

AVAILABLE
FOR SALE

ELDER CREEK RD

SOUTH WATT AVE

6650 ASHER LN
SACRAMENTO, CA 95828

+/- 1.34 Acres of M1-S-R Land

PRICE REDUCTION

~~\$1,294,148.00~~

\$1,099,950.00

\$18.84 PSF

\$820,285.20 per Acre

SUBJECT

ASHER LN



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CENTURY 21

Select Real Estate, Inc.



Rare Industrial Land Near S. Watt & Elder Creek



THE PROPERTY

 **6650 ASHER LN. SACRAMENTO, CA 95828**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento, CA
City of
Sacramento
APN: 064-0020-083



Total Disturbed Area
+/-1.34 Acres or
+/-58,370.40 SF



M-1 S-R Light
Industrial



Cannabis Cultivation &
Distribution Facility
CUP Active & Building
Permit Submitted



PRICE REDUCTION
~~**\$1,284,148.80**~~
\$1,099,950.00
\$18.84 PSF
\$820,285.20 per Acre



This **+/-1.34 Acres** of **M1-S-R** land is located in **District 6** within the **City of Sacramento**. The property is uniquely positioned off the major throughfare of South Watt and Elder Creek allowing for ease of access for customers and delivers. The land is less than 1/2 a mile from this major intersection.



The subject property has a valid **CUP for a cultivation and distribution facility** with a total building area of **+/-27,000 SF** and a **building permit submitted**. SMUD commitment letter has been issued.



This site has an active approval for **27,051 SF of cannabis production** which currently includes **22,956 SF of cannabis cultivation**, **539 SF of cannabis distribution**, and **3,556 SF of cannabis manufacturing**.



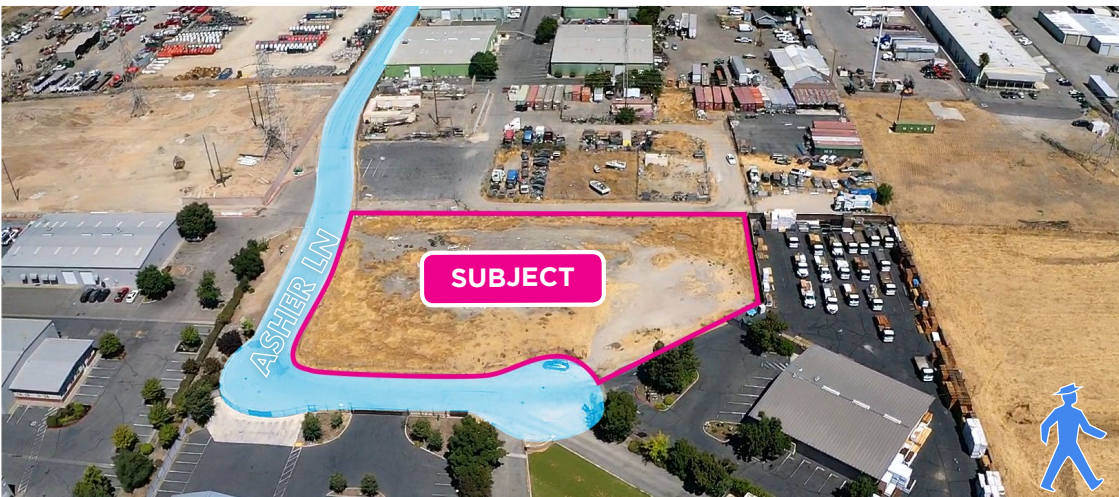
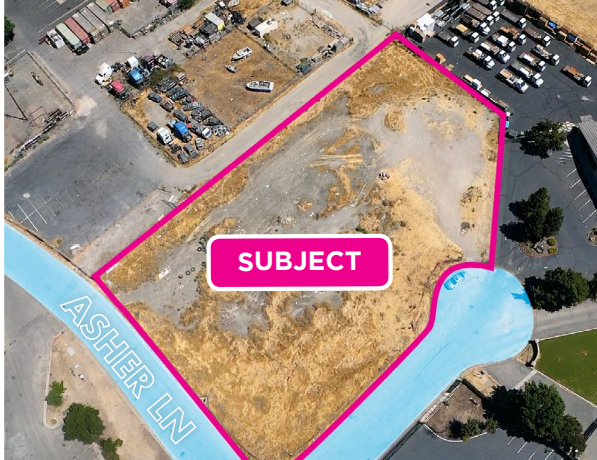
The **CUP and building plans** include **8 identically sized flower rooms** for **2-tier LED grow** with a total **+/- 17,000 SF canopy space (1,056 LED lights)**, with each of the flower rooms hosting **>2,100 SF of canopy space (132 LED lights)**.



District 6 has recently hit the cap of **2,500,000 SF for cultivation and distribution**, so no more property in District 6 will be able to develop a cultivation and/or distribution facility unless it holds a **valid CUP**. The subject property is amongst the handful which do.

CENTURY 21

FOR SALE





acme
construction supply co., inc.

Hood

Sigler
1-800-PACK-RAT

CENTRAL VALLEY
GLASS & SCREEN

FOUR SEASONS
BUILDING PRODUCTS

420 STOCK
SAVING ON STOCK OVER 15%

PKS
PROFESSIONAL
KITCHEN
SERVICES, INC.

Big Sexy
BREWING COMPANY

USA PROLINE

ASSA ABLOY
Entrance Systems

TPD
THERMAL PROTECTIVE DEVICES

CINTAS
READY FOR THE WORKDAY

AMERICAN BUILDING SUPPLY

Capital Valley
Fabrication

ABS-American
Building Supply

REDI-GRO
Soil Amendments

MILGARD
WINDOWS AND DOORS

NEB Transport &
Environmental Services

A & G
Auto Sales

Porter Wood
Products

Saber's Sheetmetal
Specialty

5★CABINETS

ELDER CREEK RD

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ASHER LN

SUBJECT

PALISADE
FENCE COMPANY

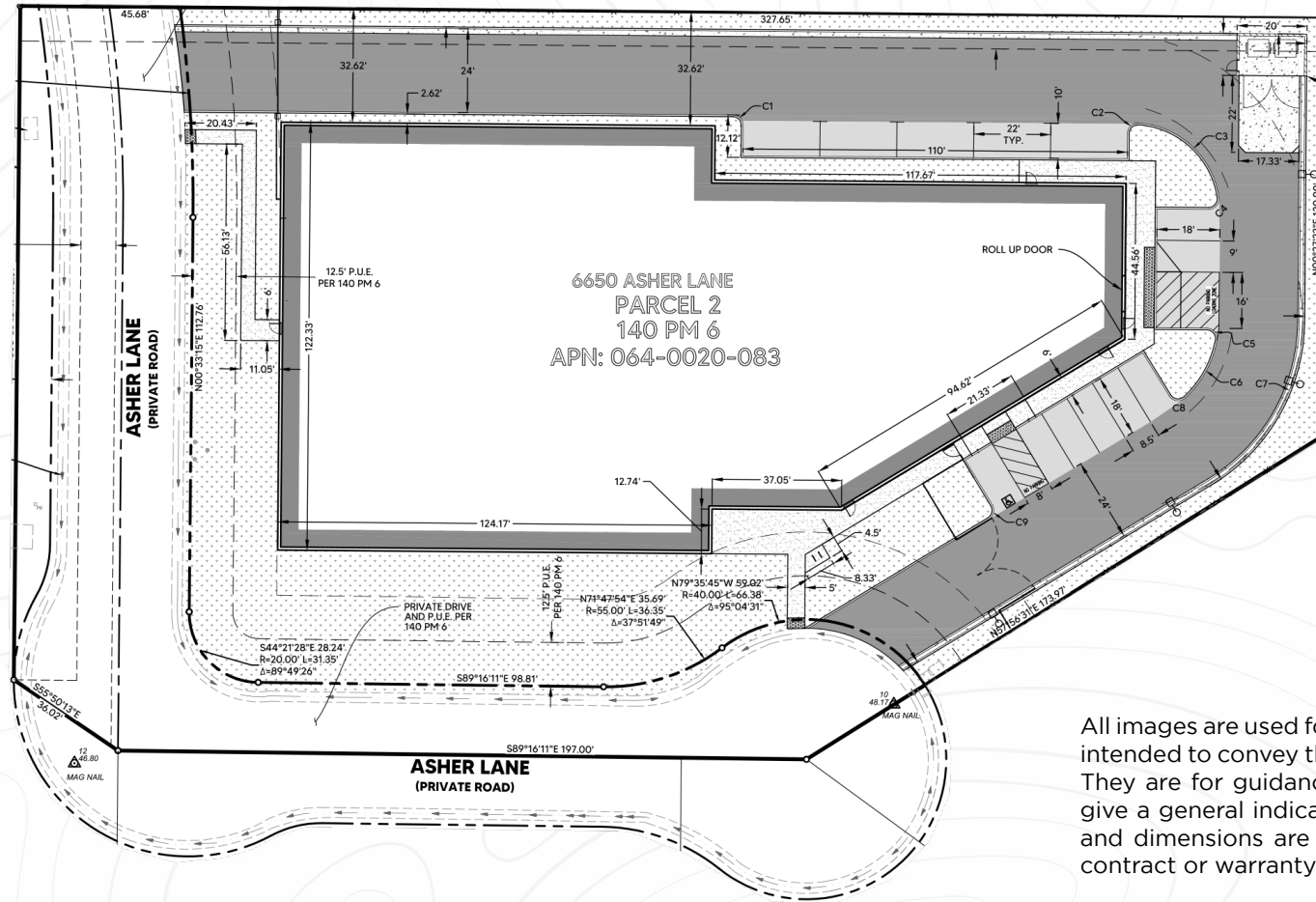
RE-LUX COLLISION

Flowline
Contractors Inc

ELITE POWER
ELECTRICAL CONTRACTORS INCORPORATED



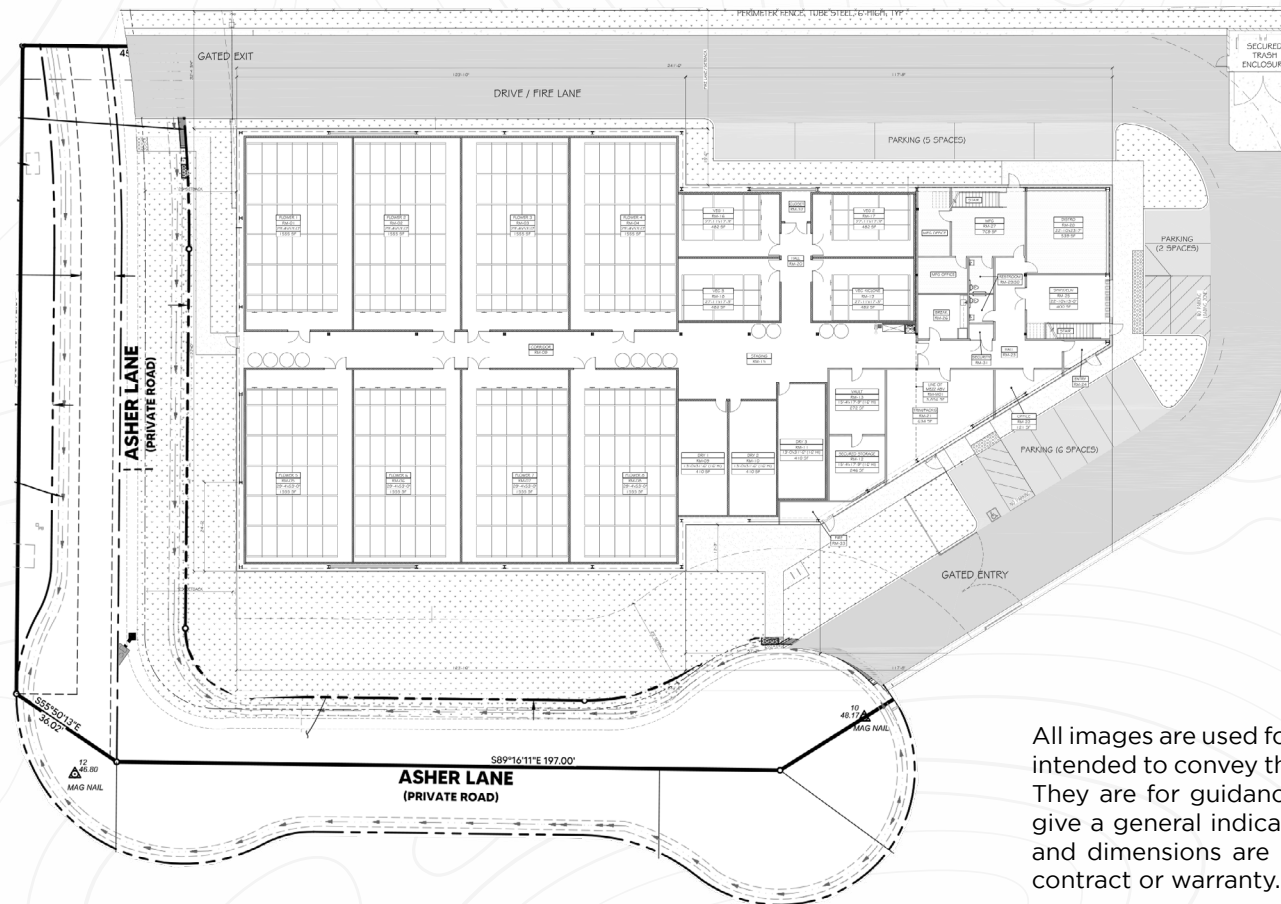
SITE PLAN



All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



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PARCEL MAP



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THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

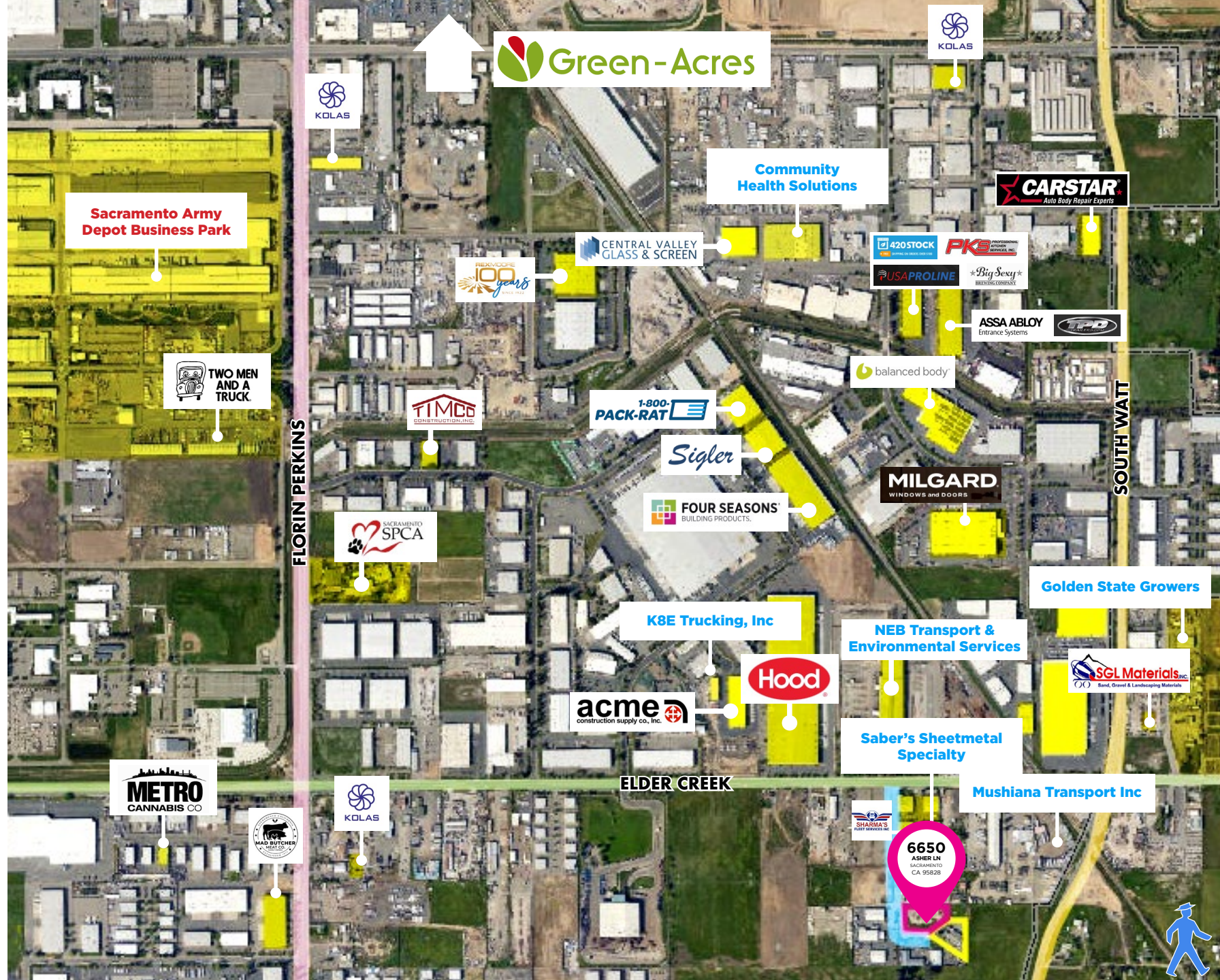
This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

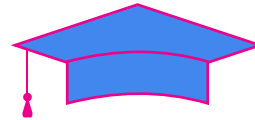
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



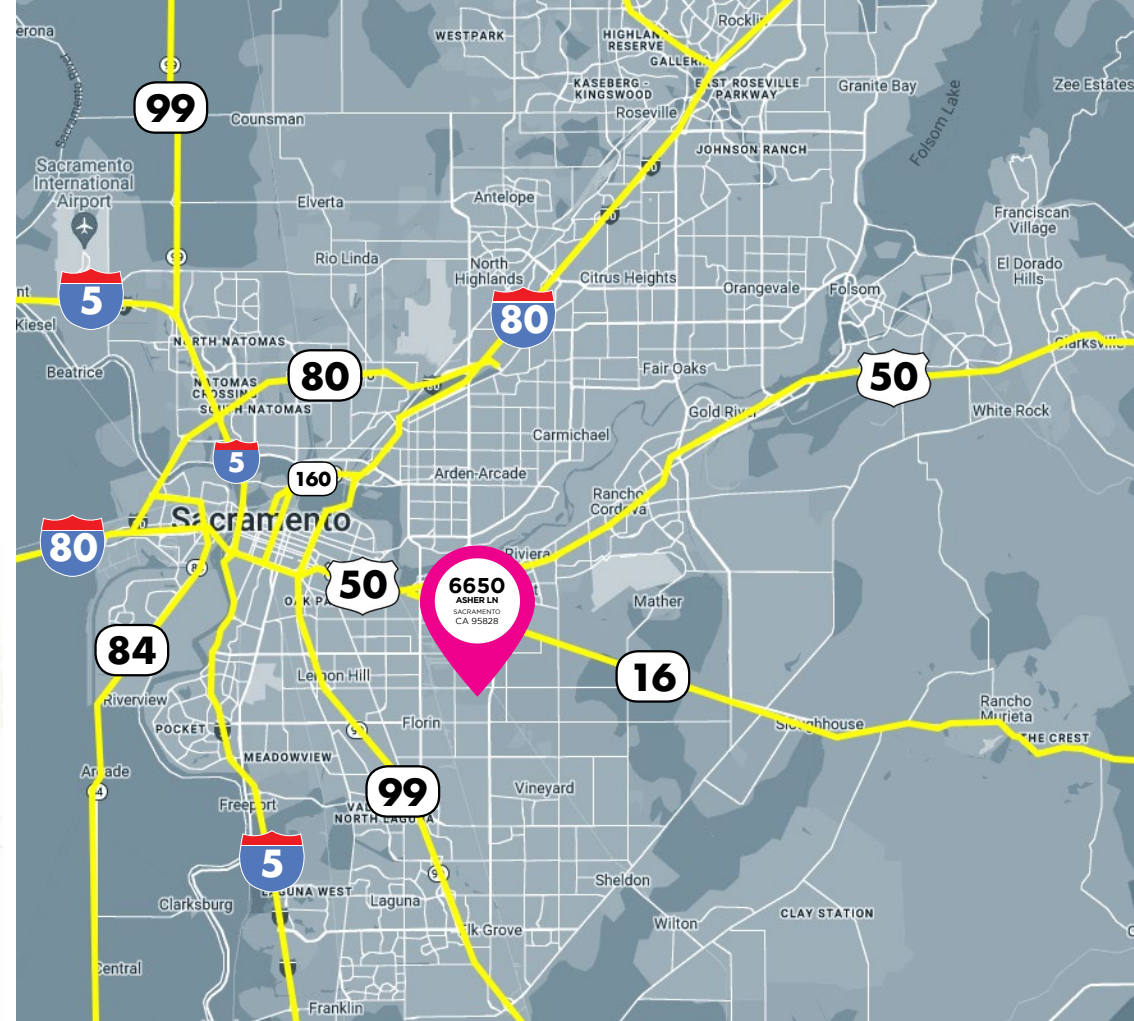
- 37% Some College, No Degree
- 17% Bachelor's Degree
- 25% High School Graduate
- 8% Advanced Degree
- 8% Some High School, No Diploma
- 5% Associate Degree

HOUSE HOLD INCOME

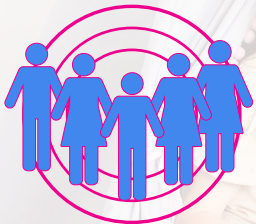


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



RESIDENT POPULATION



5 mile Population 2023

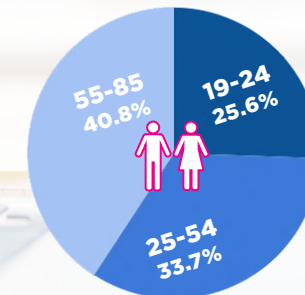
2010	32,633
2023	32,982
2028	33,036

TRAFFIC COUNT



-/+ 15,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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