

Warehouse Building for Lease 9,683 +/- sq. ft.

6529 Elvas Avenue, East Sacramento, CA



- DOS EMOZOS
- STARBUCKS COFFEE
- Jamba Juice
- SANITIZING
- Rita's
- DOLCE VITA
- Bento Box
- GameStop
- SUPER CUTS

SACRAMENTO STATE

RENEGADE CLASSICS

AA Appliance Lighting Flooring

KELLY-MOORE PAINTS

Girl Scouts

DOLLAR TREE

Office DEPOT

Sacramento State Housing

SMUD

TARGET

Site

65th

Hwy 50

Hwy 50

65th

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Jim Sullivan

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Walking Distance to the 65th Street Light Rail Station the expanding CSUS Campus Easy access to Hwy 50

- Warehouse Improvements include: Sky Lights, & swamp cooler
- Roof Deck Improved with heavy R-30 Insulation with white backing
- Zoning C-2 “General Commercial” within a “TO” “Transit Overlay Zone”
- Next door the new Girl Scout Regional Headquarters
- Automatic Roll-up doors
- 1,640 +/- sq. ft. Office improvements include a shower
- 1,640 +/- sq. ft. Mezzanine area
- Free Span Construction

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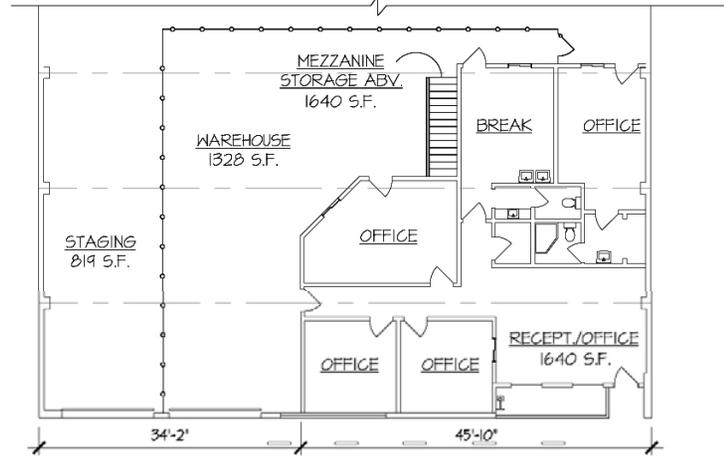
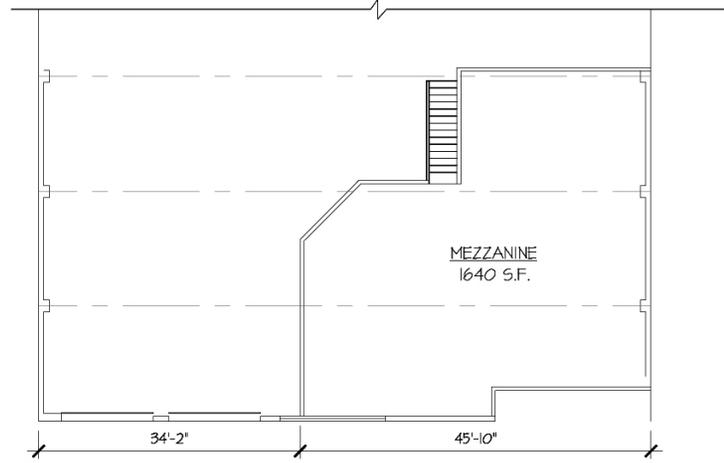
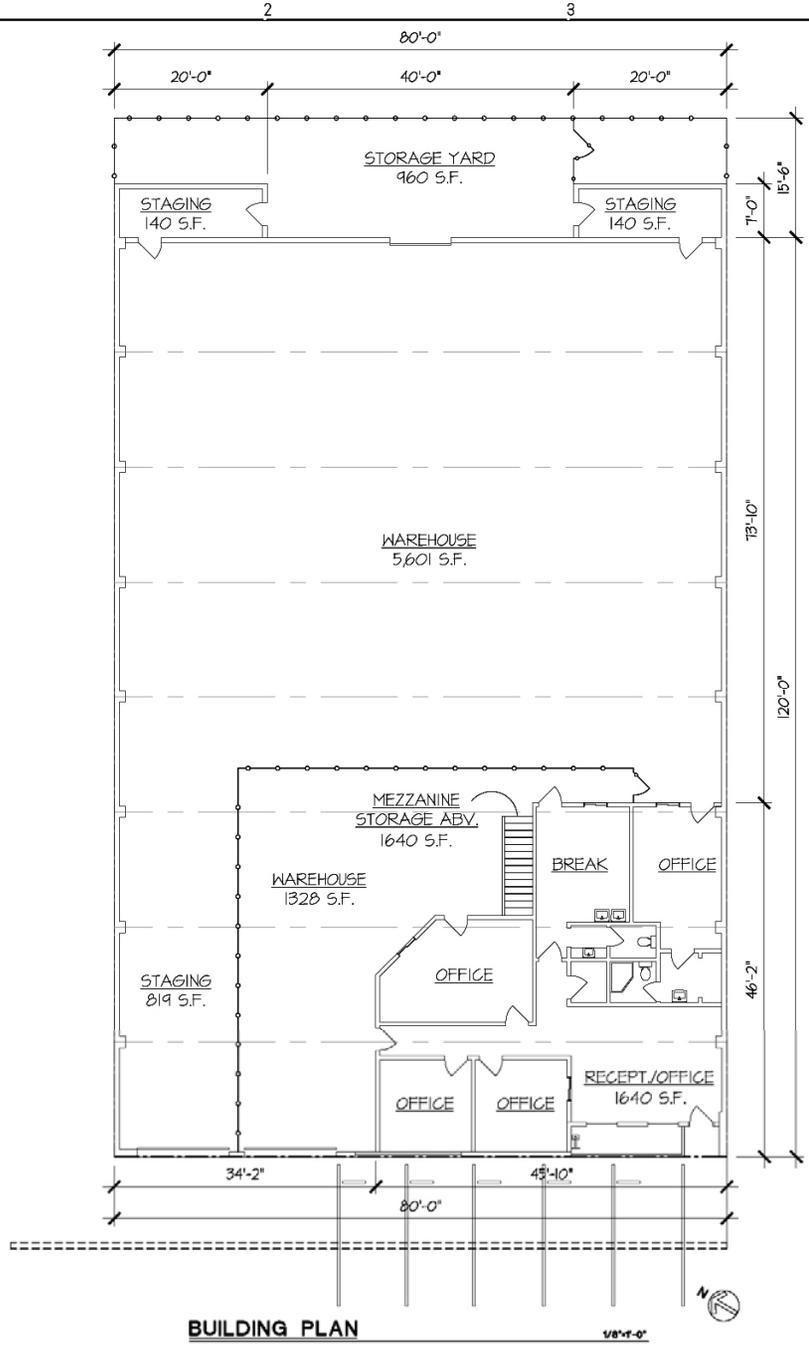
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 REAL ESTATE**
 6720 FOLSOM BLVD.,
 SUITE 208
 SACRAMENTO, CA 95819

**6529 ELVAS AVE.
 SACRAMENTO, CA 95826**

DESIGN/DRAFTING: DANIEL B. JOHNSON (916) 256-8711

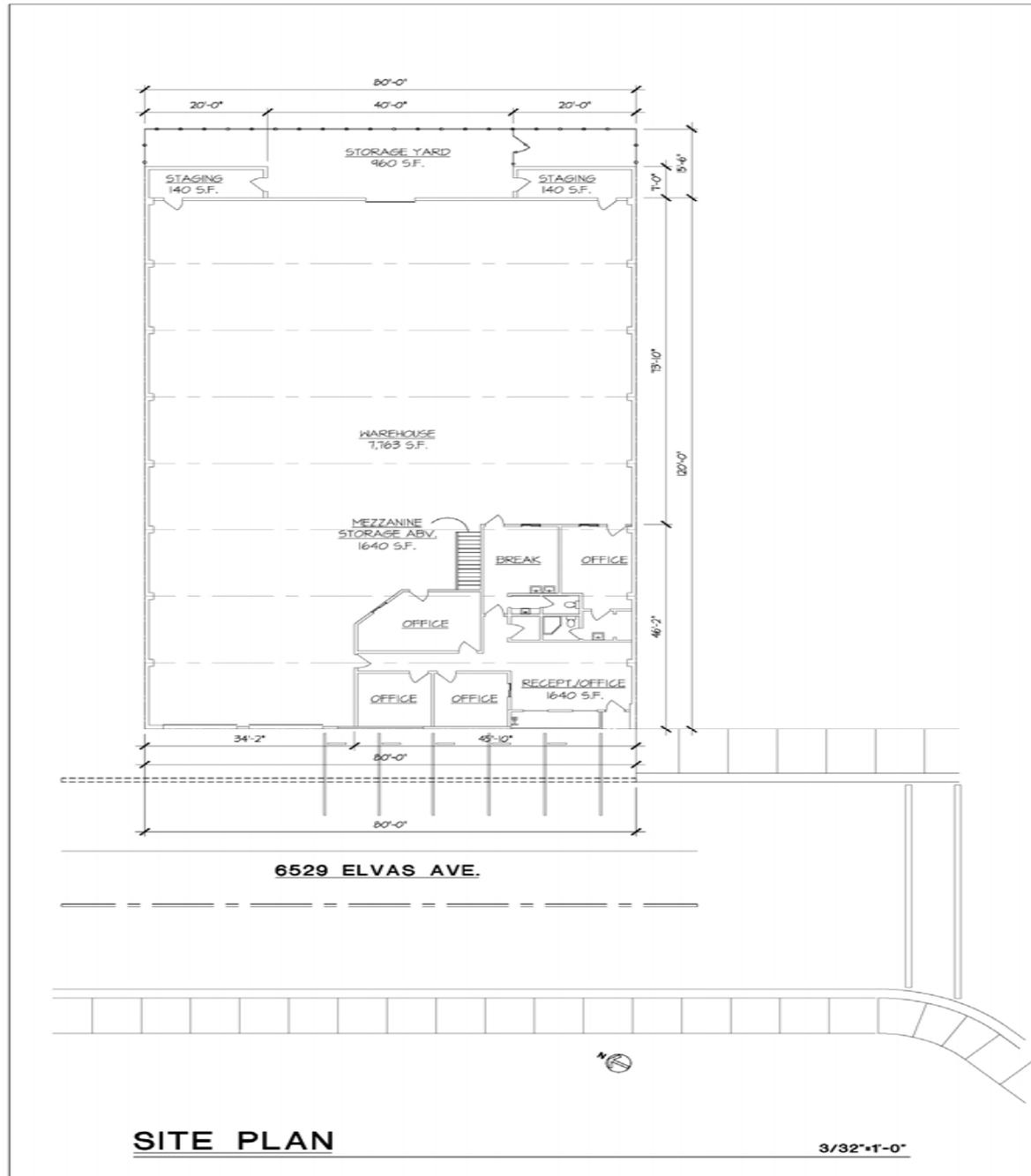
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NO.	DESCRIPTION	DATE

sheet title:
**EXISTING BUILDING
 & FLOOR PLAN**

project no. :	sheet no.
date :	A1.0
drawn by :	of
checked by :	

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C-2 General Commercial Zone: This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, small wholesale stores or distributors, and limited processing and packaging. The maximum height within 100 feet of residential is 35 feet; greater than 100 feet to residential the maximum height is 45 feet. Parking ratio for retail 1 space per 250 gross square feet. There is no maximum lot coverage. Buildings over 40,000 square feet require special permit approval. Building over 20,000 square feet in the C-2 (NC) zone require a special permit.

TO Transit overlay zone: This overlay zone allows a mix of moderate to high density residential and nonresidential uses, by right, to promote transit rider ship within walking distance of an existing or proposed light rail transit planning and design that maximizes land use transit supportive development, to create continuity of pedestrian-oriented streetscapes and activities throughout the district and to encourage pedestrian, bicycle and transit rather than exclusive automobile access to employment, services and residences. This overlay zone provides a streamlined approval process, permits increased heights, densities and intensities over the base zone for projects with a residential component and encourages housing and mixed use projects. The district also restricts certain uses that do not support transit rider-ship.

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