

1580 Santa Ana Ave

Sacramento, CA 95838

For Sale

Warehouse

Property Summary



Property Description

Introducing an outstanding industrial property at 1580 Santa Ana Ave in Sacramento, CA. This 4,820 SF building, constructed in 2006, offers a prime opportunity for an Owner/user. Zoned M-1 and boasting a generous fenced, paved yard totaling approximately 3,500 SF, this property is perfect for industrial, warehouse, or distribution use. Key features include 200 Amps 120/208 Volt - 3-Phase power, two 12'x14' grade level roll-up doors, and a minimum clear height of 18'. With its concrete tilt-up construction and skylights in the warehouse, this property is meticulously designed for optimal functionality. Don't miss the chance to own this exceptional industrial asset.

Offering Summary

Sale Price:	\$995,000
Lot Size	8,060 SF
Building Size	4,820 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	41	111	1,552
Total Population	149	402	5,451
Average HH Income	\$99,447	\$99,888	\$103,859

TRAVIS ESWAY

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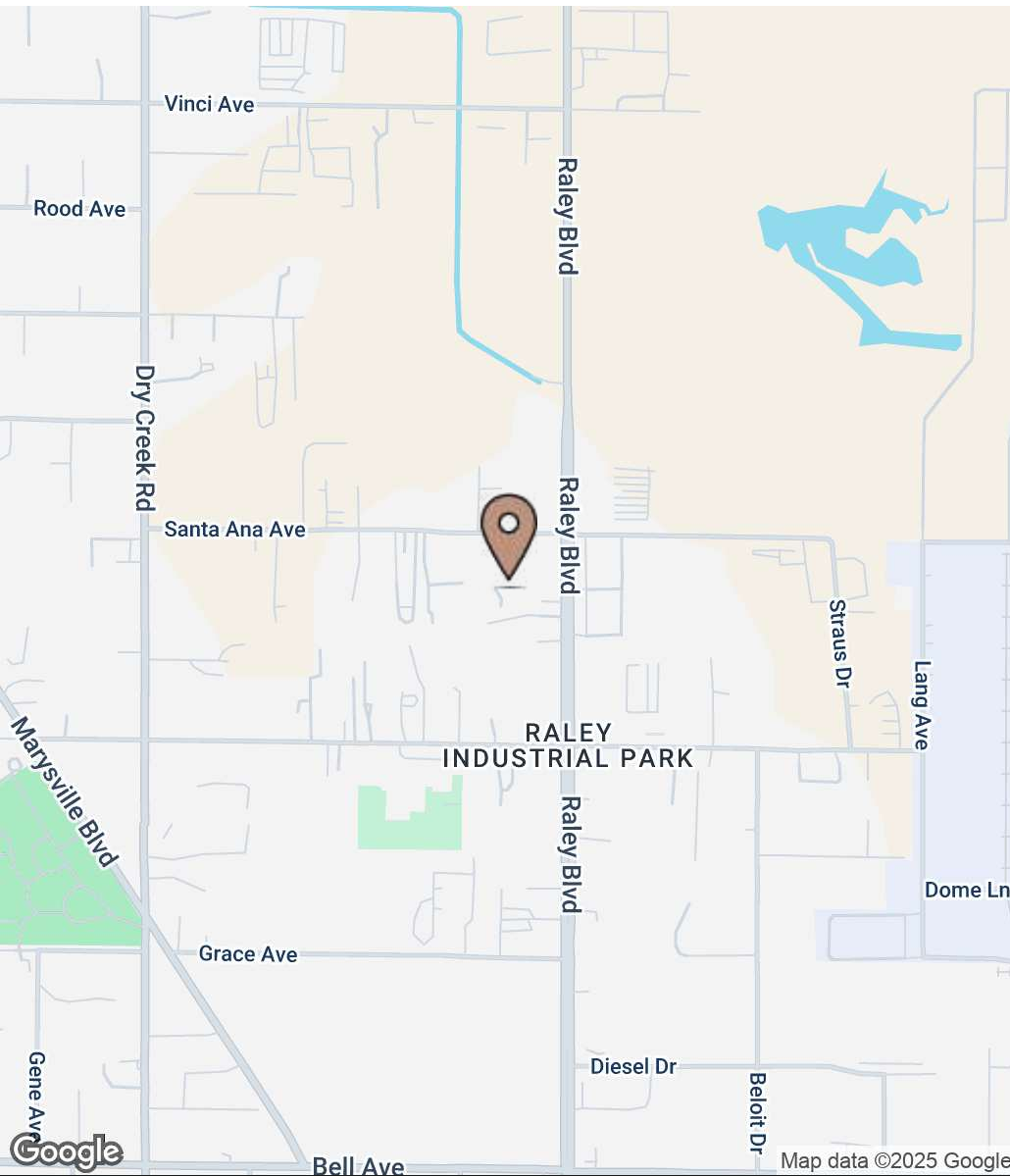
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Location Map/Highlights



Highlights:

Building Size:

+/- 4,820 SF Total

+/- 1,395 SF Office

+/- 3,425 SF Warehouse

Fenced Paved Yard: +/- 3,500 SF

Parcel Size: +/- 8,276

Power: 200 Amps 120/208 Volt - 3-Phase

Two 12'x14' Grade Level Roll Up Doors

Minimum Clear Height: 18'

Skylights in Warehouse

Concrete tilt-up Construction

Year Built: 2006

APN: 215-0380-009

Zoning: M-1S-R (Per City of Sacramento)

Purchase Price: \$995,000

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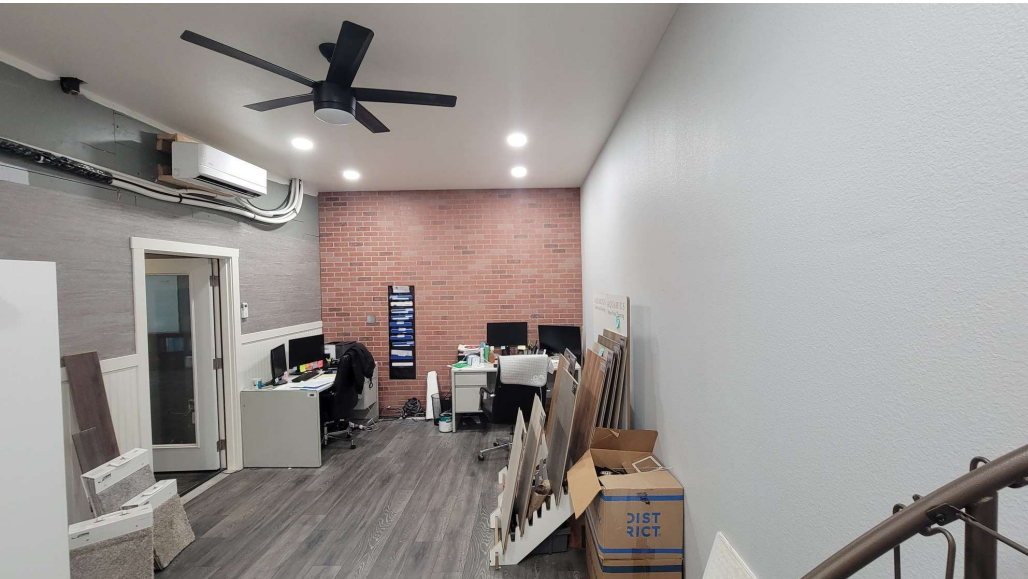
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Additional Photos



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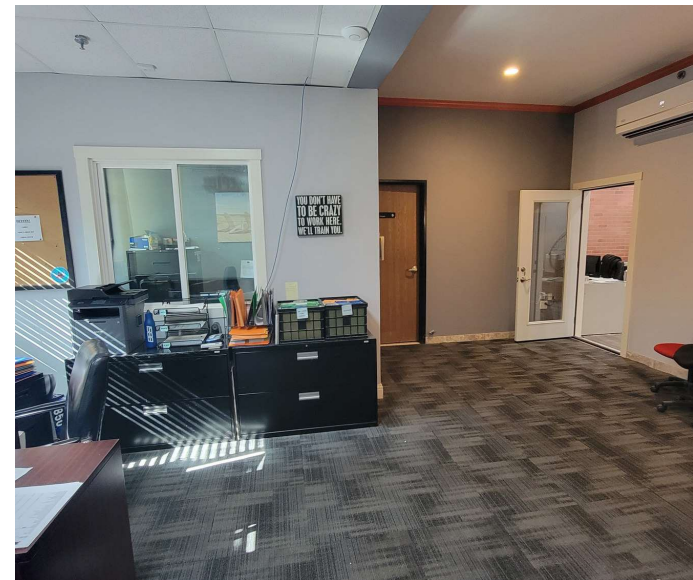
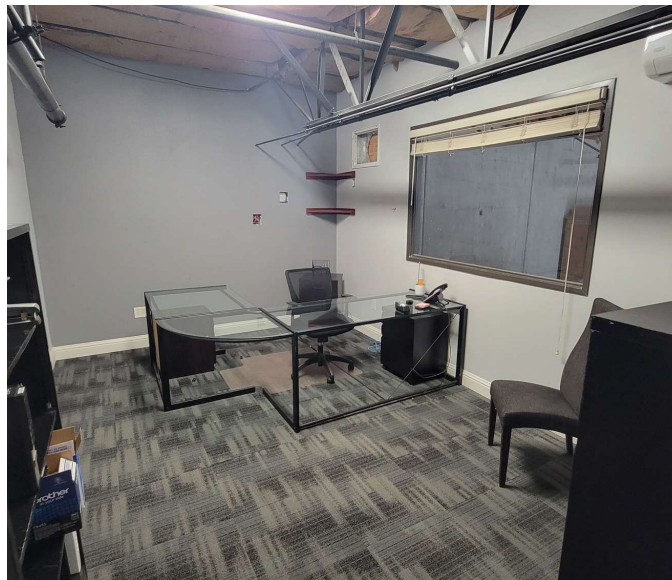
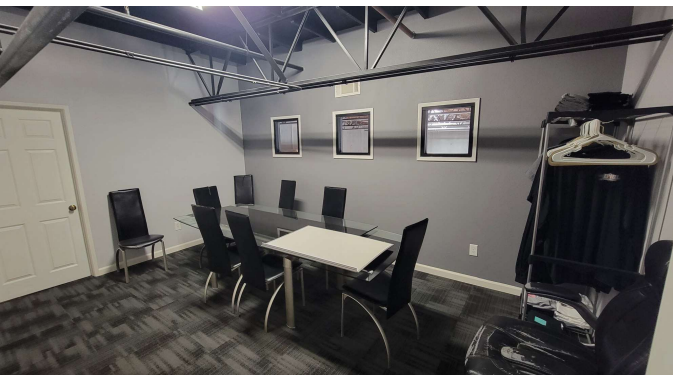
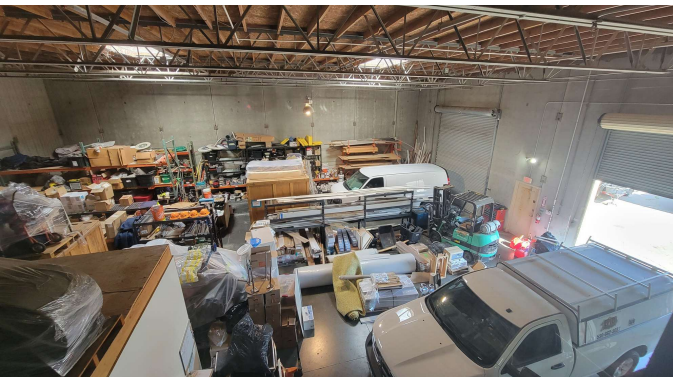
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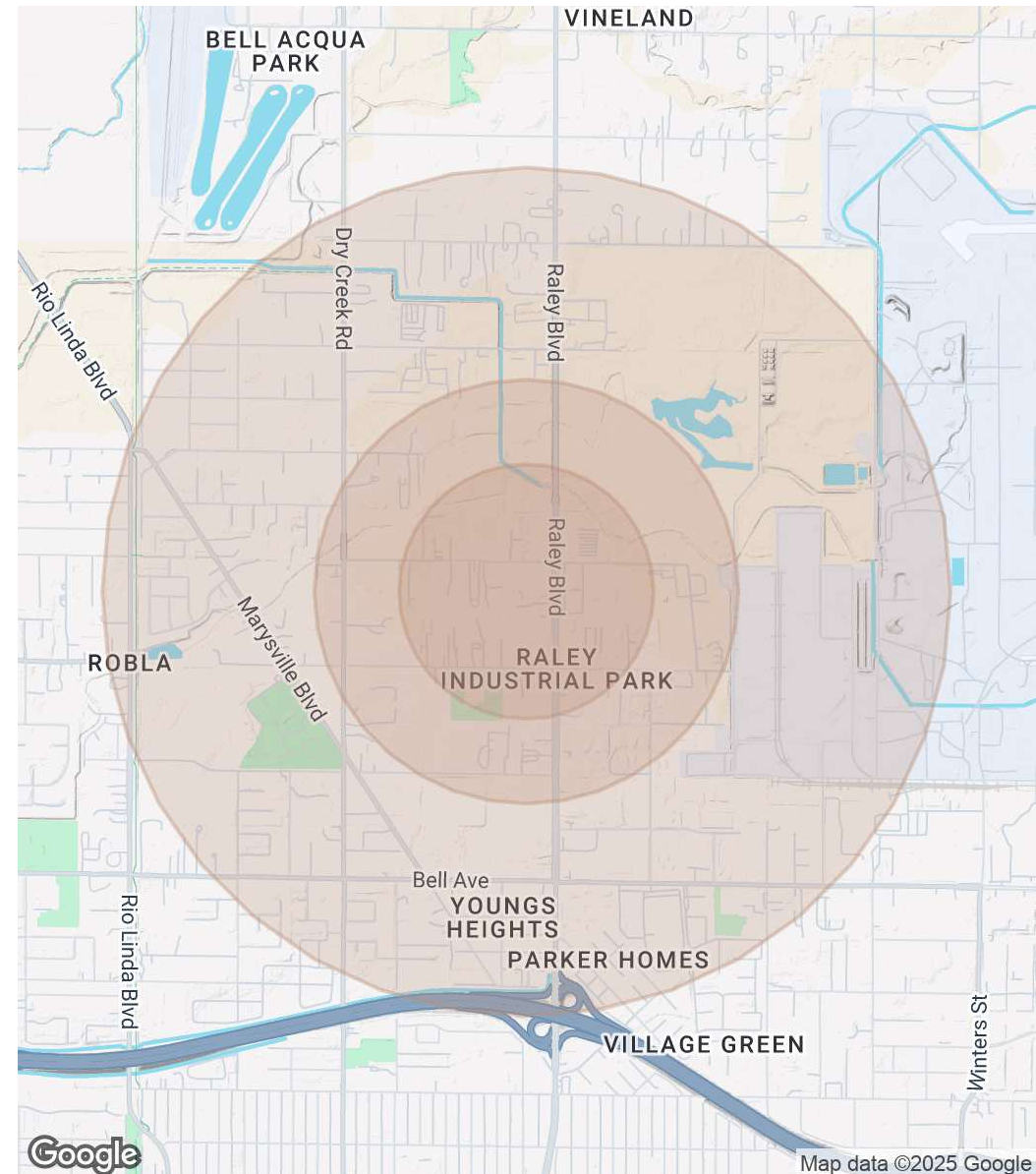
Warehouse

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	149	402	5,451
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	41	111	1,552
# of Persons per HH	3.6	3.6	3.5
Average HH Income	\$99,447	\$99,888	\$103,859
Average House Value	\$463,351	\$455,451	\$439,931

Demographics data derived from AlphaMap



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