

**FOR  
SALE**

**716-722 ALHAMBRA BLVD,  
SACRAMENTO, CA**

**±5,320 SF MULTI STORY OFFICE**



**3D Tour  
Click Here** 

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**ROME**  
REAL ESTATE GROUP

# 716-722 ALHAMBRA BLVD

	SIZE	SALES PRICE
FOR SALE	±5,320 SF TWO-STORY OFFICE BUILDING ON A ±3,200 SF LOT	\$262.97 PSF (\$1,399,000.00)

## PROPERTY HIGHLIGHTS:

- **Adjacent to McKinley Park:** Right next to Sacramento's beloved 32-acre park — rose garden, farmers market, community pool, and year-round events steps from your front door.
- **East Sacramento's Best Corridor:** One of the city's most desirable neighborhoods. Tree-lined streets, historic charm, and a median household income over \$109,000.
- **Top-Tier Dining District:** Canon (Michelin Guide), Allora, Kru, Selland's Market Café, Chocolate Fish Coffee — all within walking distance.
- **Business 80 & Hwy 50 Access:** Direct freeway connectivity puts Downtown, Midtown, and the greater Sacramento metro minutes away.
- **±5,320 SF Office Complex:** Multi-story building with established professional tenants in health services and law. Proven demand at this address.
- **Affluent, Educated Trade Area 95816 zip code:** \$90K+ median household income, 19,000 residents, and college attainment well above state averages.



### STRONG TRAFFIC COUNTS

H ST & ALHAMBRA BLVD:  
15,806 ADT  
CAPITAL CITY FREEWAY:  
179,788 ADT



AVERAGE  
\$118,757  
WITHIN 1 MILE  
HOUSEHOLD INCOME



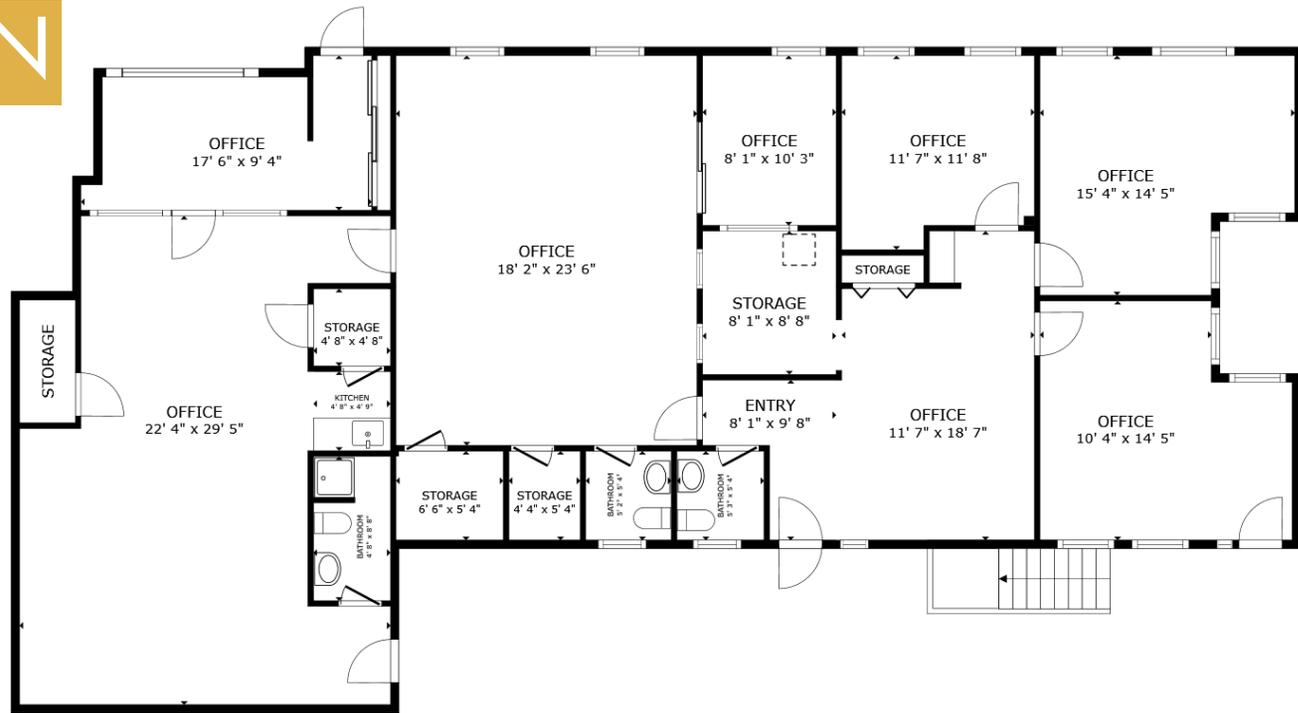
YEAR BUILT  
1952



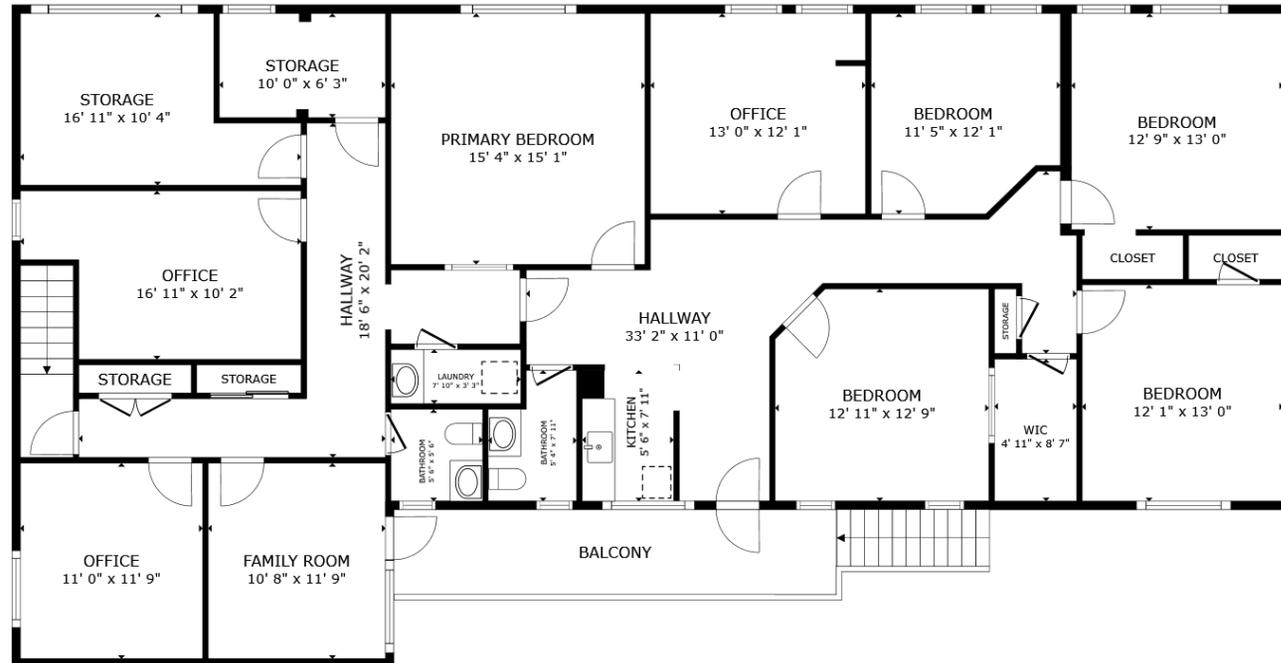
PROPERTY ZONING  
CITY OF SACRAMENTO  
OB-SPD  
OFFICE BUSINESS LOW-RISE MIXED-  
USE — SPECIAL PLANNING DISTRICT

# FLOOR PLAN

3D Tour  
Click Here



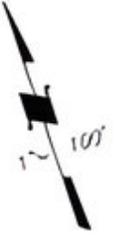
FLOOR 1



FLOOR 2

# TAX MAP

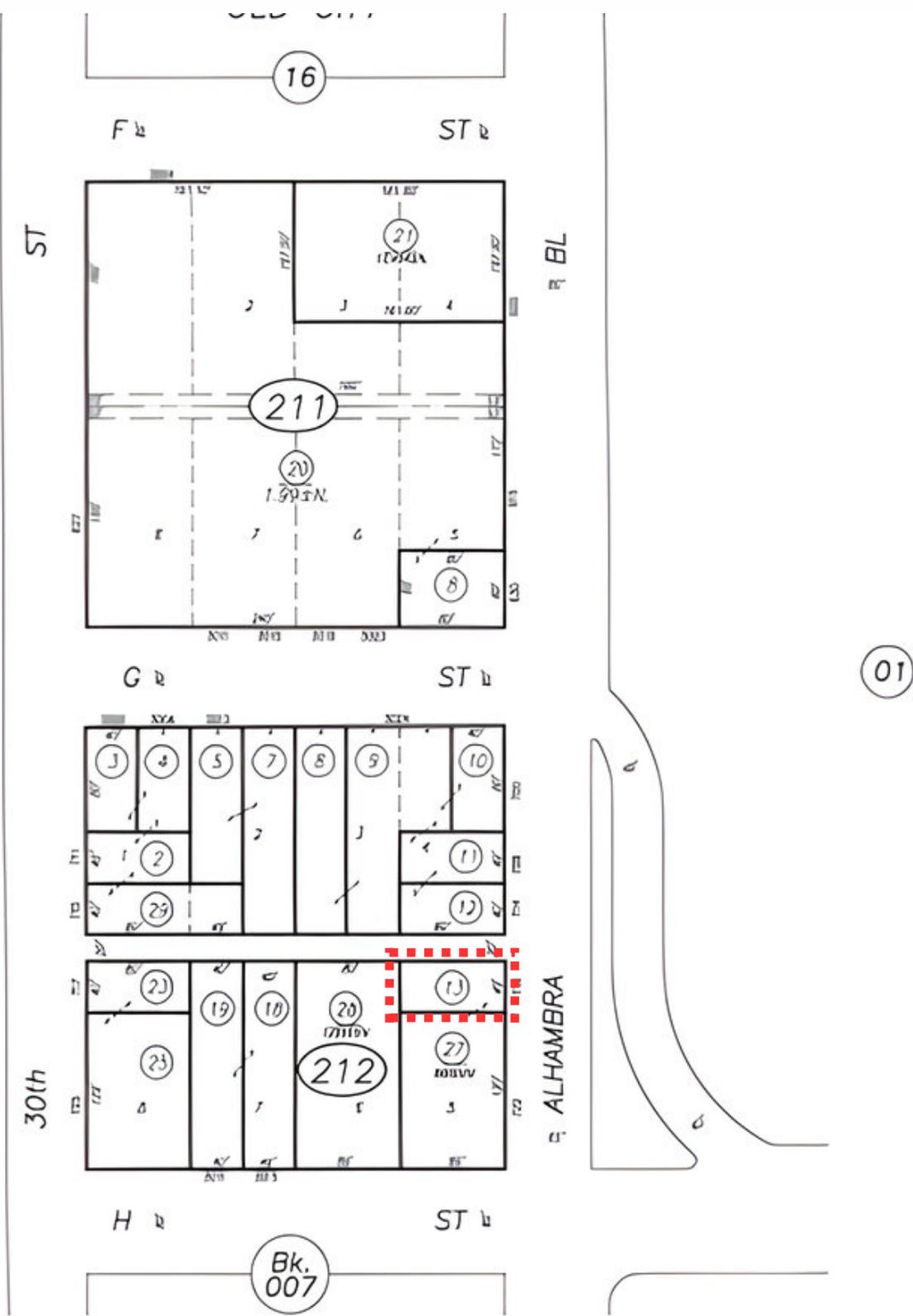
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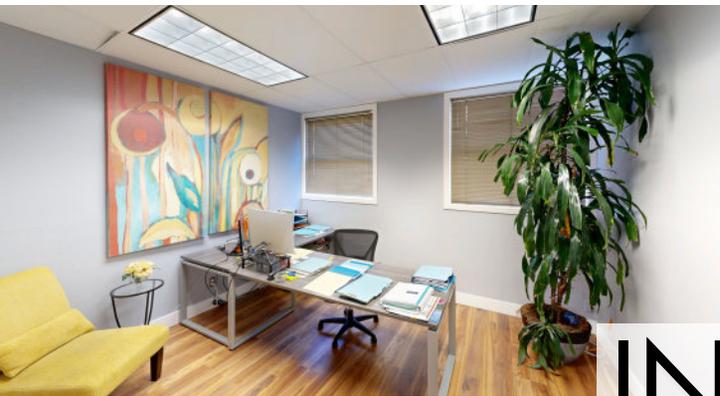
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BUSINESS

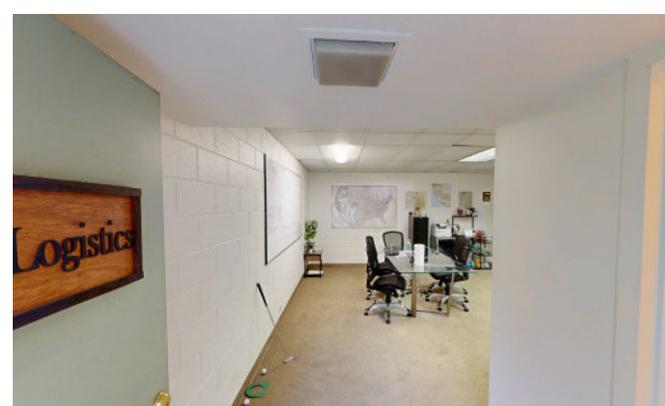
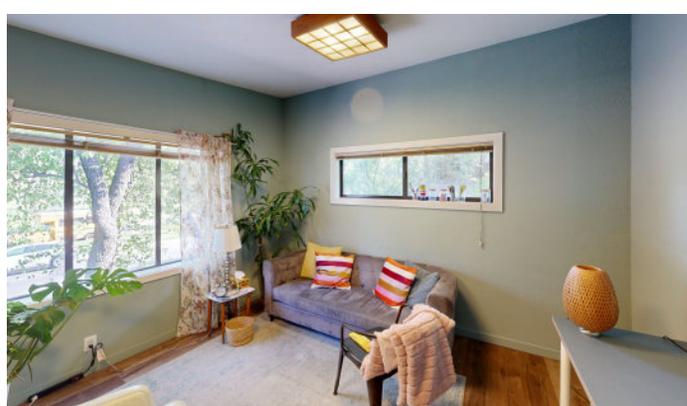
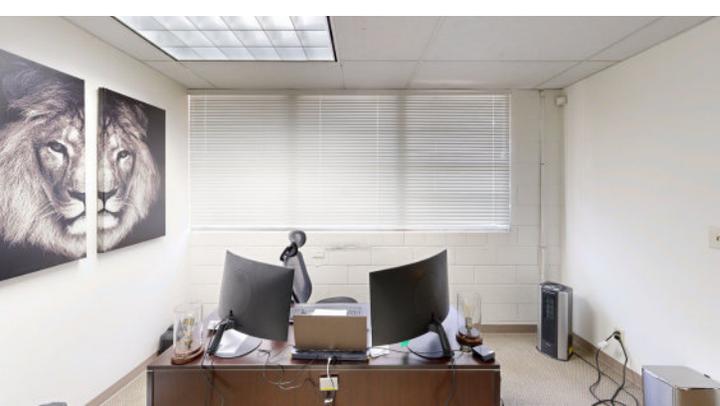
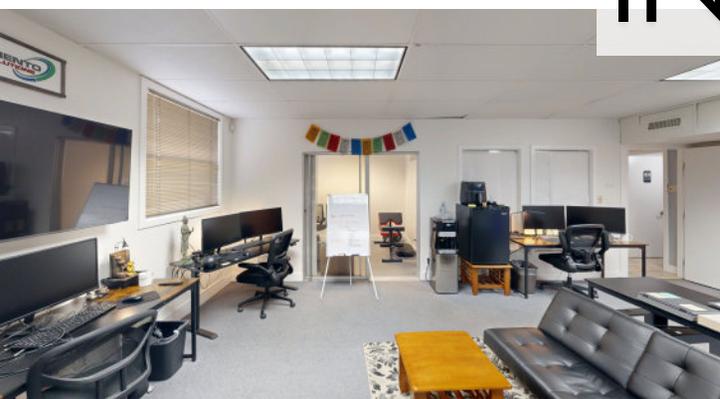


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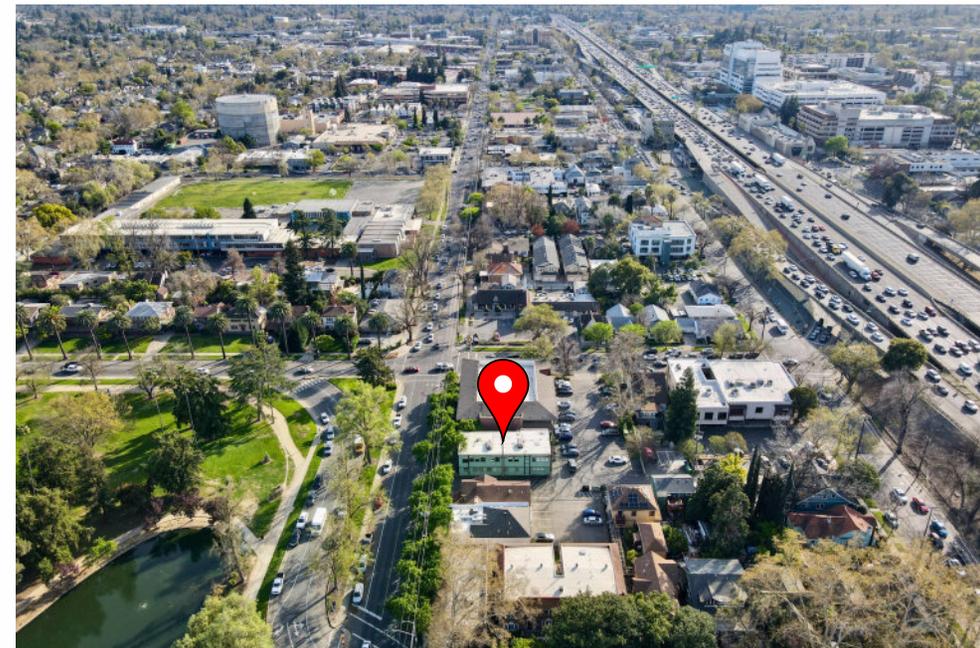
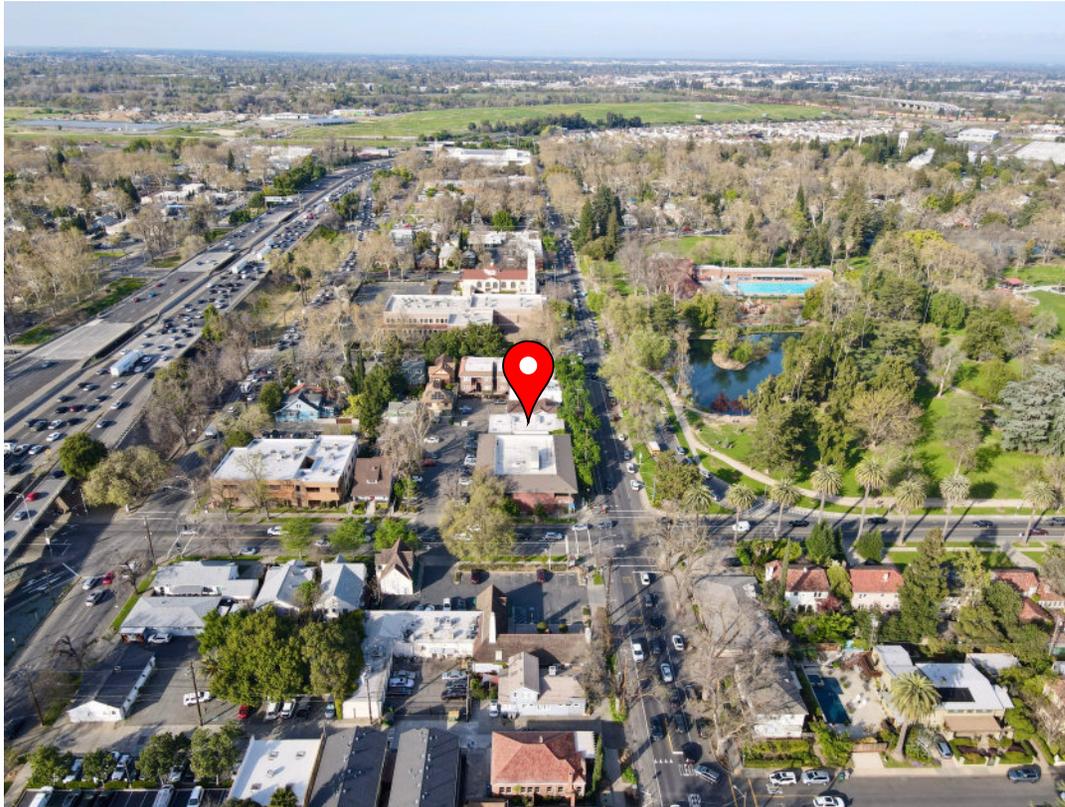
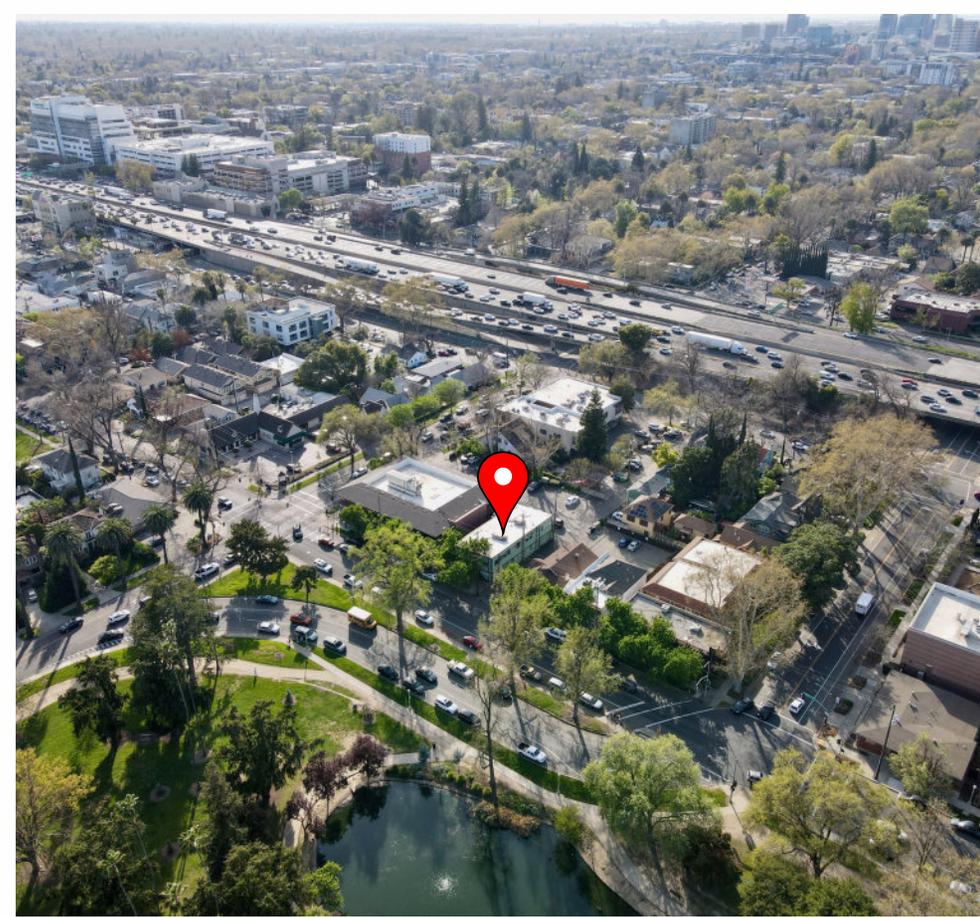
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# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# IMMEDIATE VICINITY AERIAL

CALIFORNIA STATE RAILROAD MUSEUM  
AMTRAK  
Chevron  
Denny's  
SHERWIN WILLIAMS  
SUBWAY  
McDonald's

American River

Pine Cove Society CHURCH  
MIDTOWN SACRAMENTO  
Cisco Air Systems  
SAC, CA  
Compressed Air Solutions Since 1973

Sacramento River

CALIFORNIA STATE CAPITOL  
CALIFORNIA STATE CAPITOL MUSEUM

PROPERTY LOCATION



McKinley Park



DO CO  
Starbucks  
PANDA EXPRESS  
DOWNTOWN SAC  
URBAN OUTFITTERS  
macy's  
CHIPOTLE MEXICAN GRILL  
Golden 1 CENTER  
CINEMARK

SUTTER'S FORT STATE HISTORIC PARK  
HYATT house™  
NATURAL FOODS CO-OP  
LOCALLY OWNED SINCE 1973  
THE ORIGINAL Mels  
SAFeway  
Sutter Health  
Sutter Medical Center



UC DAVIS HEALTH MEDICAL CENTER  
CALIFORNIA Family Fitness  
Starbucks



target



# DEMOGRAPHIC SUMMARY REPORT

716-722 ALHAMBRA BLVD, SACRAMENTO, CA 95816



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	23,011
3-MILE RADIUS	156,258
5-MILE RADIUS	431,948

## POPULATION 2029 PROJECTION

1-MILE RADIUS	23,329
3-MILE RADIUS	158,379
5-MILE RADIUS	436,521



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$118,757.00
3-MILE RADIUS	\$98,909.00
5-MILE RADIUS	\$90,785.00

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$89,846.00
3-MILE RADIUS	\$73,110.00
5-MILE RADIUS	\$66,098.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	15,243	79,384	177,360
BLACK	836	15,213	44,051
HISPANIC ORIGIN	4,426	41,530	137,516
AM. INDIAN & ALASKAN	236	2,383	6,731
ASIAN	1,490	13,789	57,278
HAWAIIAN & PACIFIC ISLAND	65	1,064	4,812
OTHER	5,141	44,425	141,716

# CONTACT US!

FOR MORE INFORMATION ABOUT  
716-722 ALHAMBRA BLVD



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