



Lu Ann Henderson
GQ North Real Estate
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MatrixCRE AI
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3611 51st Ave
Sacramento, CA 95823

For Lease 1.4 Acres, Zoned M1, Industrial Building

TRUCKING - CONTRACTORS - AUTO - TOWING - OTHER



THE SPACE

Location	3611 51st Ave Sacramento, CA 95823
County	Sacramento
APN	036-0210-004-0000

HIGHLIGHTS

- 1,000 SF Office Module with Restroom
- 5,400 SF Warehouse Building
- 2,300 SF Covered Carport
- \$0.78 PSF and \$0.12 NNN
- The property cannot be split. One single tenant occupancy
- Drive-through Lot Capability for Easy Vehicle Access
- Minimum Five-Year Lease Term
- Fenced yard, the owner is open to adding new fencing
- Heavy Industrial Sector
- Easy Access to Hwy 99 off 47th Avenue

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SENIOR VICE PRESIDENT

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Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
- 📞 Los Angeles (310) 367-8933
- 📞 Sacramento (916) 798-8559
- ✉ info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,082	192,852	393,707

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$67,828	\$88,040	\$107,596

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,110	61,973	141,010

PROPERTY FEATURES

BUILDING SF	8,700
OFFICE SF	1,000
LAND SF	62,162
LOT SIZE AC	1.4
ZONING TYPE	M1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	Contractors Yard/Trucking Yard
GRADE LEVEL DOORS	Two (2) grade-level
FENCED YARD	Yes



Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREai>



MatrixCREAI





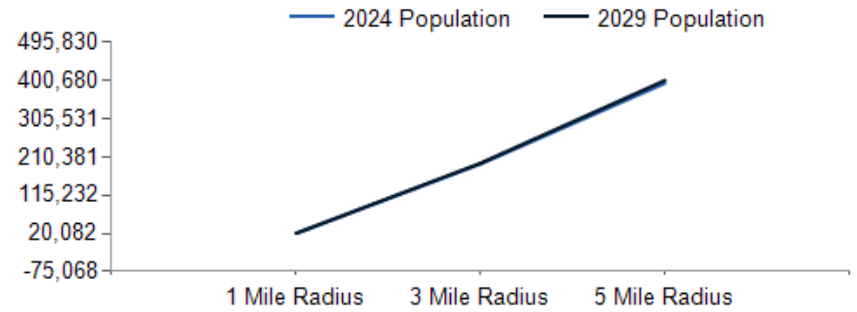




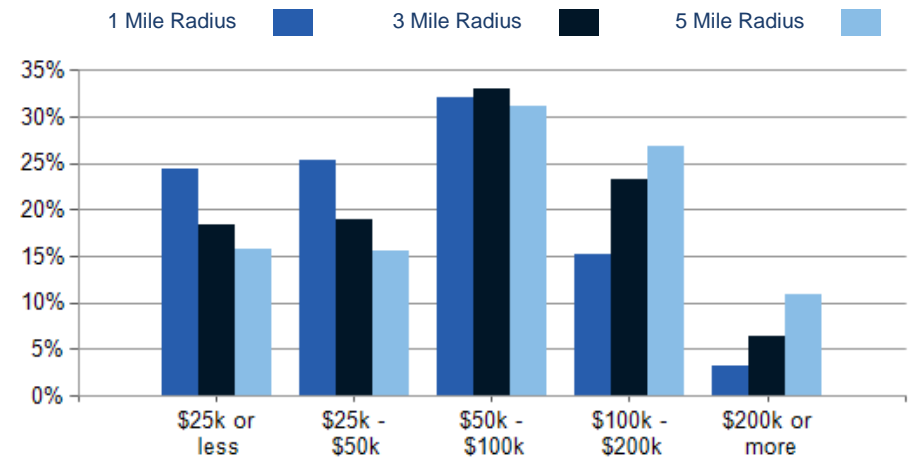
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,677	183,485	354,186
2010 Population	18,583	182,123	358,205
2024 Population	20,082	192,852	393,707
2029 Population	20,083	194,760	400,680
2024-2029: Population: Growth Rate	0.00%	1.00%	1.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	828	6,915	13,675
\$15,000-\$24,999	659	4,469	8,404
\$25,000-\$34,999	504	4,681	8,495
\$35,000-\$49,999	1,036	7,083	13,396
\$50,000-\$74,999	1,244	11,514	23,434
\$75,000-\$99,999	709	8,951	20,415
\$100,000-\$149,999	668	9,903	24,887
\$150,000-\$199,999	263	4,503	12,960
\$200,000 or greater	198	3,954	15,344
Median HH Income	\$50,353	\$64,842	\$77,914
Average HH Income	\$67,828	\$88,040	\$107,596

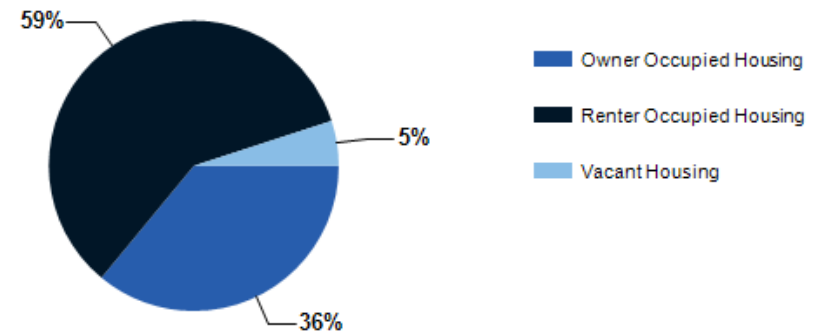
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,210	62,642	135,597
2010 Total Households	5,823	58,697	130,365
2024 Total Households	6,110	61,973	141,010
2029 Total Households	6,043	61,998	142,556
2024 Average Household Size	3.21	3.08	2.72
2024-2029: Households: Growth Rate	-1.10%	0.05%	1.10%



2024 Household Income



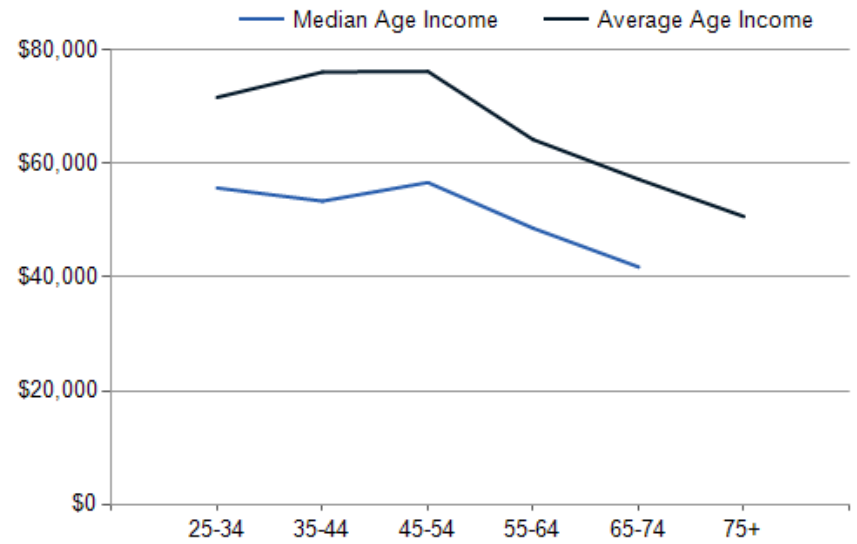
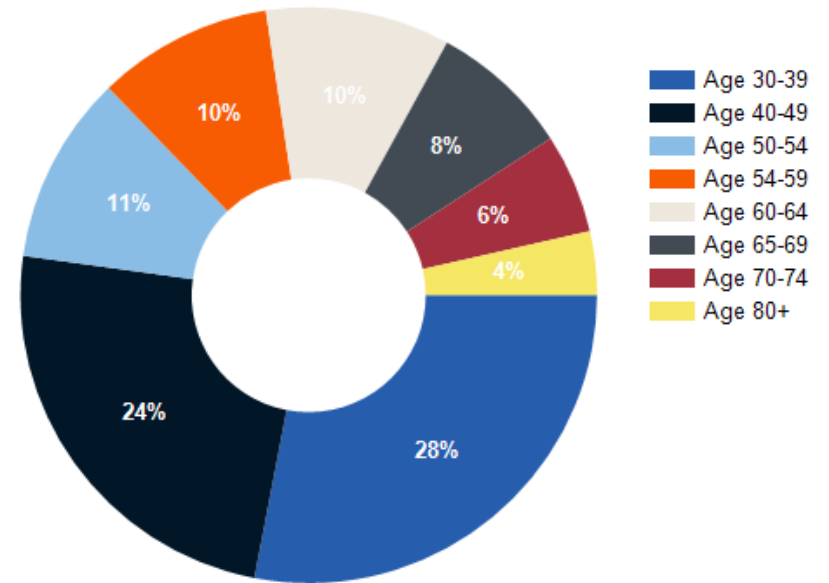
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,507	15,007	33,209
2024 Population Age 35-39	1,423	14,344	30,091
2024 Population Age 40-44	1,358	13,234	27,319
2024 Population Age 45-49	1,169	11,229	22,616
2024 Population Age 50-54	1,108	11,033	22,304
2024 Population Age 55-59	1,028	10,231	20,649
2024 Population Age 60-64	1,082	10,489	21,390
2024 Population Age 65-69	823	9,144	19,763
2024 Population Age 70-74	584	7,111	16,130
2024 Population Age 75-79	374	5,017	11,489
2024 Population Age 80-84	226	2,935	6,696
2024 Population Age 85+	254	3,345	7,227
2024 Population Age 18+	14,373	144,810	308,548
2024 Median Age	33	36	37
2029 Median Age	34	37	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,715	\$70,228	\$79,191
Average Household Income 25-34	\$71,669	\$87,781	\$103,509
Median Household Income 35-44	\$53,395	\$76,754	\$91,606
Average Household Income 35-44	\$76,136	\$99,921	\$123,998
Median Household Income 45-54	\$56,676	\$77,614	\$93,582
Average Household Income 45-54	\$76,248	\$100,513	\$126,215
Median Household Income 55-64	\$48,616	\$63,477	\$79,491
Average Household Income 55-64	\$64,228	\$87,695	\$113,723
Median Household Income 65-74	\$41,791	\$54,840	\$67,672
Average Household Income 65-74	\$57,234	\$79,765	\$97,971
Average Household Income 75+	\$50,679	\$66,165	\$77,107





Lu Ann Henderson
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development–transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.

For Lease 1.4 Acres, Zoned M1, Industrial Building

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Exclusively Marketed by:



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