

2151 BLUMENFELD DRIVE

FOR SALE OR LEASE



SMALL BAY INDUSTRIAL CONDOS | SACRAMENTO, CA

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BLUMENFELD DRIVE

PROPERTY HIGHLIGHTS



BUILDING SPECIFICATIONS

TOTAL SF	±30,031 SF
UNITS SF RANGE	±3,140 - ±6,254 SF
PARKING	2.33/1,000
SUBMARKET	Point West
CLEAR HEIGHT	20' - 23'

GRADE LEVEL DOORS	12' X 14'
FREEWAY ACCESS	Business and I-80
FIRE SUPPRESSION	Wet sprinkler system
POWER PROVIDERS	Electric - SMUD Gas - PG&E
ZONING	City of Sacramento M-1

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BLUMENFELD DRIVE

CURRENT AVAILABILITY

CLICK TO VIEW FLOORPLAN

Suite 5
±3,140 SF

Suite 4
±6,254 SF

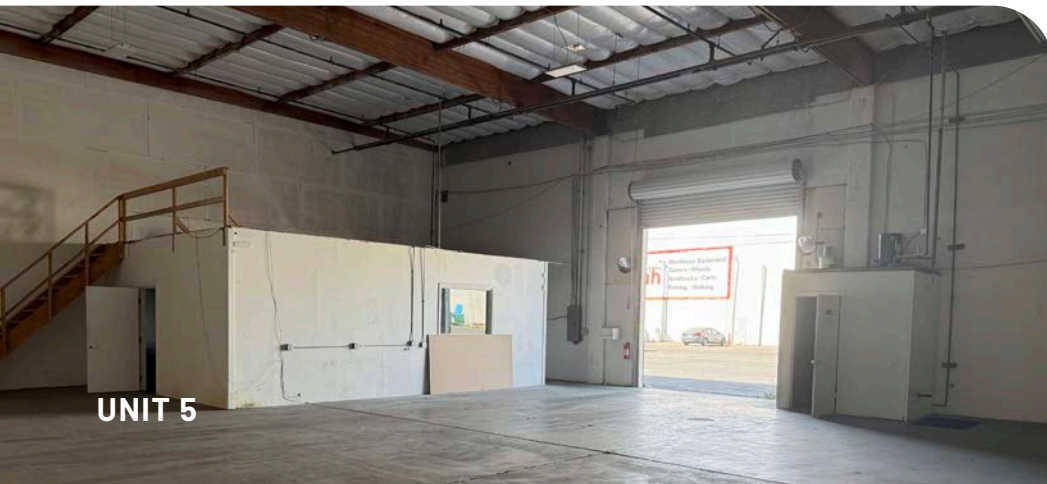
Suite 6
±3,765 SF

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PROPERTY PHOTOS



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NEARBY AMENITIES



FREEWAY ACCESS

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Point West Plaza Shopping Center

- Black Bear Dine
- Olive Garden
- Starbucks
- Hobby Lobby
- Petco
- Old Navy
- Kohl's
- Chase Bank

CAL EXPO

- California State Fair
- Papa Murphy's Park
- Raging Waters Sacramento
- Cal-Expo Race Track

Arden Fair Mall

- Bank of America
- Apple
- Macy's
- Lululemon
- BJ's
- Cheesecake Factory
- Tao Mikuni Sushi

Howe 'Bout Arden Center

- Nordstrom Rack
- HomeGoods
- Century Arden 14 and XD
- Michaels
- MOD Pizza
- Jamba Juice
- Starbucks
- Kirkland's

Arden Way

Exposition Boulevard

Howe Avenue

2151

BLUMENFELD DRIVE

LOCATION OVERVIEW

POINT WEST DEMOGRAPHICS 2025

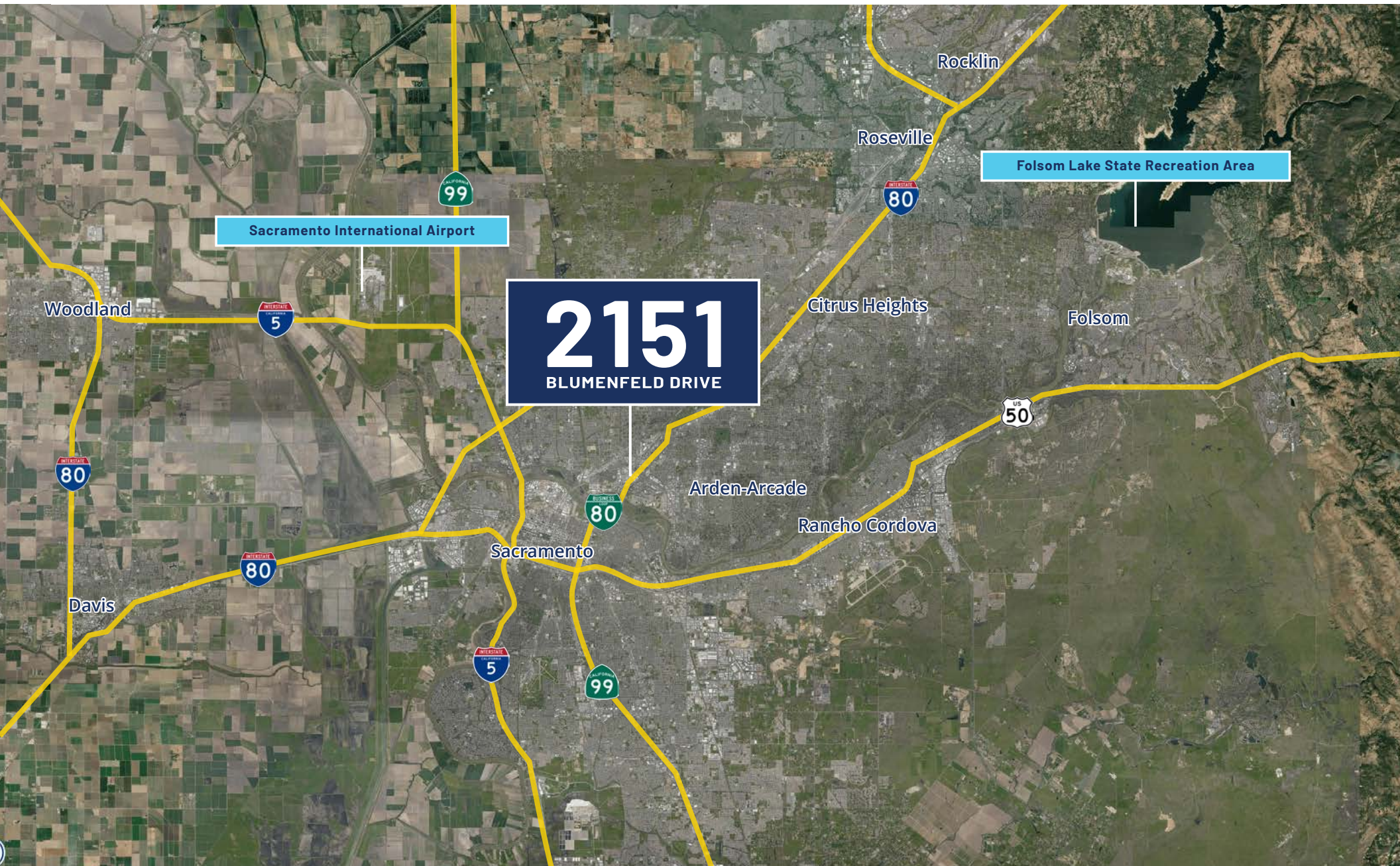
	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	5,199	62,268	156,745
HOUSEHOLD INCOME	\$55,156	\$71,477	\$80,244
POPULATION	13,661	164,003	394,673
CIVILIAN EMPLOYED	90.2%	92.6%	93.9%
CIVILIAN UNEMPLOYED	9.8%	7.4%	6.1%
SERVICES	55.4%	52.4%	53.7%
TRANSPORTATION/UTILITIES	5.9%	6.7%	5.8%
MANUFACTURING	3.5%	4.2%	3.9%



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REGIONAL OVERVIEW



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