

**FOR
SALE**

**1501 EL CAMINO AVE,
SACRAMENTO, CA**

Capital City Fwy - 161,936 ADT

El Camino Ave - 24,824 ADT

**3-D Tour
Click Here**



+/- 17,040 SQ.FT TWO STORY OFFICE BUILDING

+/- 0.62 ACRES LAND PARCEL

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ROME
REAL ESTATE GROUP

CENCO FINANCIAL CENTER

SALES PRICE = \$1,278,000
(\$75.00 PSF)

SELLER FINANCING AVAILABLE

BUILDING SIZE:

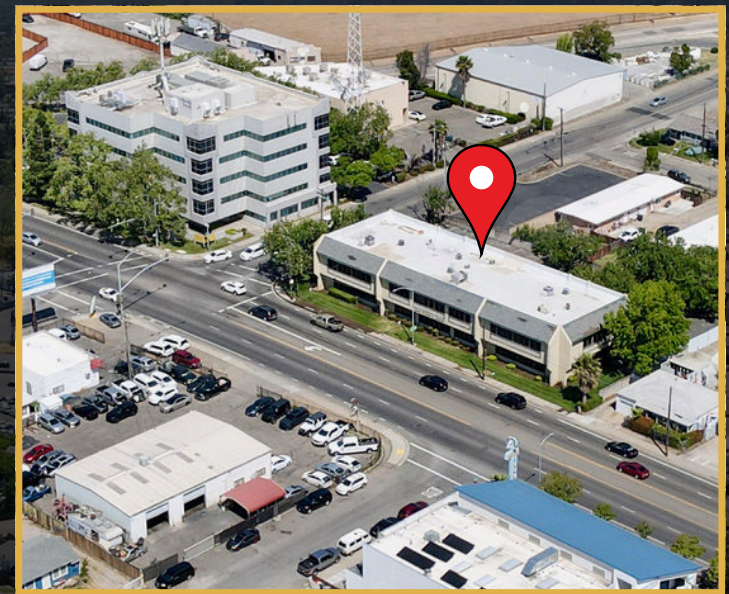
+/- 17,040 SQ.FT

LOT SIZE:

+/- 0.62 ACRES

HIGHLIGHTS

- Fantastic opportunity is nestled in the vibrant heart of the Arden Area Business District.
- A commuter's dream with swift and direct access to Capital City Freeway, I-80, and CA-160
- In proximity to public transportation - a mere half-mile to the nearest bus stop and under a mile to the Light Rail station
- A stone's throw from prominent points of interest, including Arden Fair Mall, Cal Expo, Downtown/Midtown Sacramento, and Sacramento International Airport
- Located in a thriving neighborhood enriched by a diverse mix of office, medical, auto services, retail, and dining establishments
- Ideally situated within a two-mile radius of approximately 60,000 residents, offering a large and diverse potential customer base.



C-2
PROPERTY ZONING
GENERAL
COMMERCIAL
SACRAMENTO COUNTY



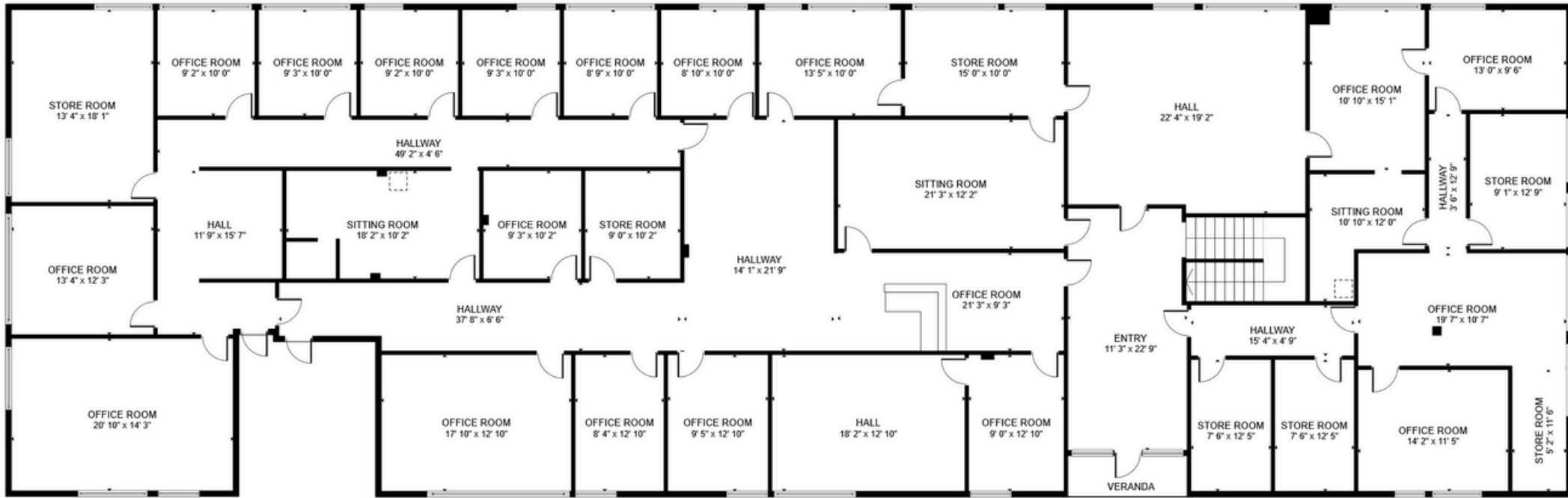
46 SPACES
4.3 / 1,000



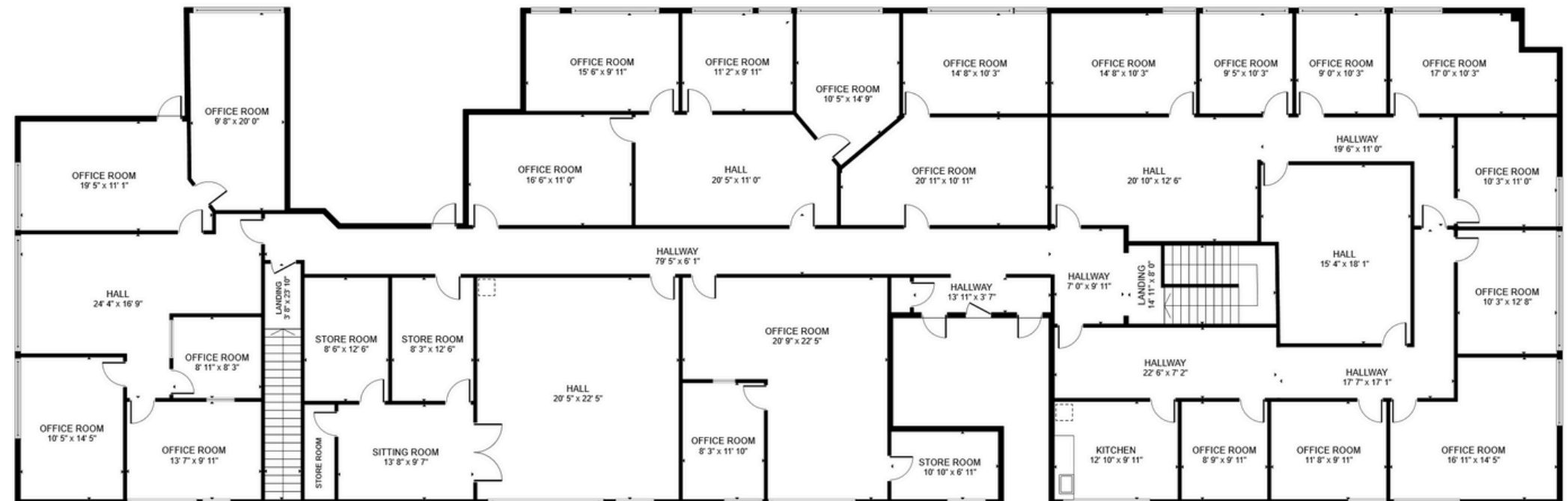
STRONG TRAFFIC COUNTS
EL CAMINO AVE: 24,824 ADT
CAPITAL CITY FWY: 161,936 ADT

FLOOR PLANS

3-D Tour
Click Here



FLOOR 1



FLOOR 2



INTERIOR PICTURES





EXTERIOR PICTURES



DEMOGRAPHIC SUMMARY REPORT

1501 EL CAMINO AVE, SACRAMENTO, CA 95815



POPULATION 2023 ESTIMATE

1-MILE RADIUS 16,295
3-MILE RADIUS 146,444
5-MILE RADIUS 371,153

POPULATION 2028 PROJECTION

1-MILE RADIUS 16,735
3-MILE RADIUS 150,905
5-MILE RADIUS 382,333



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$56,221.00
3-MILE RADIUS \$74,661.00
5-MILE RADIUS \$86,904.00

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS \$43,252.00
3-MILE RADIUS \$51,743.00
5-MILE RADIUS \$62,013.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,540	92,247	244,290
BLACK	2,201	20,214	44,620
HISPANIC ORIGIN	6,686	49,276	103,201
AM.INDIAN & ALASKAN	446	3,406	7,592
ASIAN	1,623	17,687	43,918
HAWAIIAN/PACIFIC ISLAND	206	2,489	4,476
OTHER	1,279	10,401	26,258

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPURTUNITY



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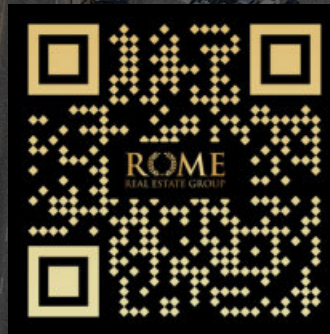
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