

+ Bankruptcy Trustee Sale + + SACRAMENTO / CA / 95821 +

+ \$375,000 Opening Bid + + + + +

2201

marconi avenue

Interstate 80

Bankruptcy Court Trustee's Sale!

Opening Bid: \$375,000.00

November 3, 2025 at 9:00AM

501 I Street, 7th Floor
Sacramento, CA 9584
Court Room: 28, Dept A

Howe Ave

site

Marconi Ave

Property Highlights

Opening Over Bid	\$375,000.00
Parcel Size	±0.48 Acres
APN	226-0182-023-000
Zoning	Light Commercial (LC), Sacramento County
Permitted Uses	Fast Food, Retail, Restaurants, Drive-Thru, Offices, Medical, Breweries, etc.*
Entitlements	Use Permit and Design Review were both approved at entitlement and engineering stages for the development of a two-lane drive through coffee kiosk building, parking, and associated landscaping
Water & Sewer	Sacramento Surburban Water District / 916-972-7171 / epc@sswd.org
Electric	Sacramento Municipal Utility District (SMUD) / 1-888-742-7683
Natural Gas	PG&E / 1-800-743-5000
Property Type	Vacant Land
Location	Located at the Northeast corner of Marconi Avenue

The property is being marketed by a Chapter 11 Bankruptcy Trustee and the sale will be subject to the approval of the Bankruptcy Court scheduled **November 3, 2025 at 9:00AM** to be held at the US Courthouse, **501 I Street, 7th Floor, Sacramento, CA 95814, Court Room: 28, Dept A.**

Contact Listing Broker for the form contract to qualify to bid at the court auction house.



2201 MARCONI AVENUE,
SACRAMENTO, CA
95821



2 STAR COMMERCIAL
LAND



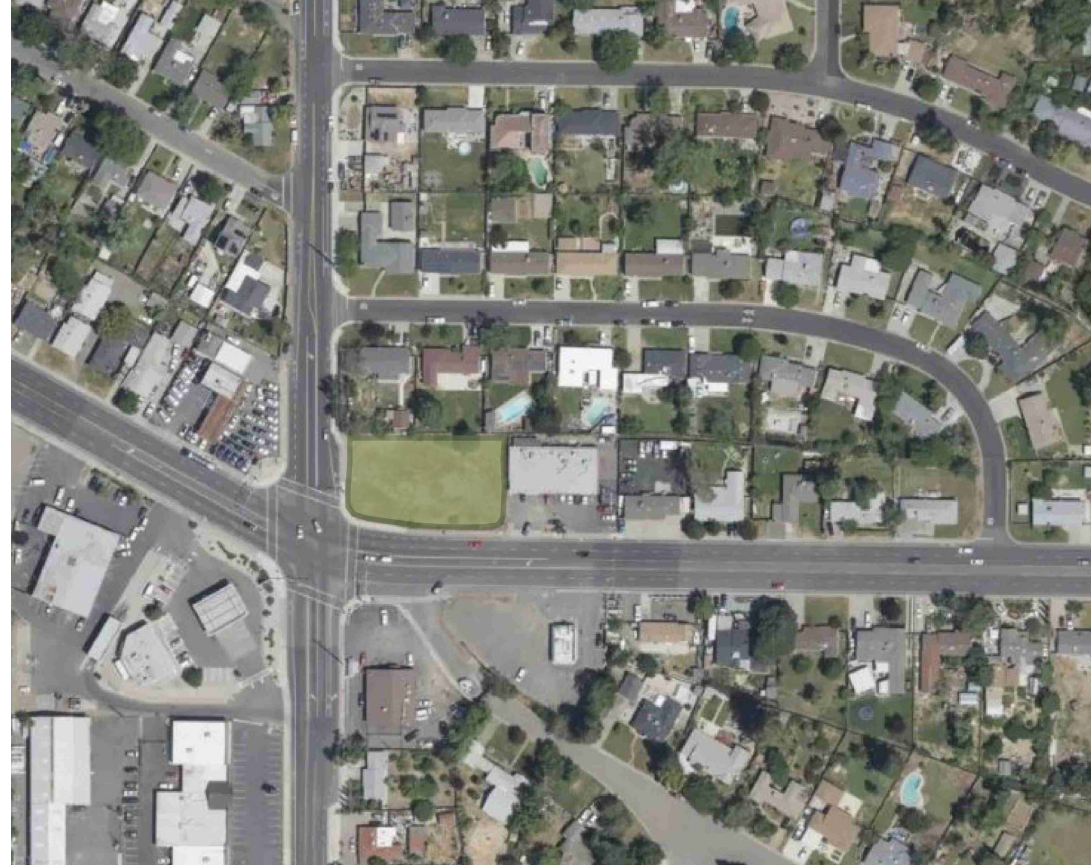
LEVEL TOPOGRAPHY

LOCATION

High visibility location on the northeast corner of Marconi Avenue and Howe Avenue with extensive frontage on both streets.

The intersection of Marconi Avenue and Howe Avenue is signalized and boasts a traffic count of $\pm 19,047$ average daily traffic eastbound along Marconi Avenue.

The subject property is located approximately 1/3 mile from Business 80, and approximately 3 miles to either Interstate 80 eastbound or Interstate 80 westbound, and less than five miles Highway 50 providing direct local and regional access to the site.



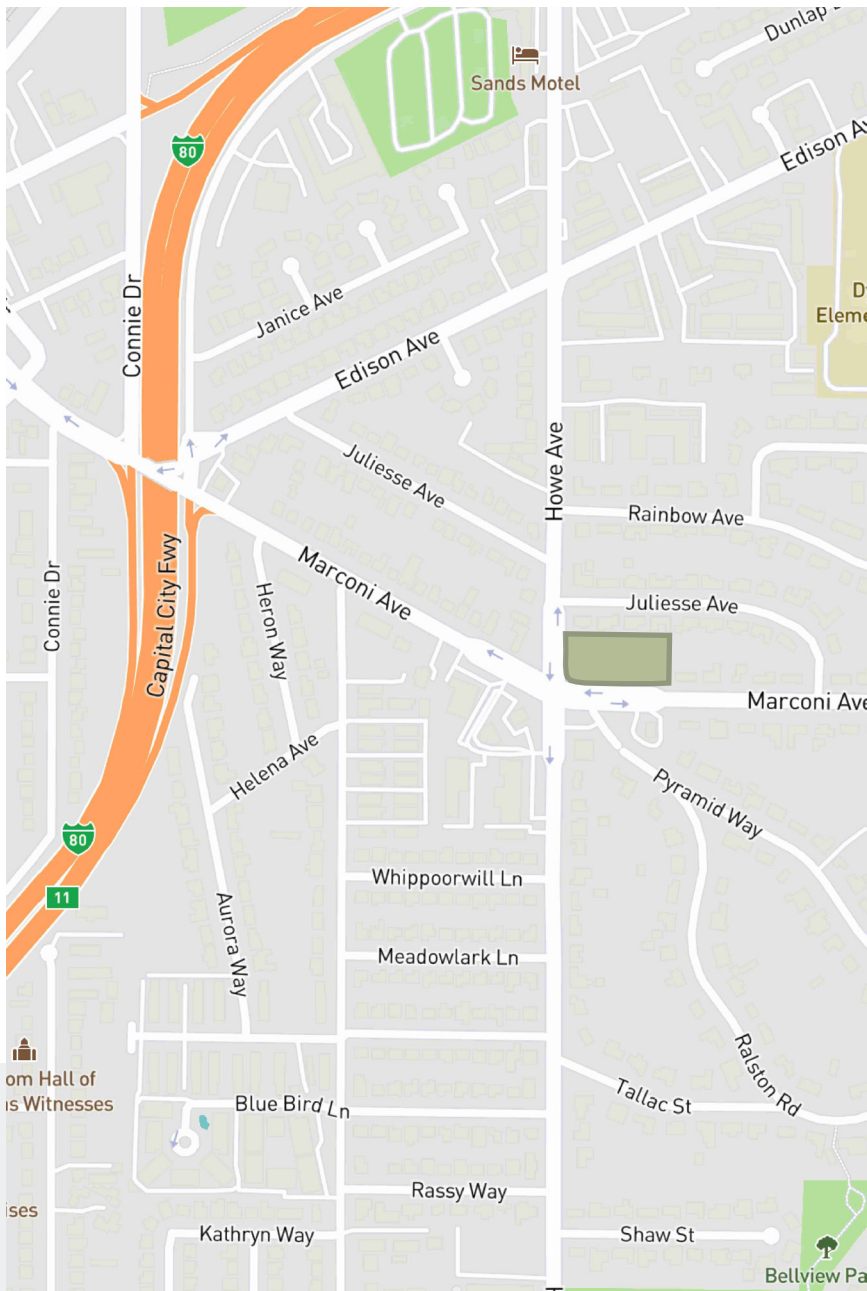
TRAFFIC COUNTS

Marconi Ave (Eastbound, 2024) @ Howe Ave 19,047 ADT

Source: Sacramento County Open Data GIS

	One Mile	Three Miles	Five Miles
Population (est 2023)	19,510	139,673	367,313
Population (projected 2028)	19,774	141,379	372,179
Median HH Income	\$41,845	\$54,397	\$68,065
Median Home Value	\$365,861	\$422,359	\$514,801

Source: Esri



ZONING / PERMITTED USES*

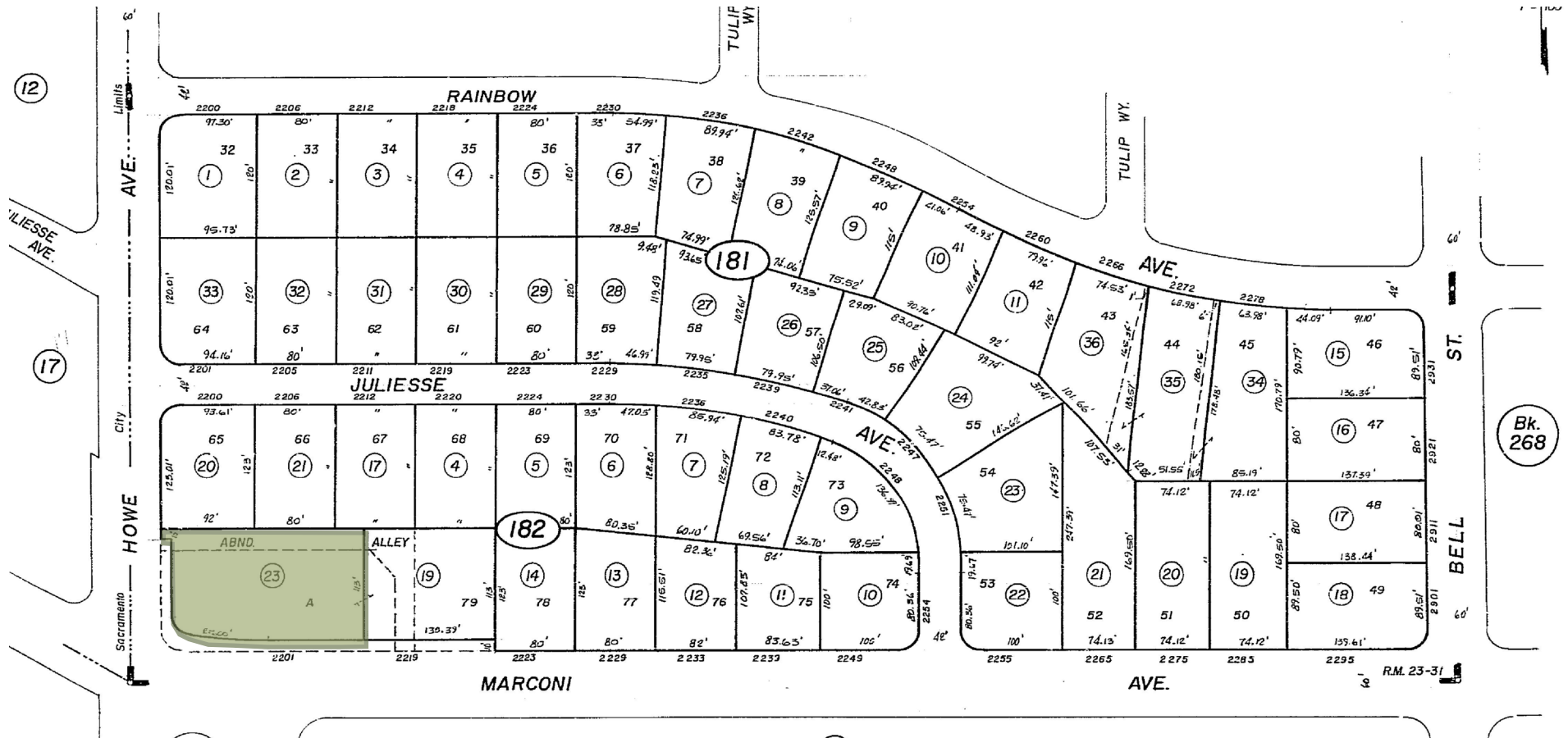
2201 Marconi Avenue is zoned Light Commercial (LC), a Commercial zoning designation which includes former SC (shopping center) zoning.

Permitted uses include:

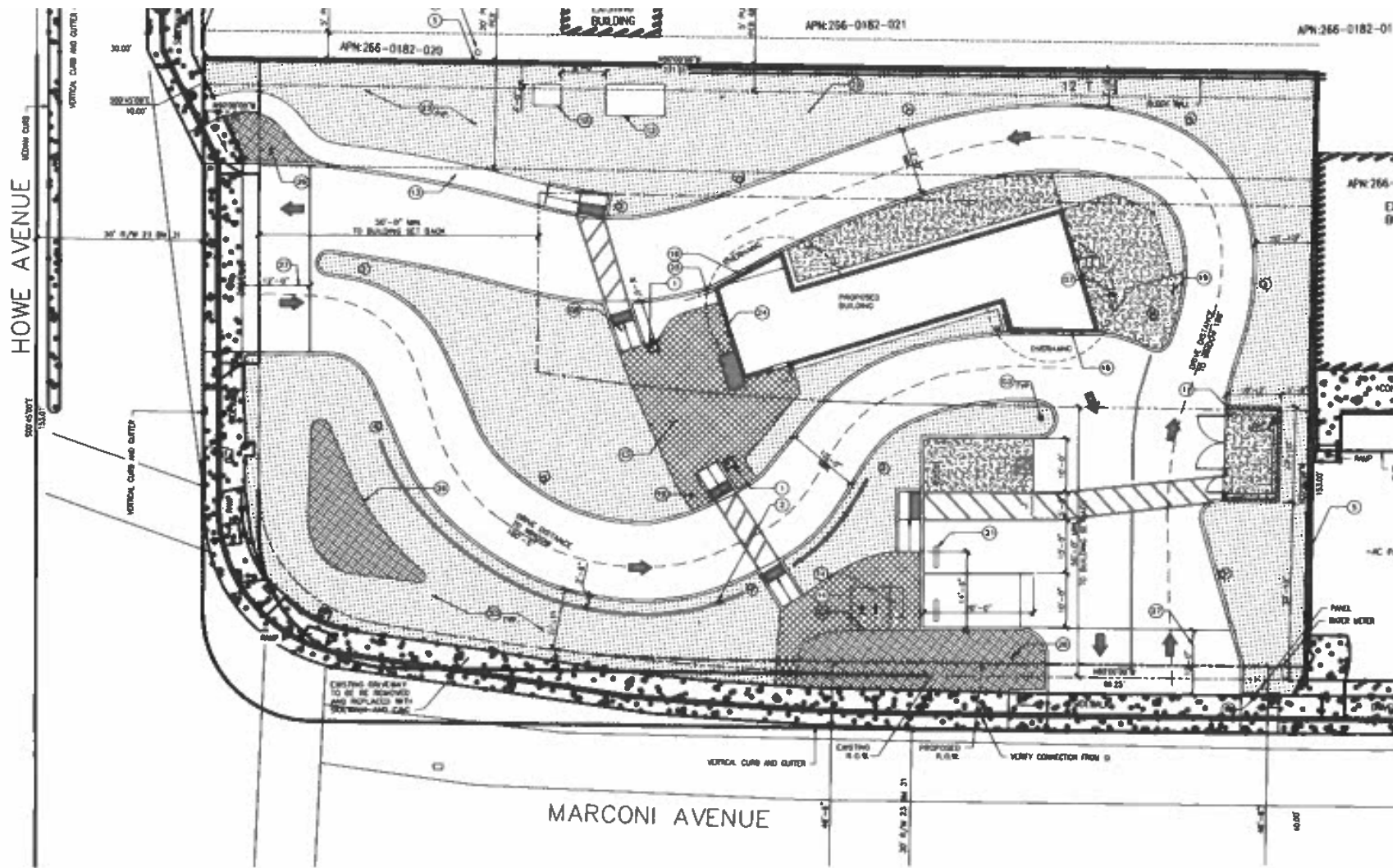
- Offices, General
- Medical / Dental Offices
- Hospital, Rehabilitation and Psychiatric Care
- Retail Stores
- Restaurants / Bar, with or without Drive Through
- Craft Breweries / Small Wineries (must include sales, tasting room/restaurant)
- Multifamily
- Residential Care Home
- Places of Worship
- Schools
- Event Center

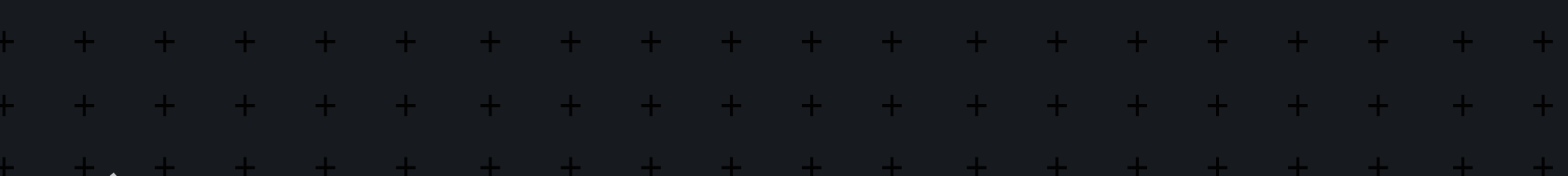
*Note: All potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals.

PARCEL MAP



DRIVE-THRU KIOSK SITE PLAN







2201

marconi avenue

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