

# 1.71 ACRES CAR DEALERSHIP OPPORTUNITY



7900 E STOCKTON BLVD  
SACRAMENTO, CA 95823



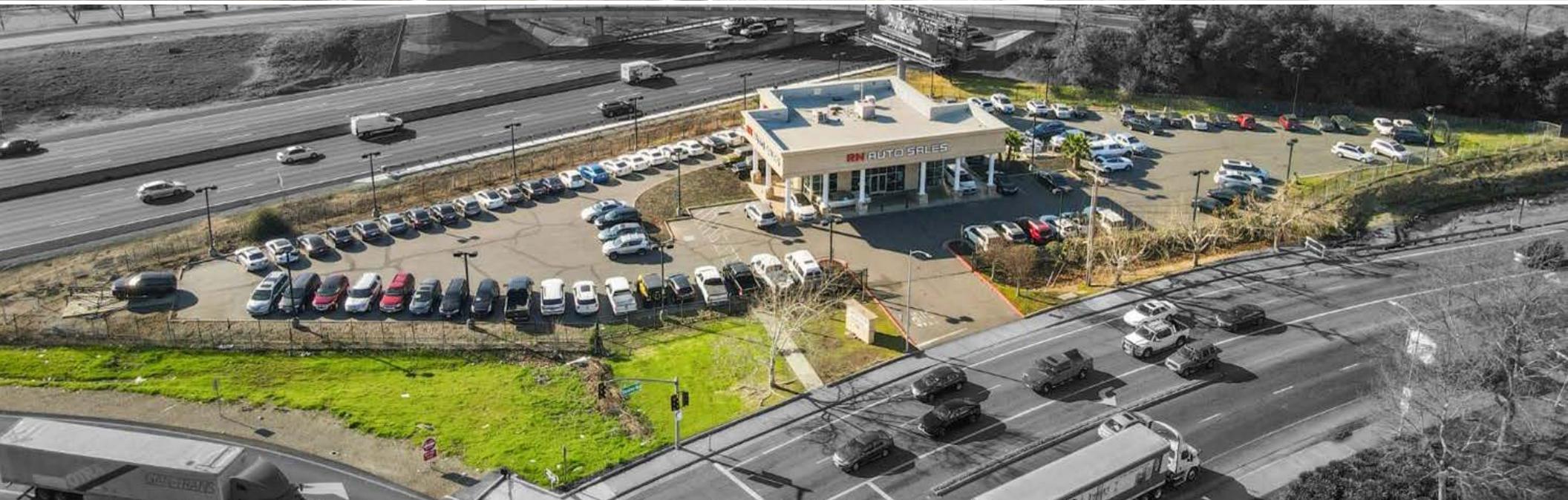
**FARAZ SAEED**

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DRE # 01872363

OFFERING MEMORANDUM



# PROPERTY PHOTOS



PRIMARY PHOTO



AERIAL



ENTRANCE



RETAIL FLOOR

# PROPERTY PHOTOS



WAITING ROOM



SECURITY OFFICE



BREAK ROOM



STORAGE

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EXCLUSIVELY MARKETED BY:

## FARAZ SAEED

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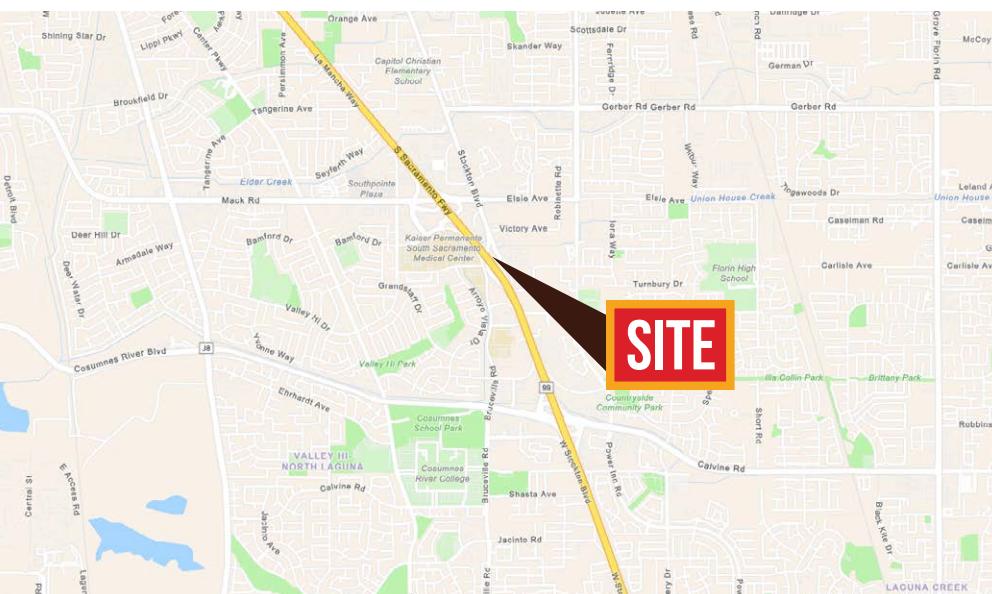
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# OFFERING SUMMARY

## EXECUTIVE SUMMARY

ADDRESS	7900 E STOCKTON BLVD SACRAMENTO, CA 95823
PROPERTY TYPE	RETAIL   AUTOMOTIVE SALES
BUILDING SF	4,359 SF
LOT AREA SF	74,488 SF
LOT AREA	1.71 ACRES
ZONING	C-2



### Key Highlights:

- 1.81 acres of Prime commercial location on E Stockton Boulevard, Sacramento.
- Very close to Highway 99, providing fast access to Downtown Sacramento and Elk Grove.
- Large commercial lot suitable for vehicle display or outdoor business operations.
- Surrounded by established retail, restaurants, and service businesses.
- High daily traffic exposure, ideal for customer-facing businesses.
- Strategic location for automotive, retail, logistics, or service-based businesses.
- Currently known for automotive-related commercial use (auto sales).
- Situated in the South/East Sacramento area with strong commercial activity.

Let's talk today before someone else pulls ahead.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6712	60406	167795
Total Population	22700	204700	568600
Average Hh Income	\$81040	\$81040	\$81040

# LOCAL BUSINESS MAP

LOCATION



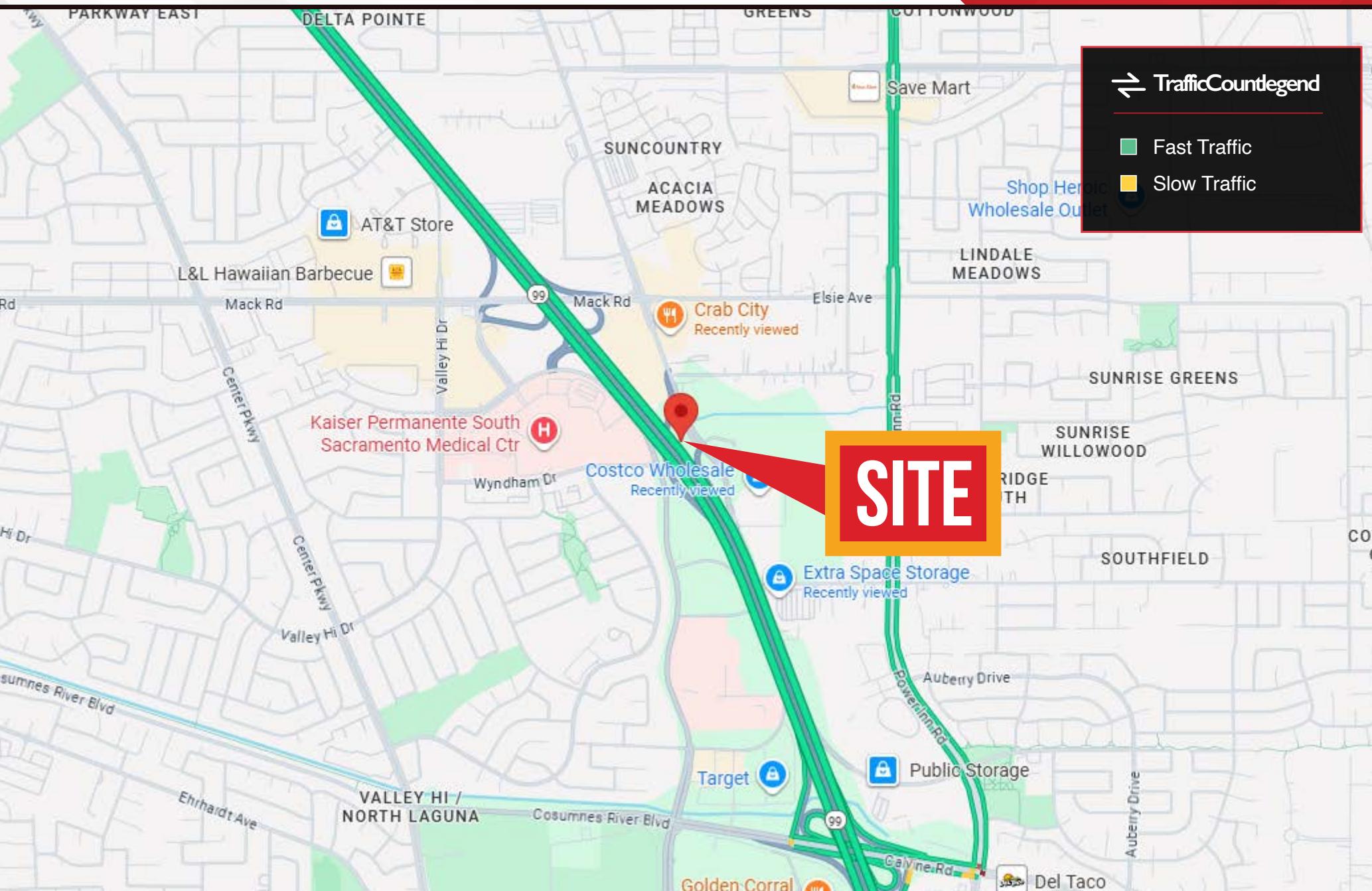
# AERIAL VIEW MAP

## LOCATION



# TRAFFIC COUNTS

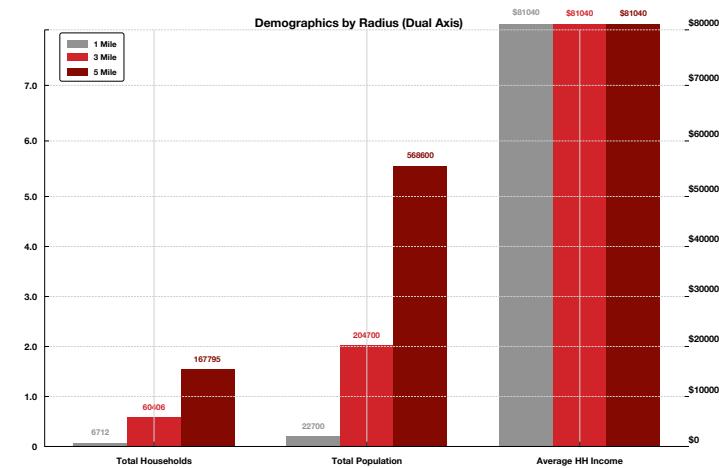
## LOCATION



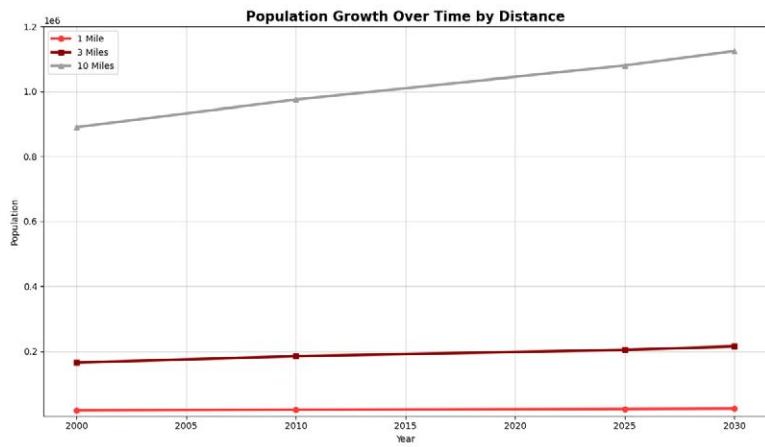
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POPULATION	1 MILE	3 MILES	10 MILE
2000	18500	165000	890000
2010	20500	185000	975000
2025	22700	204700	1080000
2030	24000	215000	1125000



# ADVISOR PROFILE

## COMPANY PROFILE

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