

\$1,100,000



OFFERING MEMORANDUM

1708 Lisbon Ave. West Sacramento, CA 95605

EXECUTIVE SUMMARY



YEAR BUILT
1935



AVAILABLE SF:
+/-4,000



PRICE:
\$1,100,000

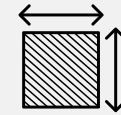
PDF Powered by eXp Commercial is proud to present this +/- 4,000 sf Lodge/Meeting Hall/Community Center Owner-User or Investment Opportunity located at 1708 Lisbon Avenue, West Sacramento, CA 95605. The property, sitting on a combined approximately 0.30 acre parcel, has recently undergone a complete renovation in 2023, making the space look brand new despite its original construction in 1935. This property offers a versatile use and is situated conveniently in a high-traffic area, providing excellent visibility and accessibility. It is surrounded by a mix of residential neighborhoods and new commercial developments, ensuring a steady stream of visitors and potential return customers.

PROPERTY SUMMARY

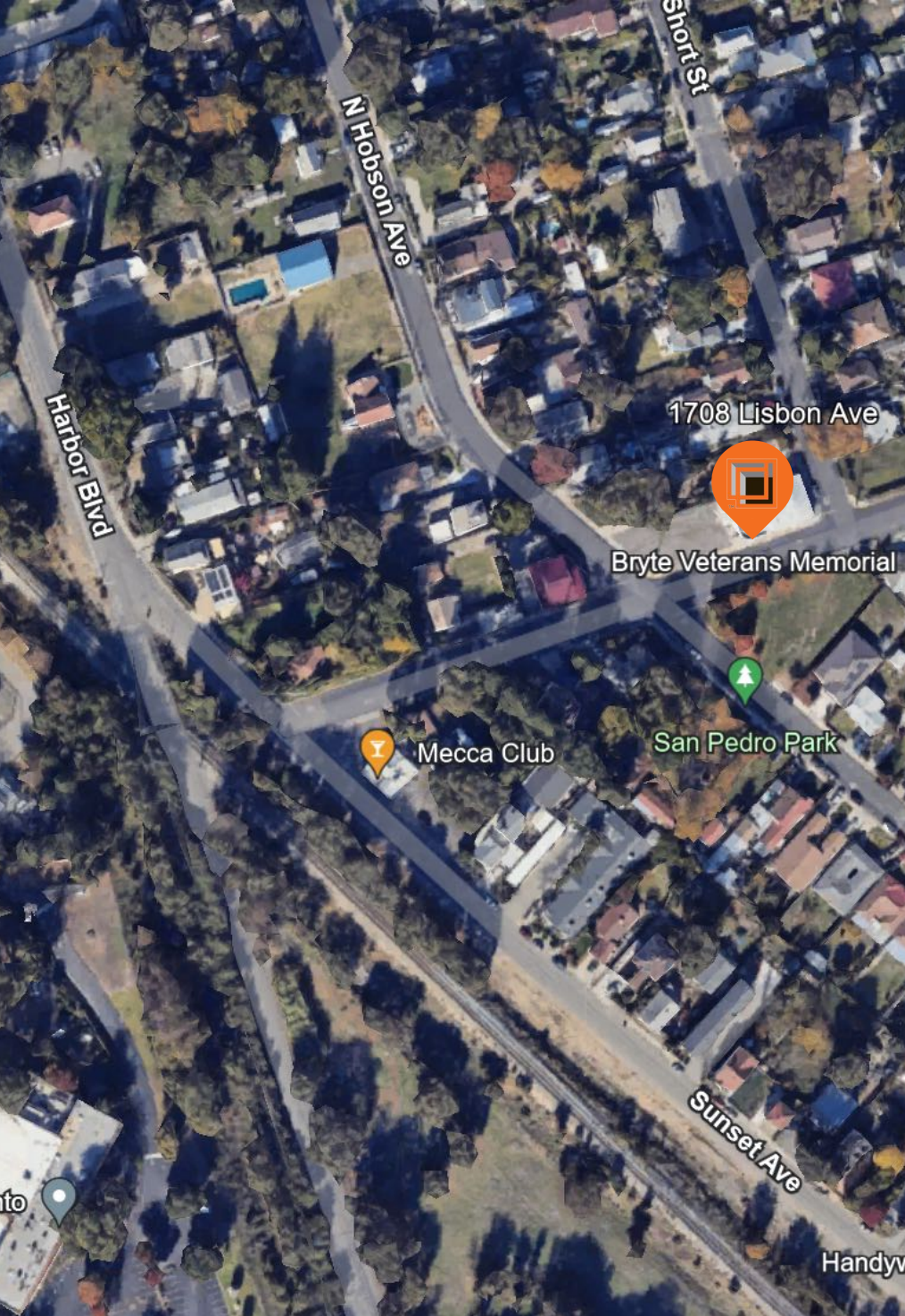
| | |
|------------|------------------|
| ADDRESS: | 1708 Lisbon Ave. |
| PARCEL: | 014-032-006-000 |
| BLDG SIZE: | +/- 4,000 |
| LOT ACRES: | 0.30 Acres |
| COUNTY: | Yolo |
| SUBMARKET: | West Sacramento |



YEAR RENOVATED
2023



LOT SIZE
13,068 sqft.



PROPERTY HIGHLIGHTS

VERSATILE COMMUNITY SPACE

1708 Lisbon Avenue offers a unique opportunity to invest in a well-designed community space perfect for a variety of events. This property has hosted memorials, stand-up comedy shows, meetings, dances, and more, showcasing its adaptability.

PREMIUM LOCATION & HIGH VISIBILITY

Located in West Sacramento, CA, this property benefits from high visibility and accessibility. It is nestled between residential neighborhoods and new commercial developments, ensuring a steady stream of visitors.

ROBUST GROWTH POTENTIAL

With its potential for diverse usage, the property holds immense potential for growth. Its strategic location and versatile space make it an ideal choice for investors looking to capitalize on West Sacramento's thriving community scene.

MULTI-FUNCTIONAL LODGE/MEETING HALL

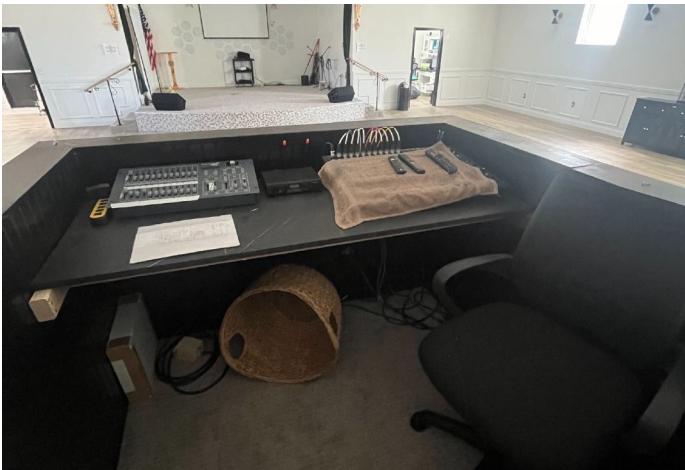
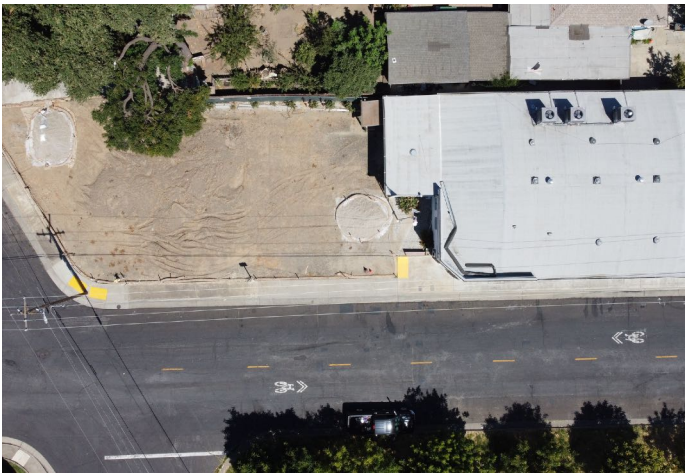
Spanning 4,000 square feet on a 0.30-acre lot, this property provides a turnkey solution for owners. Recently renovated in 2023, it features a stage and bar area, making it ideal for various functions and events.

STREAMLINED OWNERSHIP TRANSITION

With a history of meticulous maintenance and a straightforward ownership record, 1708 Lisbon Avenue is set for a seamless transition to new investors. This property is ready to embrace West Sacramento's vibrant community landscape.



OFFERING MEMORANDUM / 1708 LISBON AVE.

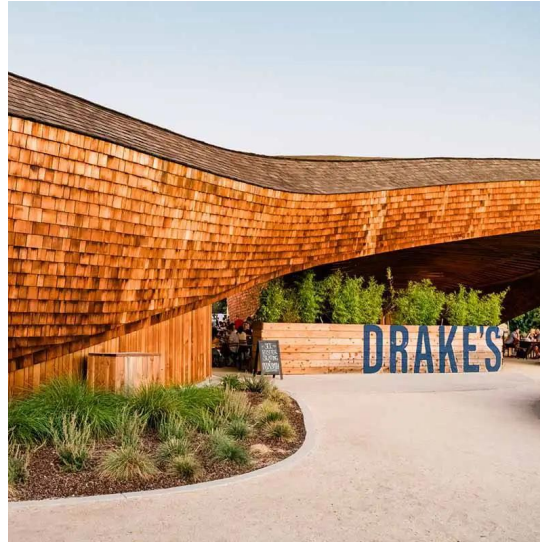
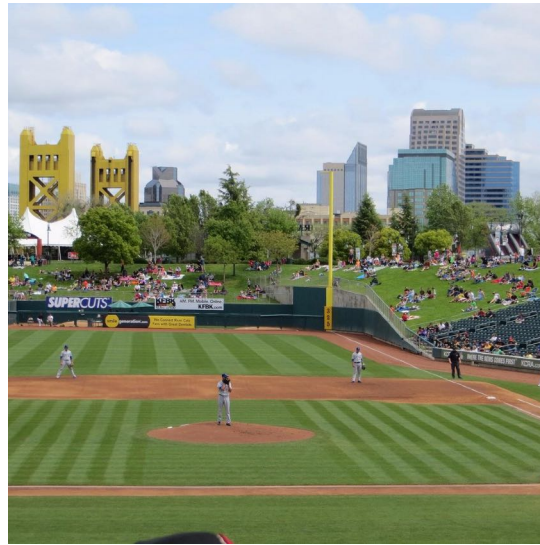


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WEST SACRAMENTO



LOCATION OVERVIEW

WEST SACRAMENTO, CA

Located in Yolo County, West Sacramento is a vibrant city that blends historical charm with modern amenities. Just across the Sacramento River from the state capital, it offers easy access to major transportation networks, including Interstates 80 and 5, and is close to the Sacramento International Airport.

West Sacramento is known for its strategic location, providing excellent connectivity to Northern California markets, making it a prime choice for businesses and residents. The city features top-notch schools, safe neighborhoods, and a diverse economy with strong sectors in logistics, agriculture, and manufacturing, alongside a growing tech scene.

Community events like the West Sacramento Farmers Market and various cultural festivals showcase the city's lively spirit and community engagement. Offering a mix of business opportunities, recreational amenities, and a welcoming environment, West Sacramento is an ideal spot for growth and quality living in California.

DEMOGRAPHICS

| 2023 SUMMARY | DATA |
|------------------|--------|
| Population | 54,000 |
| Households | 19,000 |
| Median Age | 34.5 |
| Median HH Income | 87,044 |



2,087

TOTAL BUSINESSES



26,000

TOTAL EMPLOYEES



\$84,044

MEDIAN HH
INCOME



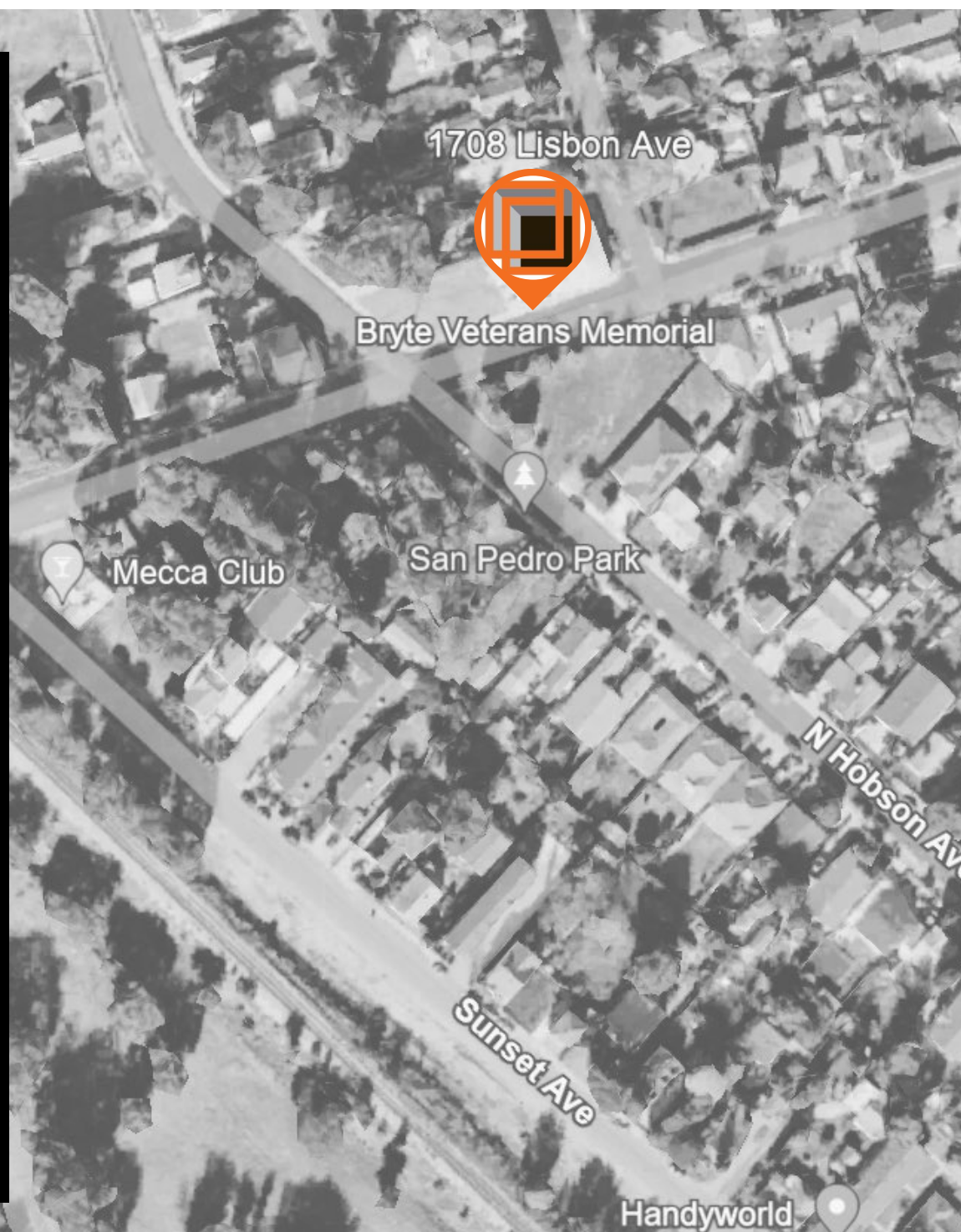
\$40,553

PER CAPITA
INCOME



\$114,480

AVERAGE
HOUSEHOLD





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