

**FOR
SALE
OR
LEASE**

**204 26TH ST,
SACRAMENTO, CA**

**2 PARCELS TOTALING +/- 15,972 SF
ZONED C4 (HEAVY COMMERCIAL)**



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ROME
REAL ESTATE GROUP

204 26TH STREET

APN: 003-0095-051 SIZE: +/- 9,888 SF

APN: 003-0095-052 SIZE: +/- 6,084 SF
+/- 15,972 SF TOTAL

SALES PRICE: \$1,100,000

LEASE RATE: \$2,500/MONTH, NNN*

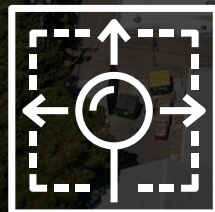
*FOR PORTION OF PARCEL (+/- 11,772 SF)

HIGHLIGHTS:

- **Income Producing Land:** Existing Income from Zayo, LLC (fiber hut tenant on property) of \$30,000 per year with annual increases. Zayo leases a +/- 4,200 SF portion of the land.
- **Desirable C-4 Zoning:** City of Sacramento - Heavy Commercial - Ideal for a variety of uses.
- **Prime Location in Sacramento:** this property offers convenient access to downtown Sacramento, with proximity to major business centers, dining, and entertainment options. Ease of access to/from I-80, Business 80, and HWY 160.
- **Portion of Parcel Available For Lease:** a +/- 11,772 SF portion of the parcel is available For Lease for \$2,500 per month, NNN. See Site Plan on Page 4.



AVERAGE
\$94,034
WITHIN 3 MLES
HOUSEHOLD INCOME

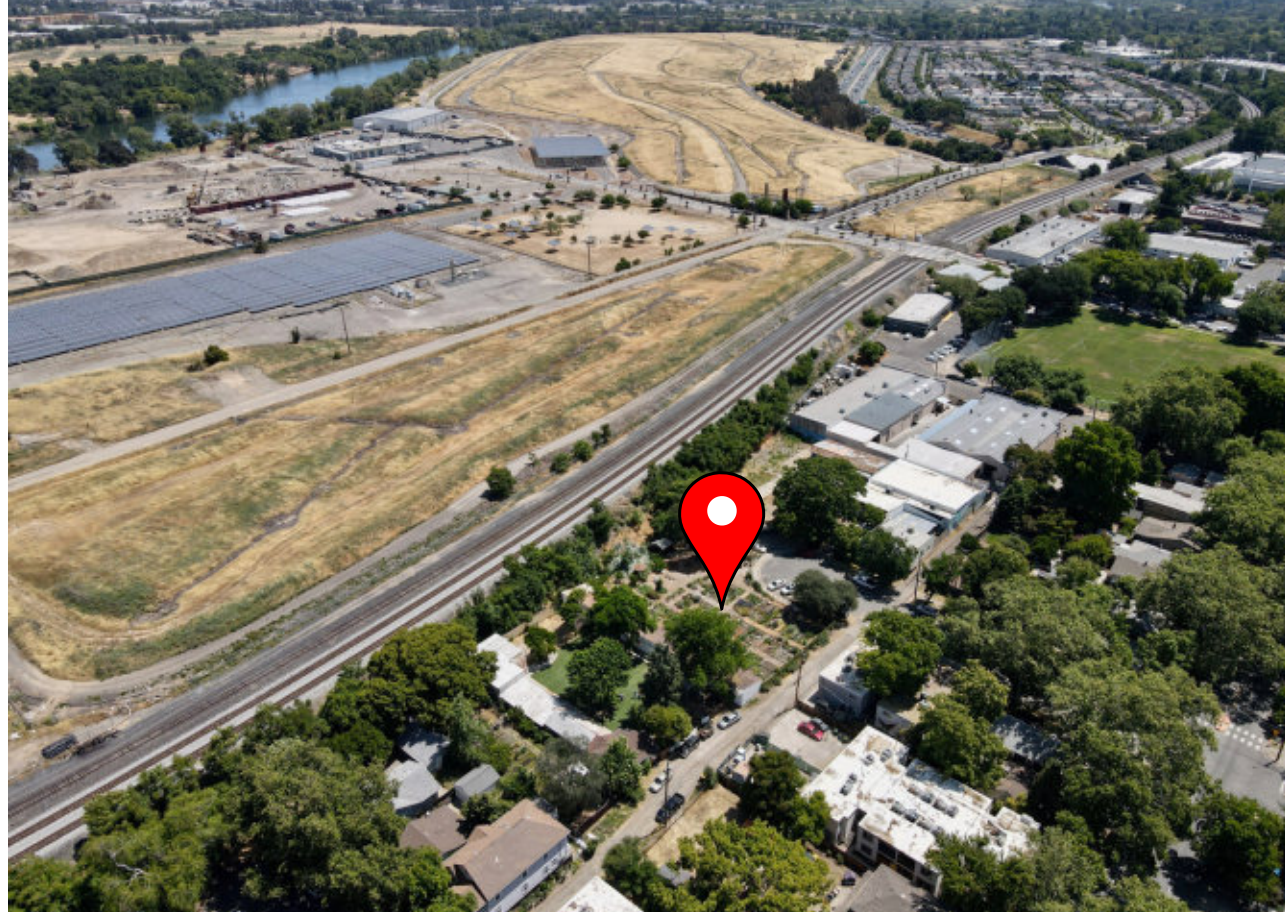
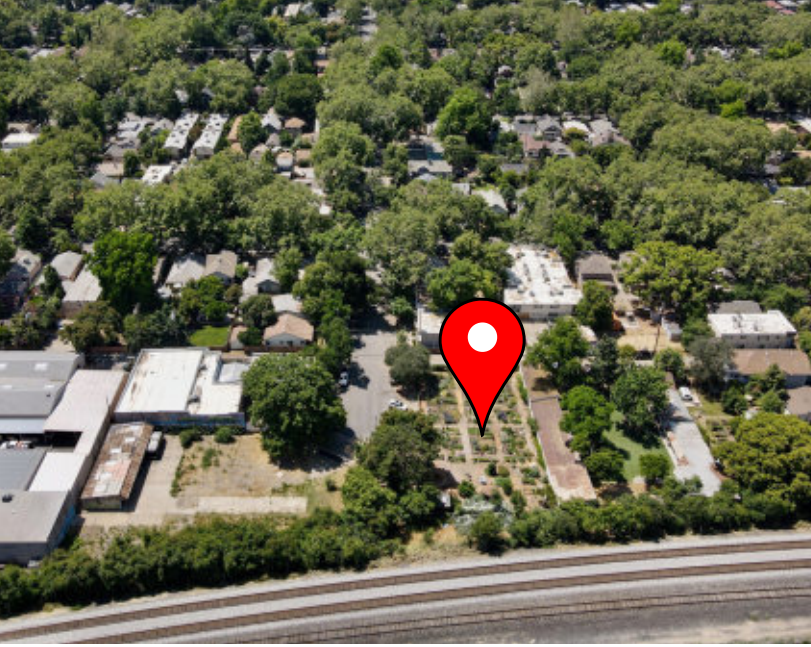


N/A
BUILDING SIZE
+/- 15,972 SQ.FT
TOTAL PARCEL SIZE

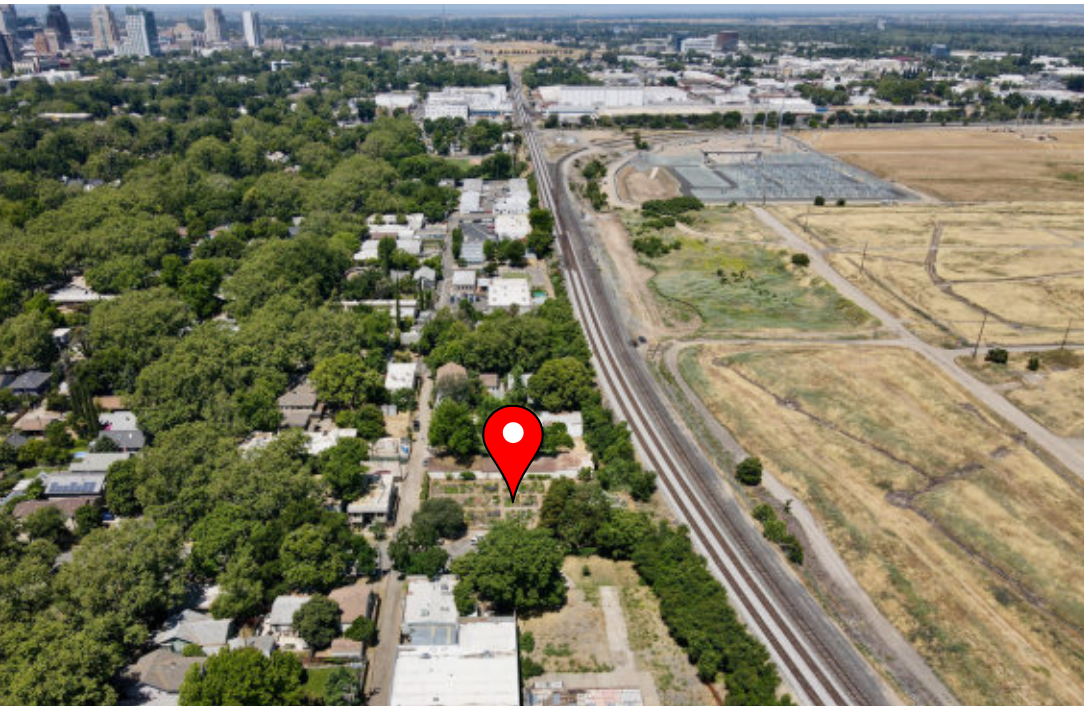
PROPERTY ZONING



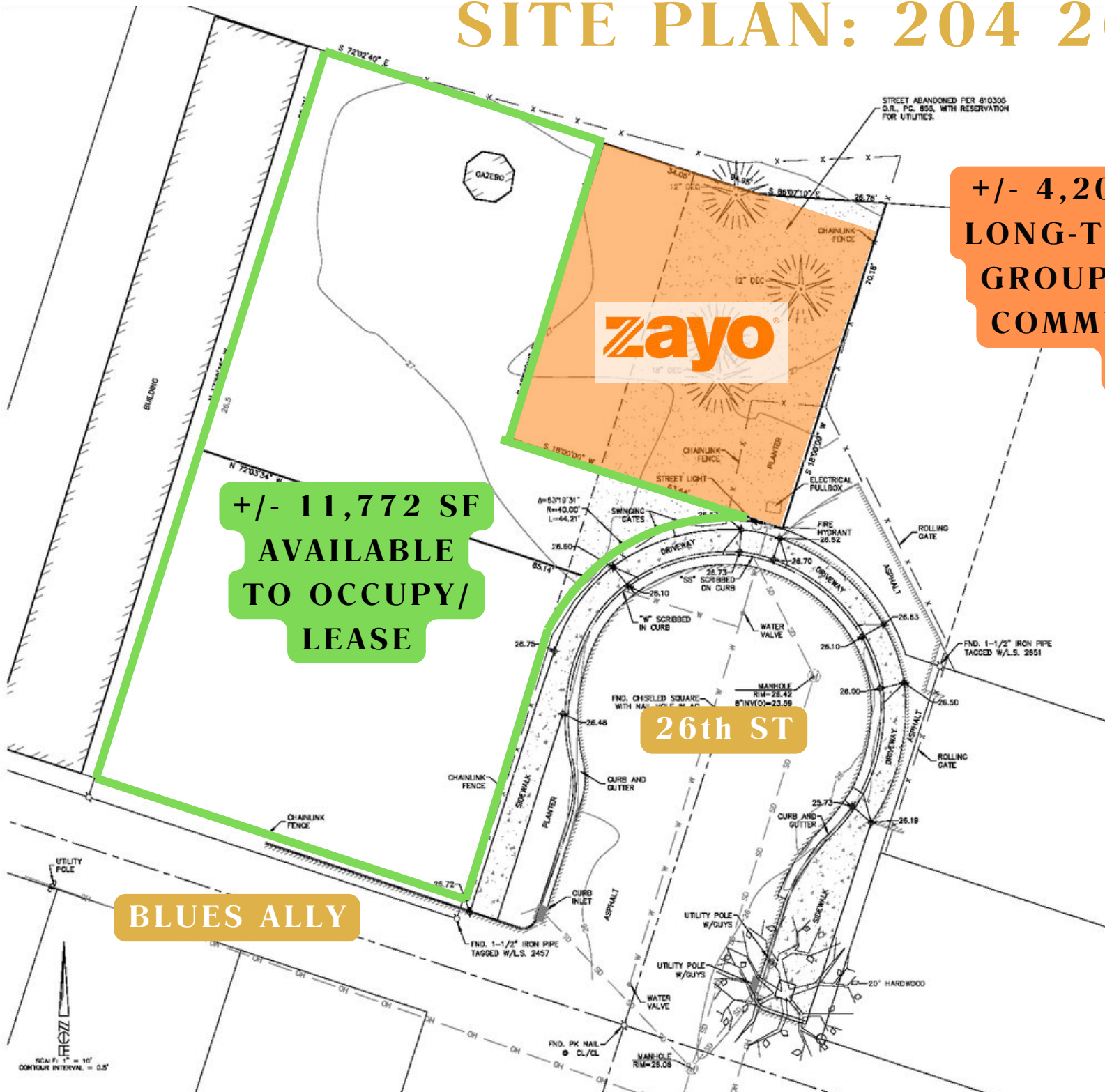
C-4
CITY OF
SACRAMENTO



EXTERIOR PICTURES



SITE PLAN: 204 26TH ST



+/- 4,200 SF LEASED LONG-TERM TO ZAYO GROUP, LLC (FIBER COMMUNICATIONS HUT)

+/- 11,772 SF AVAILABLE TO OCCUPY/LEASE

BLUES ALLY



PERMITTED AND CONDITIONALLY PERMITTED USES INCLUDE:

- DWELLING (MULTI-UNIT)
- RESIDENTIAL CARE FACILITY
- AUTO SALES/STORAGE/RENTAL
- AUTO REPAIR
- EQUIPMENT RENTAL/SALES YARD
- MINI STORAGE
- TOWING SERVICE/YARD
- COMMUNITY GARDEN OR MARKET GARDEN
- MANUFACTURING
- WAREHOUSE,
- VET CLINIC,
- CHILD CARE CENTER, AND MORE



For more information on the property zoning and allowed uses:

[CLICK HERE](#)

IMMEDIATE VICINITY AERIAL

CALIFORNIA STATE RAILROAD MUSEUM
AMTRAK
Chevron
Denny's
SHERWIN WILLIAMS
SUBWAY
McDonald's

American River

PROPERTY LOCATION

Pine Cove Society CHURCH
MIDTOWN SACRAMENTO
Cisco Air Systems
Compressed Air Solutions Since 1973

Sacramento River

CALIFORNIA STATE CAPITOL
CALIFORNIA STATE CAPITOL MUSEUM

McKinley Park



DO CO
Starbucks
PANDA EXPRESS
DOWNTOWN SAC
URBAN OUTFITTERS
macy's
Golden 1 CENTER
CHIPOTLE MEXICAN BISTRO
CINEMARK

SUTTER'S FORT STATE HISTORIC PARK
SACRAMENTO
HYATT house
NATURAL FOODS CO-OP
LOCALLY OWNED SINCE 1973
THE ORIGINAL Mels
SAFeway
Sutter Health
Sutter Medical Center

UC DAVIS HEALTH MEDICAL CENTER
CALIFORNIA Family Fitness
Starbucks



target



DEMOGRAPHIC SUMMARY REPORT

204 26TH ST., SACRAMENTO, CA 95816



POPULATION

2023 ESTIMATE

1-MILE RADIUS	17,549
3-MILE RADIUS	155,162
5-MILE RADIUS	429,276

POPULATION

2028 PROJECTION

1-MILE RADIUS	16,954
3-MILE RADIUS	150,514
5-MILE RADIUS	417,888



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$104,981.00
3-MILE RADIUS	\$93,903.00
5-MILE RADIUS	\$85,176.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$79,155.00
3-MILE RADIUS	\$68,244.00
5-MILE RADIUS	\$61,528.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,976	100,572	264,709
BLACK	1,325	17,659	49,690
HISPANIC ORIGIN	3,486	44,348	137,031
AM. INDIAN & ALASKAN	326	3,411	9,791
ASIAN	1,158	16,931	58,436
HAWAIIAN/PACIFIC ISLAND	88	1,366	5,372
OTHER	1,081	10,573	29,889

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

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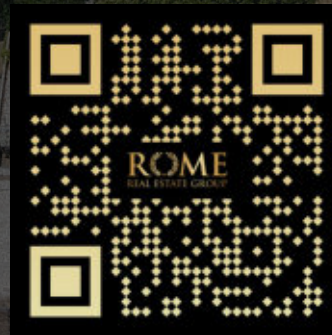
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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.