

PADS FOR
SALE OR
BUILD TO
SUITE

COUNTRY CLUB PLAZA MALL

3500 El Camino Ave, Sacramento, CA

Arden-Arcade Area



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Parcel Information	
281-0011-046	7.32 ac
281-0011-049	23,610 sf
281-0011-050	28,575 sf

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Property Overview

Price:	Inquire w/ Broker
Land/SF:	\$19.58 PSF
Building SF:	169,408 SF
Available SF:	169,408 SF
Land Area:	408,632 SF
Year Built:	1960
Parking Spots:	1774 (Entire Center, Not All Included)
Parking Ratio	6.43/1000 (Based On Macy's First Floor)
Monument Signage:	Available
Number of Floors:	4 Floors (3 Above Ground 1 Below Grade)
Celing Height 1st Floor:	13'10"
Celing Height 2-3 Floors:	12'
Celing Height Basement:	9'
Power:	3,000 AMP 600 Volts 3 -Phase**
Zoning:	SC
Traffic Count:	47,880 ADT
Traffic Count Street:	Intersection -Watt & El Camino
APNs:	281-0011-046, 049, 050

The Offering

Helm Properties, as the exclusive Broker, is excited to present an exceptional opportunity to acquire the Former Macy's Building & 2 out-parcels, collectively known as the "Property." This retail center is strategically located in Sacramento, California, shadow anchored by WinCo. With a highly populated residential area of approximately 370,000 residents within a five-mile radius, Country Club Plaza offers an attractive option for retailers. The property benefits from its proximity to a solid residential base, making it an ideal destination for businesses seeking visibility and a concentrated consumer market. Moreover, Country Club Plaza presents potential for repositioning or redevelopment into a mixed-use center.

Country Club Plaza, with its prime location, extensive frontage, and diverse redevelopment possibilities, offers an exceptional investment opportunity for discerning buyers seeking a valuable and versatile asset in the heart of Sacramento, California.

Property Highlights

- Easy access to Interstate 80 and Highway 50 via Watt Avenue
- Prime location at the intersection of Watt and El Camino Avenues
- Country Club Plaza offers ten access points, including four signaled intersections, ensuring convenient accessibility for visitors.
- The versatile two-story building previously owned and occupied by Macy's until 2016 presents numerous potential uses.
- Retail Concepts: Ideal for furniture stores, bowling concepts, pet supplies, and discount apparel outlets.
- Alternative Uses: Could be repurposed as a government office, self-storage facility, or multifamily development (subject to re-zoning requirements).

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BANK OF THE WEST
BNP PARIBAS

POPEYES



EMIGH'S
OUTDOOR LIVING

SUBJECT LOCATION



EMIGH ACE
Hardware



CINEMAWEST

SUPERCUTS



WinCo FOODS



COSTCO WHOLESALE



See's CANDIES



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,184	4,347	16,608
Average Age	39.4	39.8	40.2
Average Age (Male)	34.6	35.2	35.9
Average Age (Female)	42.1	42.9	43.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	468	1,772	7,297
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$79,413	\$82,413	\$75,366
Average House Value	\$356,726	\$361,677	\$335,002

RACE	0.25 MILES	0.5 MILES	1 MILE
% White	62.4%	64.7%	60.9%
% Black	12.8%	10.5%	9.8%
% Asian	7.9%	10.0%	12.4%
% Hawaiian	2.2%	1.5%	1.3%
% American Indian	0.8%	0.8%	0.6%
% Other	4.5%	4.3%	5.8%

* Demographic data derived from 2020 ACS - US Census



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JEFFREY T. HELM

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