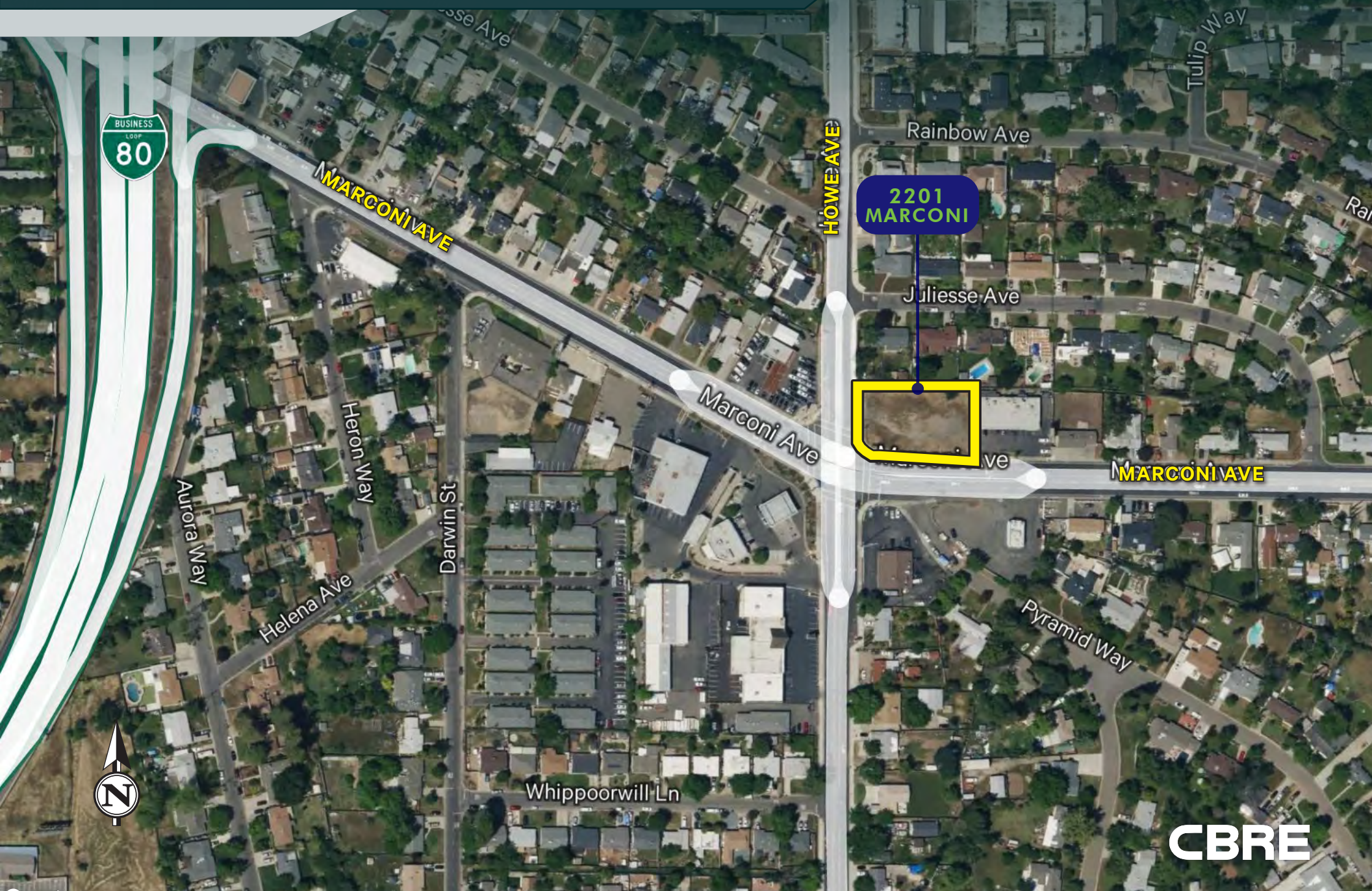


# 2201 MARCONI AVENUE

SACRAMENTO, CA

## ENTITLED FOR 2-LANE DRIVE THRU

# GROUND LEASE



2201  
MARCONI

CBRE



# GROUND LEASE

## 2201 MARCONI AVENUE

SACRAMENTO, CALIFORNIA



### PROPERTY HIGHLIGHTS

- + **Price:** \$75,000 annually
- + **Parcel Size:** ±0.48 Acres
- + **APN:** 226-0182-023
- + **Zoning:** Light Commercial (LC), Sacramento County
- + **Permitted Uses:** Fast food, retail, restaurants, drive-thru, offices, medical, breweries, etc.\*
- + **Entitlements:** Use Permit and Design Review were both approved at entitlement and engineering stages for the development of a two-lane drive through coffee kiosk building, parking and associated landscaping.
- + **Water & Sewer:** Sacramento Suburban Water District  
916-972-7171 / [epc@sswd.org](mailto:epc@sswd.org)
- + **Electric:** Sacramento Municipal Utility District (SMUD);  
1-888-742-7683
- + **Natural Gas:** PG&E; 1-800-743-5000
- + **Property Type:** Vacant Land
- + **Location:** Located at the northeast corner of Marconi Avenue and How Avenue, Sacramento, California 95821



# GROUND LEASE

## 2201 MARCONI AVENUE

SACRAMENTO, CALIFORNIA



### LOCATION

High visibility location on the northeast corner of Marconi Avenue and Howe Avenue with extensive frontage on both streets.

The intersection of Marconi Avenue and Howe Avenue is signalized and boasts a traffic count of ±18,709 average daily traffic along Marconi.

The subject property is located approximately 1/3 mile from Business 80, and approximately 3 miles to either I-80 EB or I-80 WB, and less than five miles Hwy 50 providing direct local and regional access to the site.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population (est. 2023)</b>	19,510	139,673	367,313
<b>Population (projected 2028)</b>	19,774	141,379	372,179
<b>Median HH Income (2023)</b>	\$41,845	\$54,397	\$68,065
<b>Median Home Value (2023)</b>	\$365,861	\$422,359	\$514,801

Source: Esri

### TRAFFIC COUNTS

Marconi Ave @ Pyramid Way W	18,709 ADT
Marconi Ave @ Heron Way NW	26,926 ADT

Source: Sacramento County Open Data GIS

### ZONING / PERMITTED USES\*

2201 Marconi Avenue is zoned Light Commercial (LC), a Commercial zoning designation which includes former SC (shopping center) zoning.

Permitted uses include:

- Offices, general
- Medical / Dental offices
- Hospital, rehabilitation and psychiatric care
- Retail stores
- Restaurants / Bar, with or without drive through
- Craft breweries / small wineries (must include sales, tasting room/restaurant)
- Multifamily
- Residential care home
- Places of worship
- Schools
- Event center

*\*Note: All potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals.*

# GROUND LEASE 2201 MARCONI AVENUE

SACRAMENTO, CALIFORNIA



Parcel Map



## CONTACT US

### KEVIN LARSCHIED

Executive Vice President  
+1916 781 4818  
kevin.larscheid@cbre.com  
Lic. 00816790

### SCOTT RUSH

First Vice President  
+1916 781 4802  
scott.rush@cbre.com  
Lic. 01228479

[www.cbre.com/kevin.larscheid](http://www.cbre.com/kevin.larscheid)

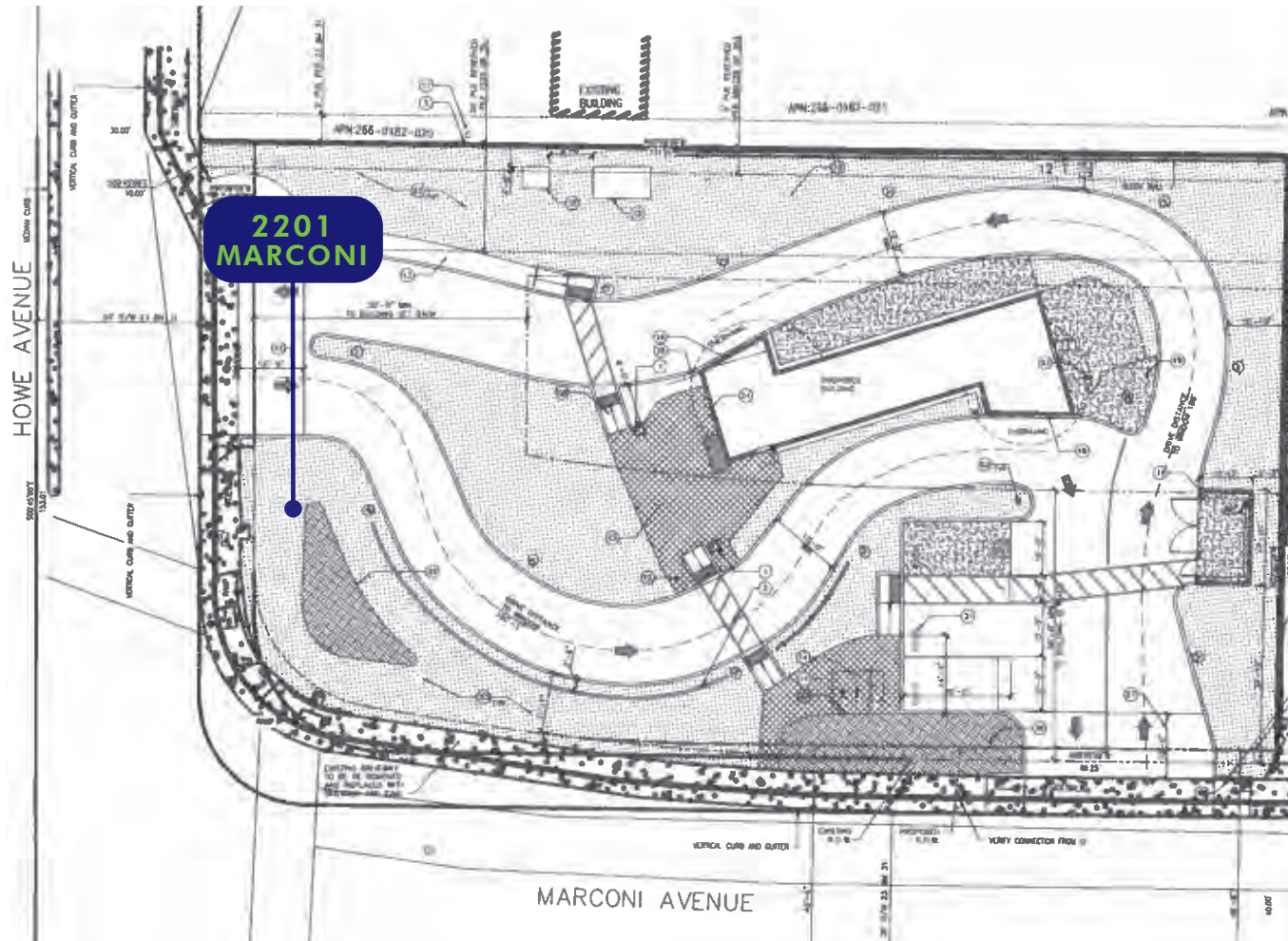
**CBRE**

# GROUND LEASE 2201 MARCONI AVENUE

SACRAMENTO, CALIFORNIA



Drive-Thru Kiosk  
Site Plan



[www.cbre.com/kevin.larscheid](http://www.cbre.com/kevin.larscheid)

**CBRE**

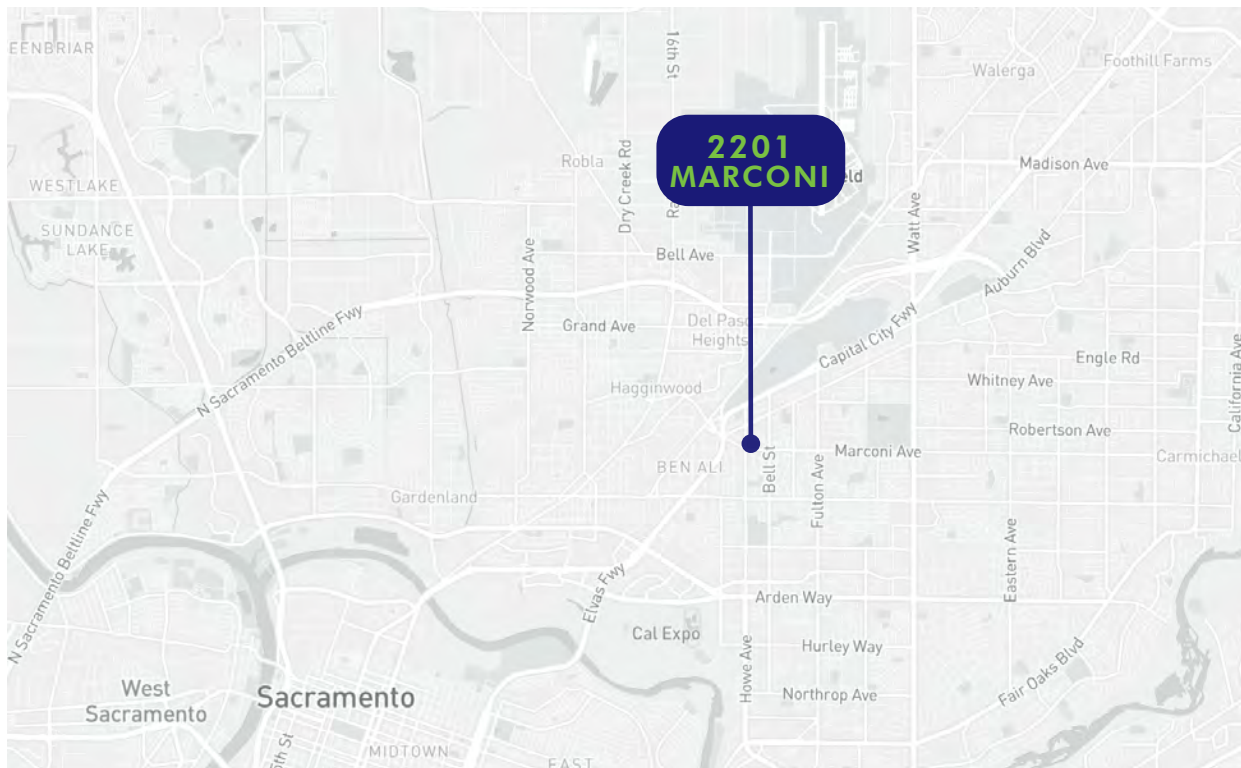


# GROUND LEASE 2201 MARCONI AVENUE

SACRAMENTO, CALIFORNIA



Location Map



## CONTACT US

### KEVIN LARSCHIED

Executive Vice President  
+1 916 781 4818  
kevin.larscheid@cbre.com  
Lic. 00816790

### SCOTT RUSH

First Vice President  
+1 916 781 4802  
scott.rush@cbre.com  
Lic. 01228479

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/kevin.larscheid](http://www.cbre.com/kevin.larscheid)

**CBRE**