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**CENTURY 21**  
Select Real Estate, Inc



AVAILABLE  
**FOR LEASE**

**3425 EL CAMINO AVE  
SACRAMENTO, CA 95821**

**1,200 SF  
\$1.00 PSF + NNN**

*Premier Retail Space Available For Lease*



# THE PROPERTY

 3425 EL CAMINO AVE SACRAMENTO, CA 95821

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO  
COUNTY OF  
SACRAMENTO



1,200 SF



LC - LIGHT  
COMMERCIAL



RETAIL



\$1.00 PSF +  
NNN



This retail building is located within the **County of Sacramento** and is located near the intersection of **El Camino Avenue and Watt Avenue**.



This building offers **+/-1,200 SF of retail space** with **parking** in the rear



The building is zoned **Light Commercial (LC)**. Please verify uses with the municipality.



This property offers access to major freeways, a nice **synergistic** tenant mix and also tremendous exposure to El Camino. Not to mention the **favorable lease rate**.



The asking rent is **\$1.00 + NNN**.



80



Bohemian Park



Alpine Appartments

MARCONI AVE



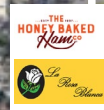
crumbl



MARCONI AVE



Raley's



FULTON AVE

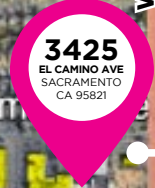
WATT AVE



EL CAMINO AVE



3339 El Camino



EL CAMINO AVE



Department of Water Resources





# THE BUILDING

- The Property is located near the intersections of **El Camino Avenue** and **Watt Avenue** facing El Camino Ave.
- The building sits near one of the **busiest intersections** in Sacramento (Watt Ave & El Camino Ave).
- The center offers convenient **ingress and egress** from El Camino Ave. The space is formally a Massage Studio.
- The space has **tremendous street exposure** on El Camino Ave and is also visible from Watt Ave.
- The property provides a **nice parking** field with a **wonderful glassline** making this an inviting **attractive** location for retail and or office use.



[Link to Map](#)





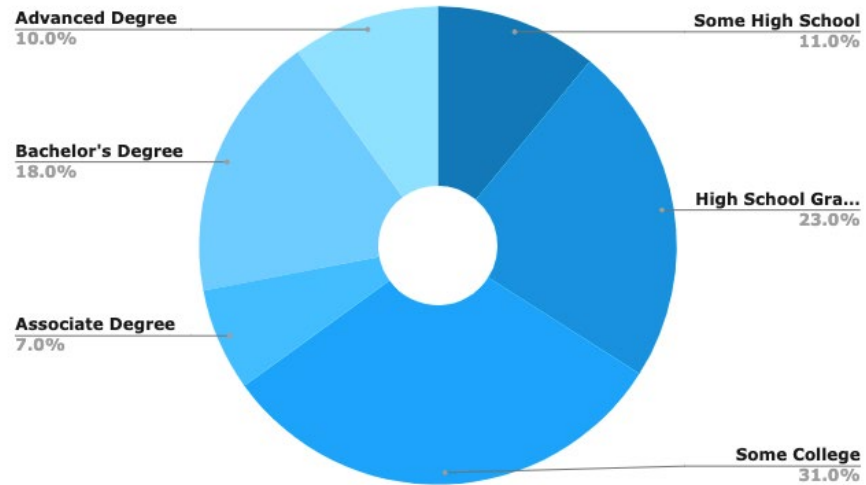
# THE REGION

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.

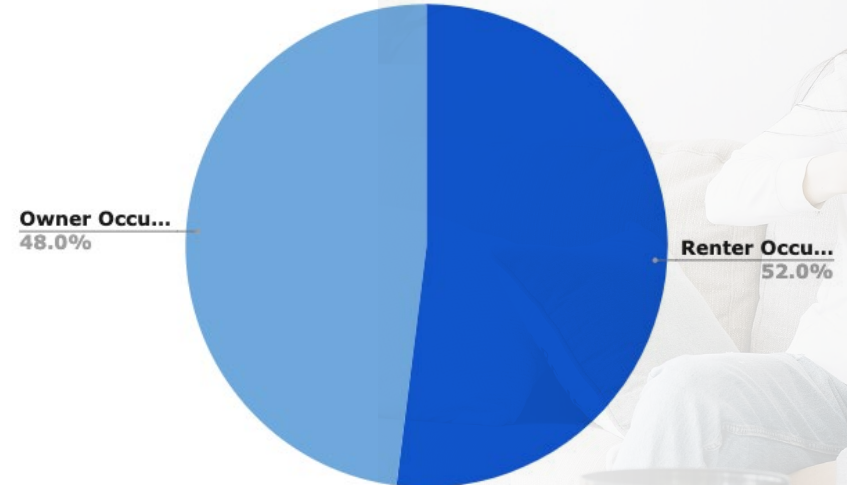


# DEMOGRAPHICS

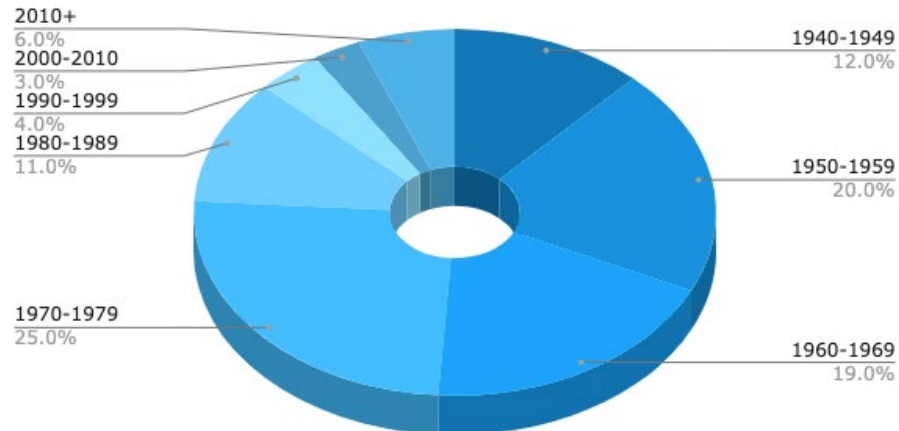
## EDUCATIONAL ATTAINMENT



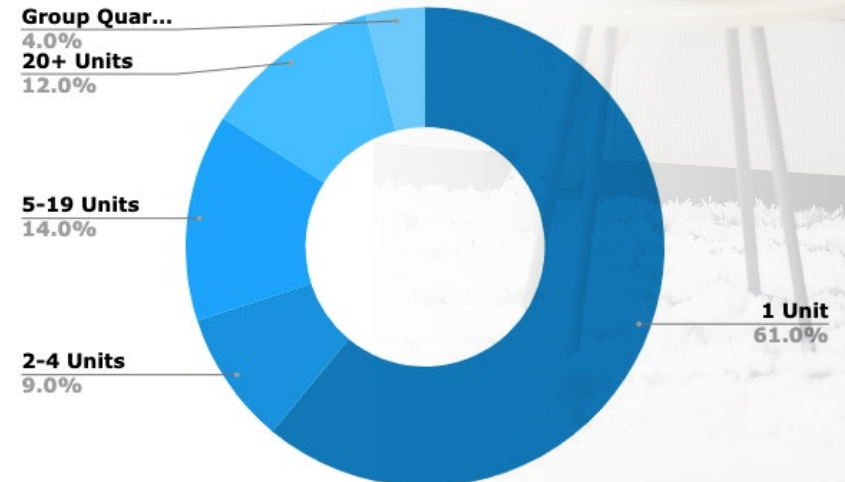
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR

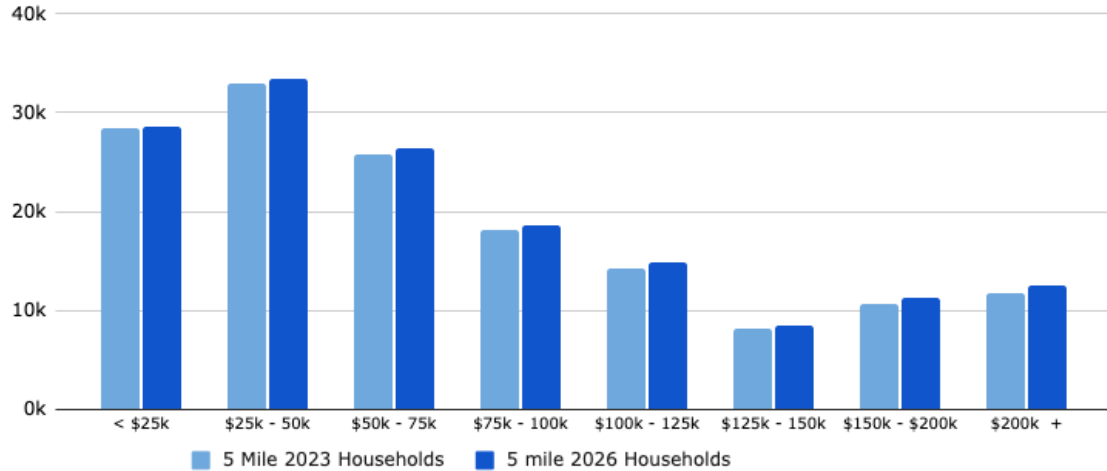


## HOUSING TYPE



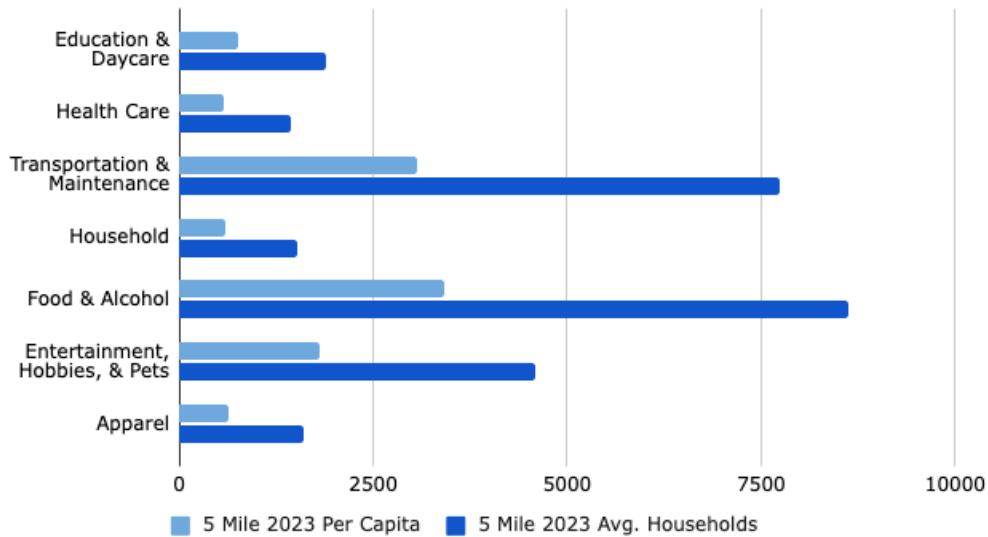
# DEMOGRAPHICS

## MONTHLY HOUSE HOLD INCOME

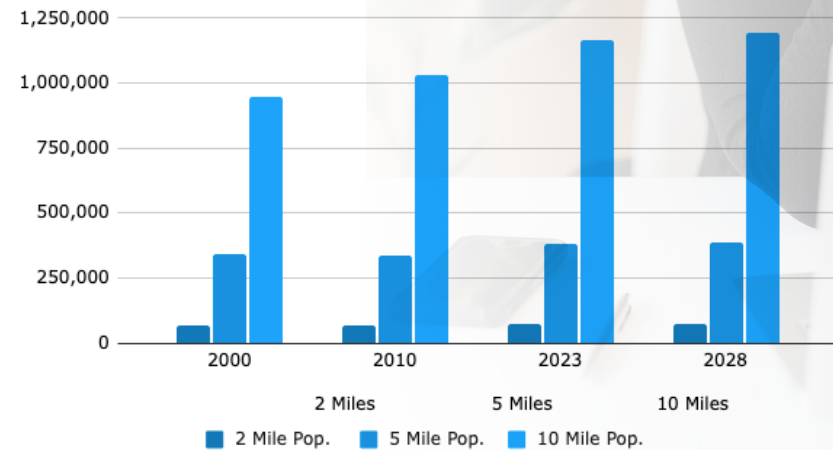


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	67,467	339,459	947,349
2010	65,687	337,049	1,032,710
2023	73,821	379,107	1,163,778
2028	75,846	389,559	1,195,054

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION



# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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# LEASE

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