACRAMENTO
- CALIFORNIA NORTHSTATE UNIVERSITY
- SACRAMENTO CITY COLLEGE
- WILLIAM JESSUP UNIVERSITY
- SIERRA COLLEGE
- FOLSOM LAKE COLLEGE

## ARTS & ENTERTAINMENT

- SACRAMENTO ZOO
- SACRAMENTO PHILHARMONIC ORCHESTRA
- SACRAMENTO HISTORY ALLIANCE
- CROCKER ART MUSEUM
- MEMORIAL AUDITORIUM
- GOLDEN 1 CENTER ARENA
- SAFE CREDIT UNION CONVENTION CENTER

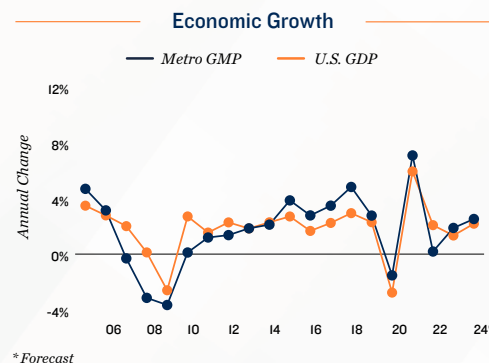
\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



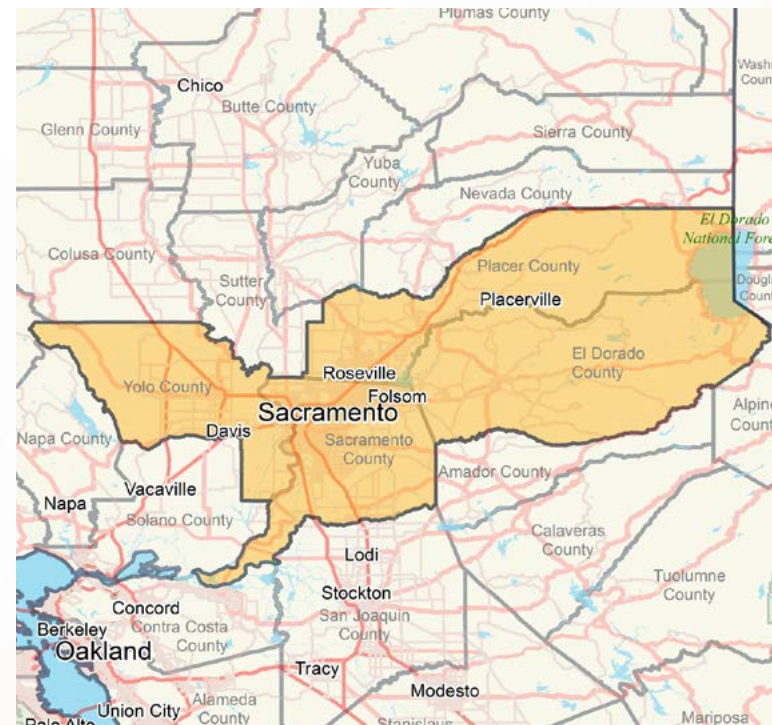
# DEMOGRAPHIC DATA

- Sacramento is home to the state capitol, making the government sector important to the region's economy, even with its recent diversification.
- Health care is a prominent component of the local employment base. Top employers in the metro include Kaiser Permanente, Sutter Health and Dignity Health.
- University of California, Davis and California State University, Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.



## MAJOR AREA EMPLOYERS

- California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Intel Corp.
- Catholic Healthcare West/Mercy Healthcare
- University of California, Davis
- Blue Shield of California
- Wells Fargo



## SHARE OF 2023 TOTAL EMPLOYMENT



4%  
MANUFACTURING



13%  
PROFESSIONAL AND  
BUSINESS SERVICES



24%  
GOVERNMENT



10%  
LEISURE AND  
HOSPITALITY



5%  
FINANCIAL ACTIVITIES



16%  
TRADE, TRANSPORTATION,  
AND UTILITIES



7%  
CONSTRUCTION



17%  
EDUCATION AND  
HEALTH SERVICES



1%  
INFORMATION



3%  
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point





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