

# 3387 Riego Rd

Elverta, CA 95626

For Sale & Lease

*Industrial Property W/AG Zoning*

Property Summary



## Property Description

Unlock the full potential of this exceptional Industrial/Warehouse/Distribution property in Elverta, CA. Situated on approximately 25 acres of land, the property features over 8,000 SF of prime industrial space with recent TI improvements exceeding \$200K. Boasting a concrete block building, including spacious office areas, conditioned warehouse spaces with dock doors, a separate metal shop building, and a heavy electrical power supply of 2,000 Amps, this property is primed for seamless operations. Additionally, it offers lease income from a separate radio tower, providing added value, this property presents a compelling investment opportunity.

## Offering Summary

Sale Price:	<del>\$3,900,000</del> \$3,450,000
Lease Rate	\$12,000 per month (NNN)
Available SF	8,000 SF
Lot Size	25 Acres
Building Size	8,000 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	895	7,069	139,548
Total Population	2,672	20,515	409,639
Average HH Income	\$128,768	\$125,223	\$113,616

JIM ESWAY

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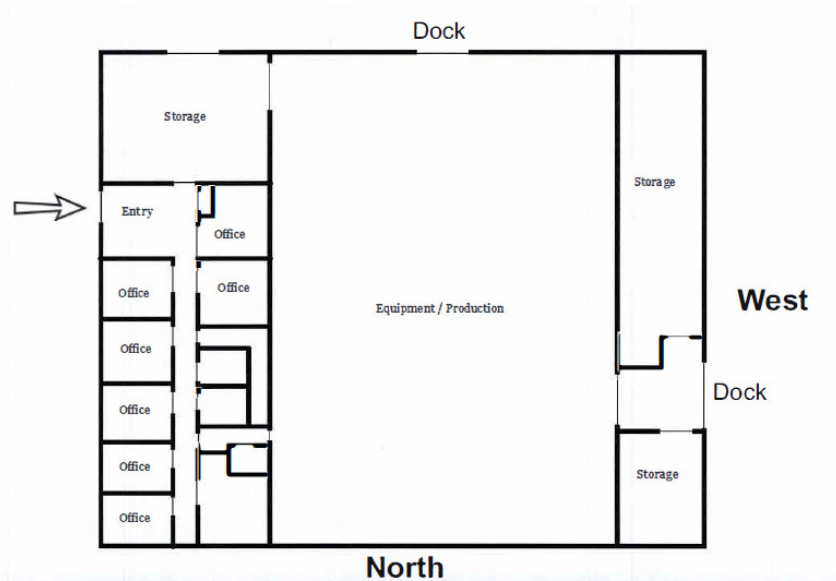
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Property Details & Highlights



Discover the potential of the Elverta area for industrial, warehouse, or distribution operations. Situated in a strategically advantageous location, this area offers convenient access to major transportation routes such as Highway 99 and Interstate 5, facilitating seamless distribution networks. Nearby, the Sacramento International Airport provides vital connectivity for logistics and transportation businesses. With the City of Sacramento and its diverse economic base just a short drive away, the area presents abundant opportunities for growth and expansion. Embrace the potential of this location for your industrial ventures.

- APN: 035-280-002 (Sutter Co.)
- ±25 Acres of Land, General AG Zoning
- ± 15 Acres of Net Buildable Land
- Recent TI Improvements of Over \$200K
- ±7,100 SF Concrete Block Building, previous MCI/Verizon Communications Facility and Tower, Includes:
  - Private Offices
  - Conference Room
  - 2 Bathrooms
  - Conditioned Warehouse/Storage Areas with Two(2) Dock Doors
- ±900 SF Separate Metal Shop Building with Two(2) Metal Electric Roll-Up Doors
- 2,000 Amp Heavy Electrical Power: 277/480 3 phase
- ±2 Acre Portion Fully Paved and Fenced with Facility, Private Well and Septic System
- Lease Income for Separate Radio Tower Currently at \$833 Per Month

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## Sutter Pointe Specific Plan

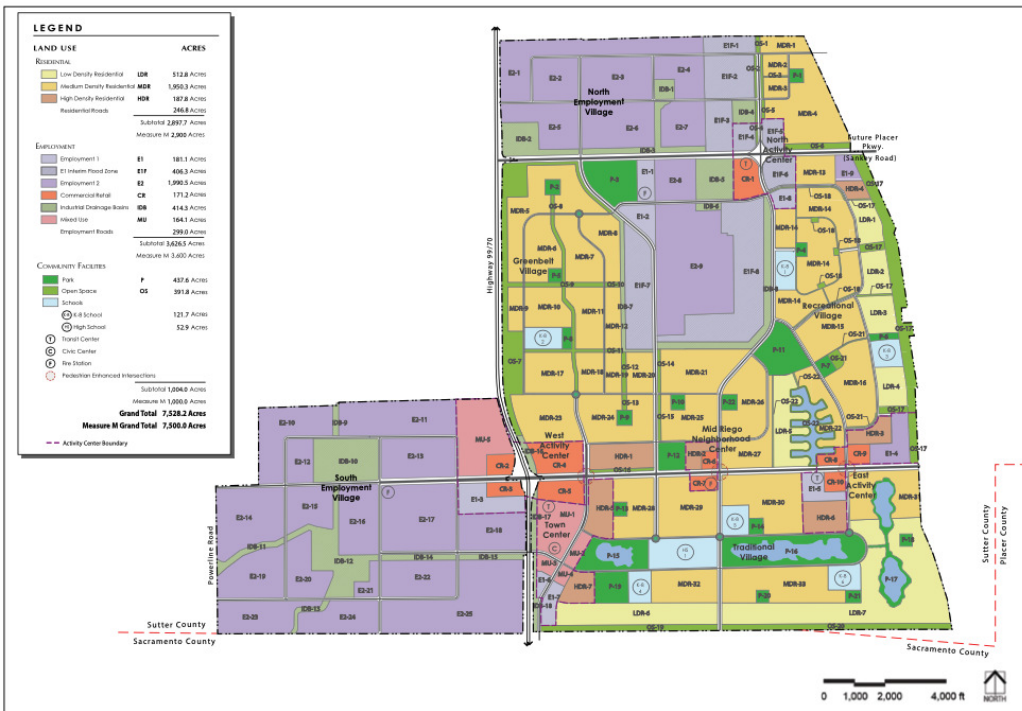
Discover the thrilling potential of Sutter Pointe, a vast 7,500-acre expanse located in the heart of Sutter County's southeast region. Envisioned as a commercial-industrial powerhouse, this area is part of a 9,500-acre Industrial-Commercial Reserve mapped out in the county's General Plan. Imagine a landscape that blends the charm of agricultural land, thriving with rice fields, with the dynamism of existing industrial giants like the 50-acre Sysco Corporation distribution center and Holt Tractor Manufacturing facility.

\*\*Notably, 3387 Riego Rd sits prominently on the border of this specific plan, marking it as a key location within this vibrant development area.\*\*

Sutter Pointe is at the center of a major development surge, strategically surrounded by significant neighboring projects: the vibrant Sacramento International Airport, Metro Airpark, and Greenbriar Specific Plan lie to the southwest. To the east rise the ambitious Placer Vineyards and Rio Linda/Elverta Specific Plans, while the south embraces the forward-thinking Natomas Joint Vision development area.

Bounded by Natomas Road on the east and stretching nearly 4 miles north of the Sacramento-Sutter County line, this prime real estate is seamlessly connected by State Route 99/70 and waterways like Pleasant Grove Creek Canal. Sutter Pointe is the business frontier where agrarian heritage and industrial innovation thrive side by side, ready to fuel the area's future growth and prosperity.

### LAND USE



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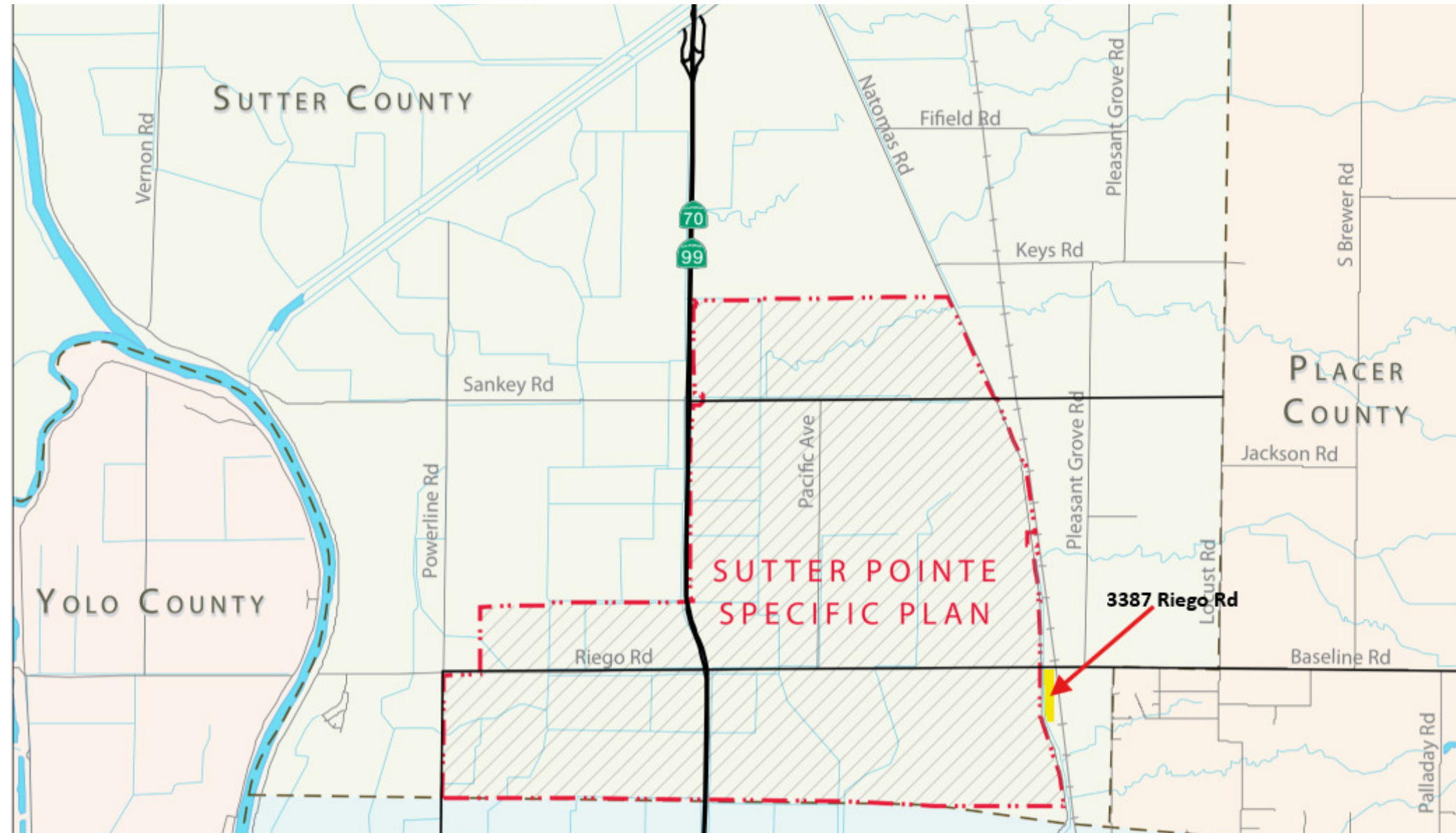
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Development Map



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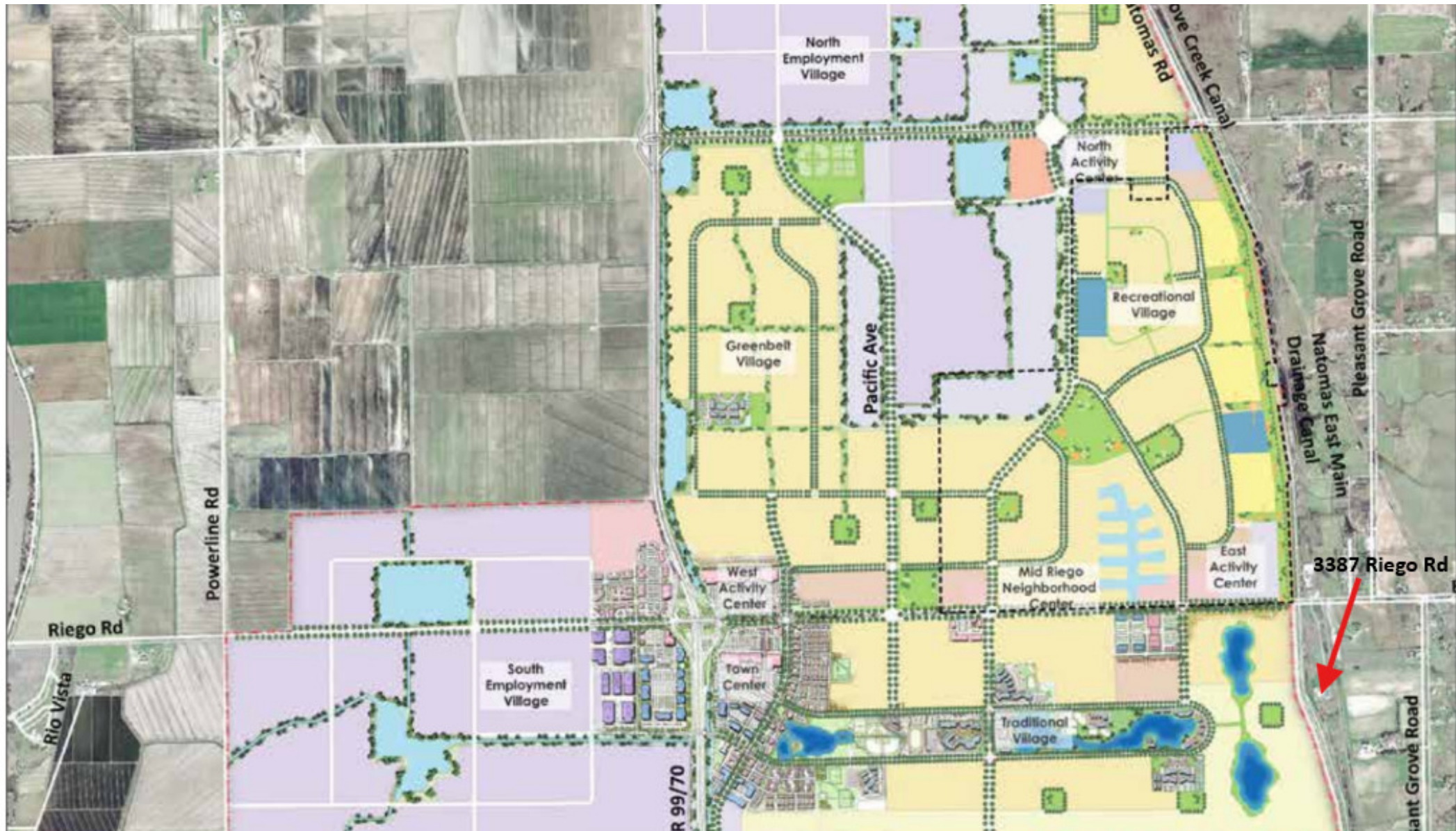
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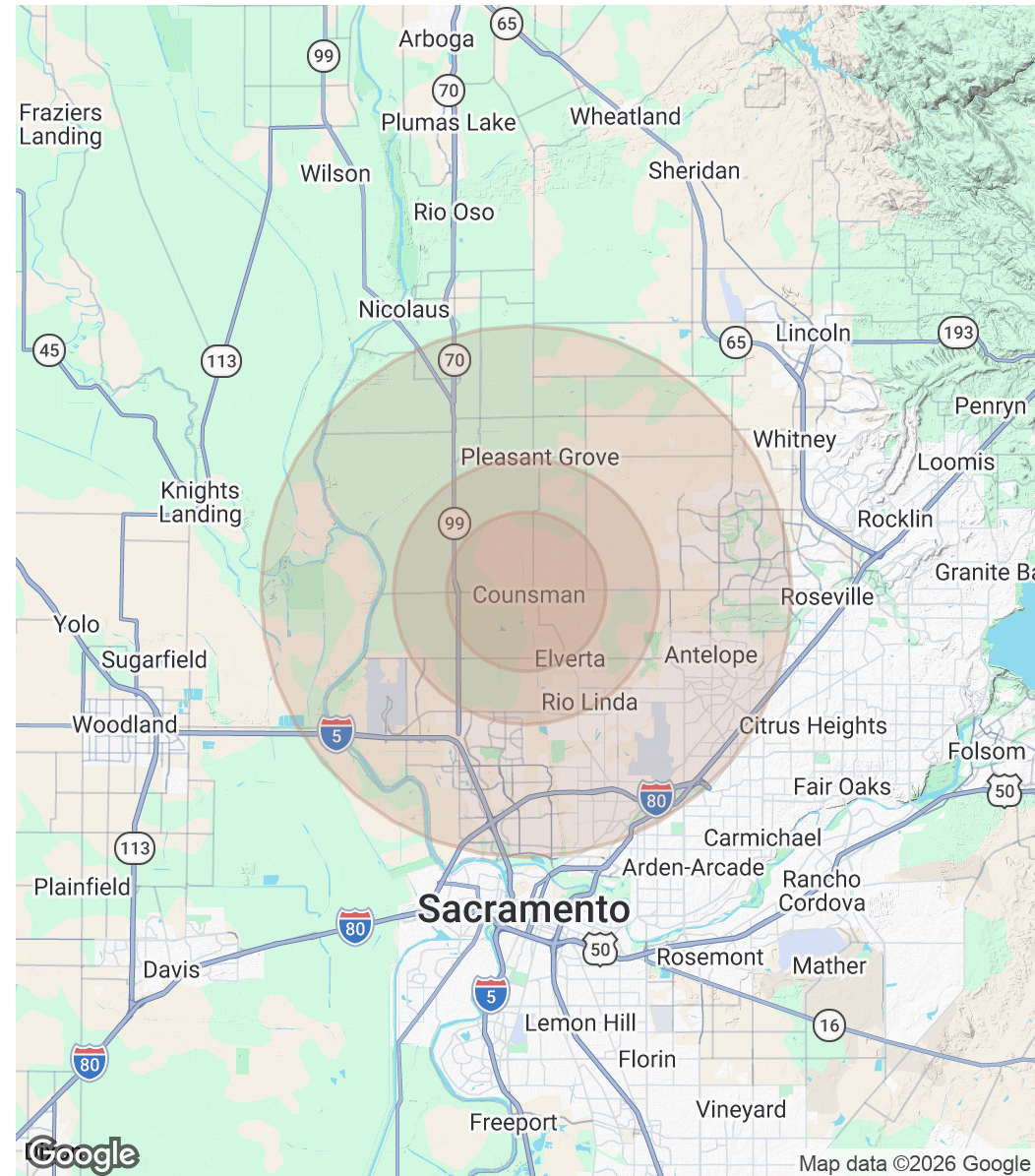
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Demographics Map & Report

Population	3 Miles	5 Miles	10 Miles
Total Population	2,672	20,515	409,639
Average Age	40.6	43.0	36.7
Average Age (Male)	41.1	41.2	35.8
Average Age (Female)	39.8	43.7	37.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	895	7,069	139,548
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$128,768	\$125,223	\$113,616
Average House Value	\$563,022	\$508,868	\$502,237

Demographics data derived from AlphaMap



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