

**FOR SALE**

**LAND/DEVELOPMENT**

3424 Fruitridge Road, Sacramento, CA 95820

Rare 1.87 Acre Religious Facility Prime for Redevelopment



EXCLUSIVELY LISTED BY

**NA**Northgate

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## HIGHLIGHTS

The property is currently occupied by a religious congregation and improved with multiple freestanding structures. The site offers convenient access to Highway 99 and a fully fenced perimeter, providing functional interim use while supporting future redevelopment.

- **Rare Infill Development Opportunity** - Large parcel in a supply-constrained Sacramento submarket
- **Covered Land Play** - Existing improvements allow for interim use or income
- **High-Exposure Location** - Frontage along Fruitridge Road with strong daily traffic
- **Dense Surrounding Demographics** - Established residential base supporting future development
- **Value-Add Upside** - Opportunity to unlock land value through repositioning or redevelopment

## PROPERTY OVERVIEW

ADDRESS	3424 Fruitridge Road, Sacramento, CA 95820	
PROPERTY TYPE	Land/Development	
SALE PRICE	Contact Broker	
PARCEL SIZE	1.87 acres	
ZONING	General Commercial (GC)	
APN	026-0300-014, 026-0300-005	
TRAFFIC	Fruitridge Rd	± 33,531 ADT
	Franklin Blvd	± 16,266 ADT

# MARKET OVERVIEW



**CVS**  
pharmacy

- Siam
- Superior Donuts
- La Esperanza Bakery
- La Esperanza Supermarket
- La Esperanza
- El Novillero Restaurant
- Hi-Fashion Fabrics
- Carolina's

- Super Tortas Chilangas El Abuelo
- World Class Textile
- Scott's Burger Shack
- Yum Yum Donuts
- Taqueria Espinoza
- Fortune Chinese Food Take-Out

New Home Building Supply

Gaspachos



Los Inmortales Taqueria

Hwy 99: ± 196,244 ADT  
Fruitridge Rd: ± 33,531 ADT

Caballo Blanco Restaurante

Rick's Hacienda Restaurant  
Franklin Marathon

**SITE**

Franklin Blvd: ± 16,266 ADT

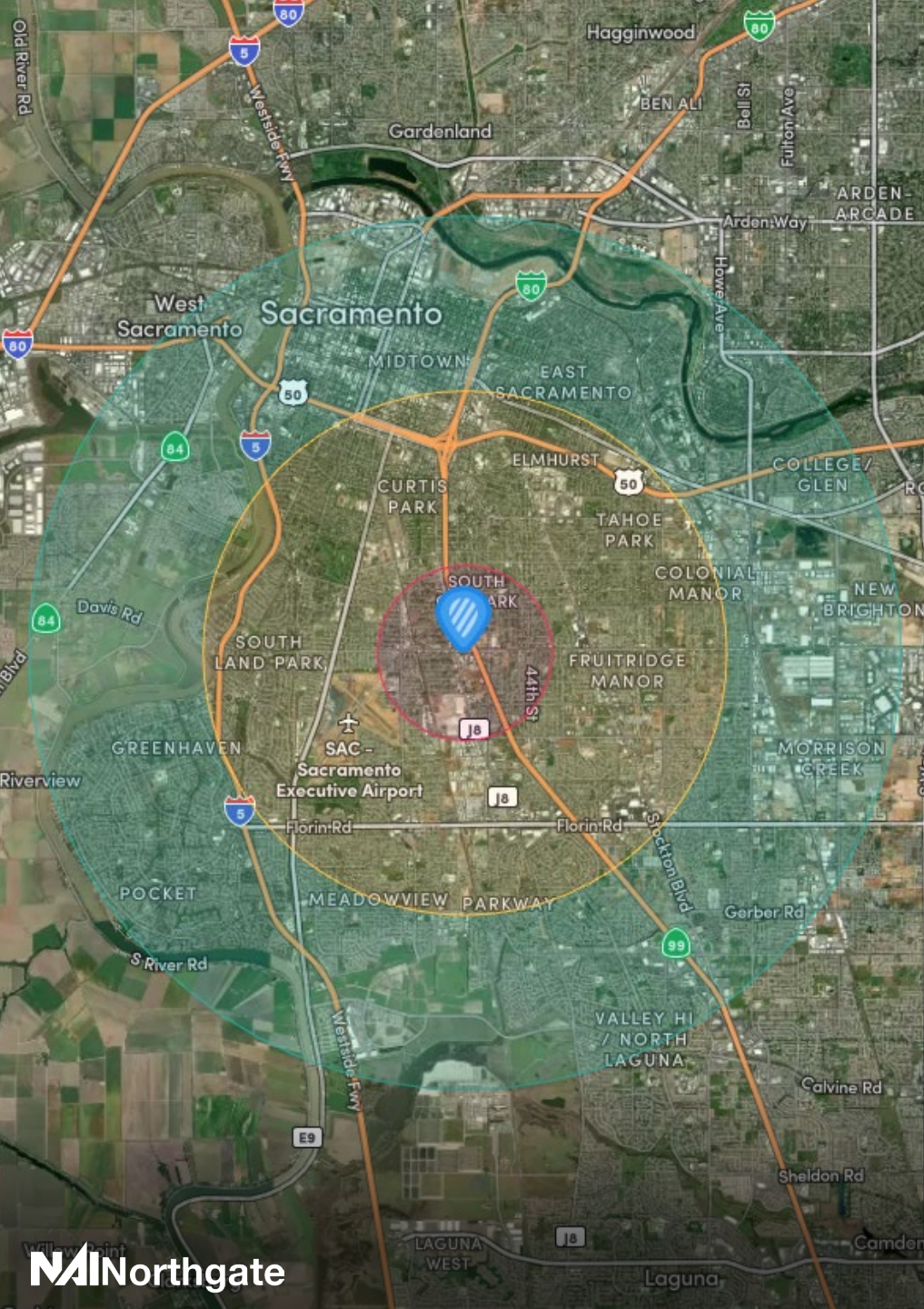
Norma's Beauty Salon  
El Michoacano

AERIAL VIEW

Franklin Blvd: ± 16,266 ADT



Fruitridge Rd: ± 33,531 ADT

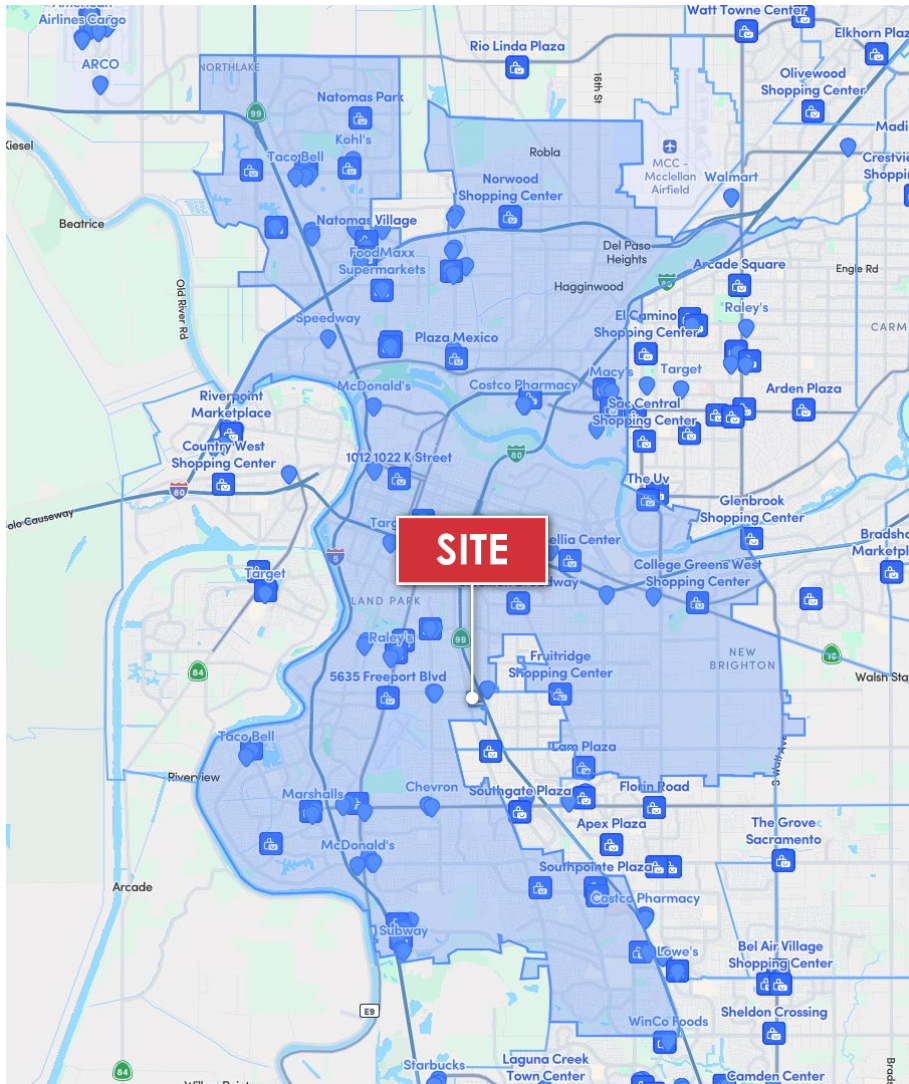




## DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	23,770	184,846	417,421
Projected Population (5 Yr)	1.5%	1.5%	1.6%
Average Age	35	38	38
Households	7,457	67,406	157,835
White Population	21%	32%	35%
Black Population	9%	11%	11%
Am Indian Population	2%	2%	2%
Asian Population	18%	18%	20%
Other Population	50%	37%	32%
Hispanic Population	49%	35%	30%
Average HH Income	\$81.1k	\$102.5k	\$106.3k
College Graduates	12.3%	27.4%	31.2%
Total Employees	7,521	69,108	246,605

-  Retail
-  Shopping Center



### Capital City Influence

As the capital of California, Sacramento serves as a major hub for government, policy, and public sector employment, creating a stable economic foundation and consistent daytime population.

### Diverse Economic Drivers

Sacramento's economy is supported by a mix of government, healthcare, education, and a growing technology sector, attracting a skilled workforce and fostering long-term investment opportunities.

### Expanding Education Hub

The city is home to institutions like California State University, Sacramento and is within proximity to major research universities, providing access to higher education and workforce development.

### Urban Amenities & Outdoor Access

Sacramento blends urban living with outdoor recreation, featuring an extensive park system, riverfront access along the American River, and a nationally recognized network of bike trails.

### Strategic Central Location

Positioned at the intersection of major highways including I-5 and I-80, Sacramento offers convenient access to the San Francisco Bay Area, Lake Tahoe, and the broader Central Valley.

### Vibrant Culture & Farm-to-Fork Identity

Known as "America's Farm-to-Fork Capital," Sacramento features a thriving food scene, year-round farmers markets, and cultural attractions such as Old Sacramento Waterfront and the Golden 1 Center, home to the Sacramento Kings.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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