

INDUSTRIAL SPACE FOR LEASE

3540 LA GRANDE BLVD., UNIT A, SACRAMENTO, CA 95823



±3,200 SF INDUSTRIAL/PRIOR AUTO REPAIR SPACE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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DISCLAIMER

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PROPERTY HIGHLIGHTS

3540 LA GRANDE BOULEVARD, SUITE A, SACRAMENTO, CA



Property Description

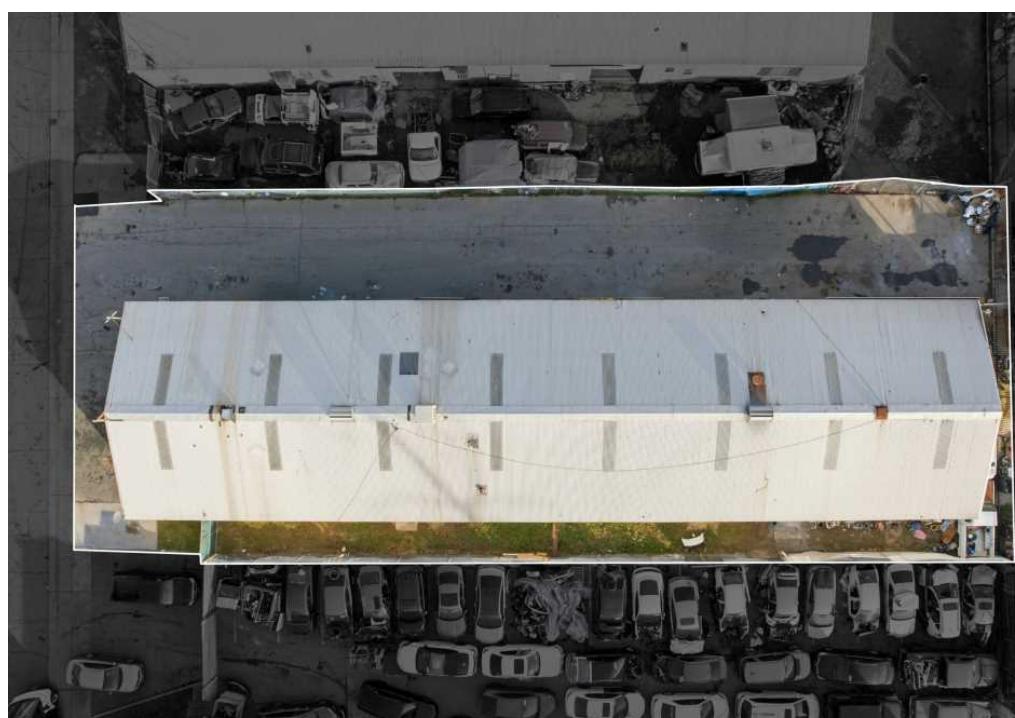
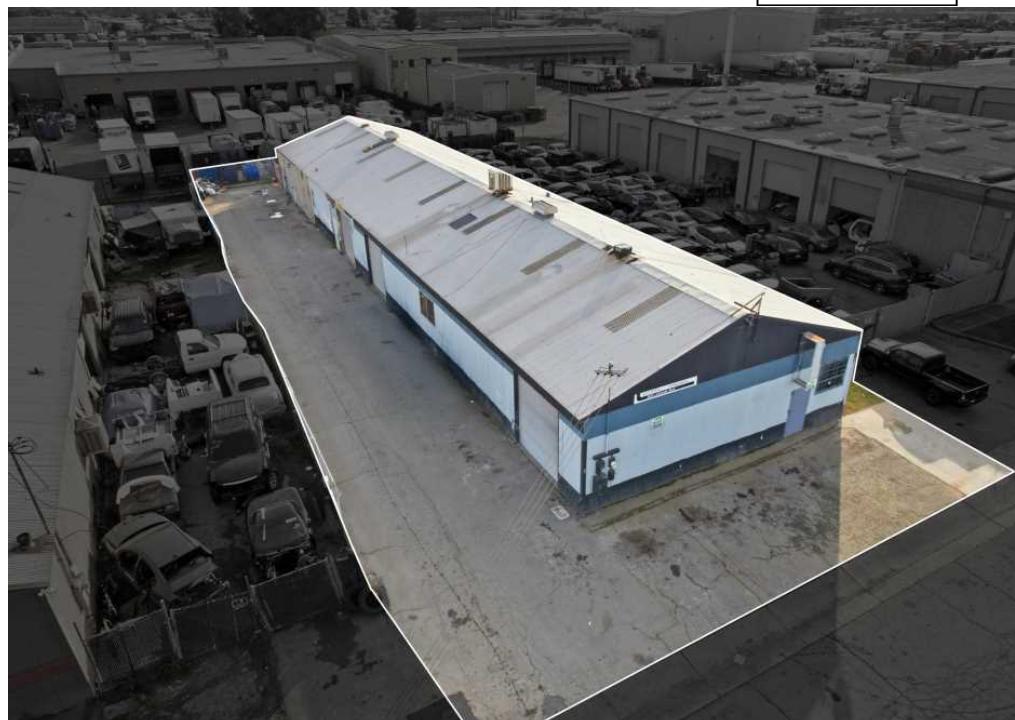
3540 La Grande Blvd. in South Sacramento, this $\pm 3,200$ SF industrial space which was a prior automotive service facility offers an excellent opportunity for auto repair, automotive service operators and similar use seeking a functional shop space in an established service corridor. The property benefits from strong local accessibility, proximity to major arterials, and a dense surrounding customer base, making it well suited for mechanic, repair, tire and brake, detailing, and related uses (verify with Planning). Featuring a practical industrial layout and immediate availability, the space is well positioned to serve the growing South Sacramento market with convenient access to Highway 99.

Property Highlights

- Available Space: $\pm 3,200$ SF
- Asking rent: \$1.25 PSF + NNN
- Availability: Immediate
- Small Office
- Private Restroom
- Zoning: M-1
- Roll Up Door(s): 10' x 12' (2)
- Convenient access to and from Highway 99

PROPERTY PHOTOS

3540 LA GRANDE BLVD, UNIT A, SACRAMENTO, CA 95823



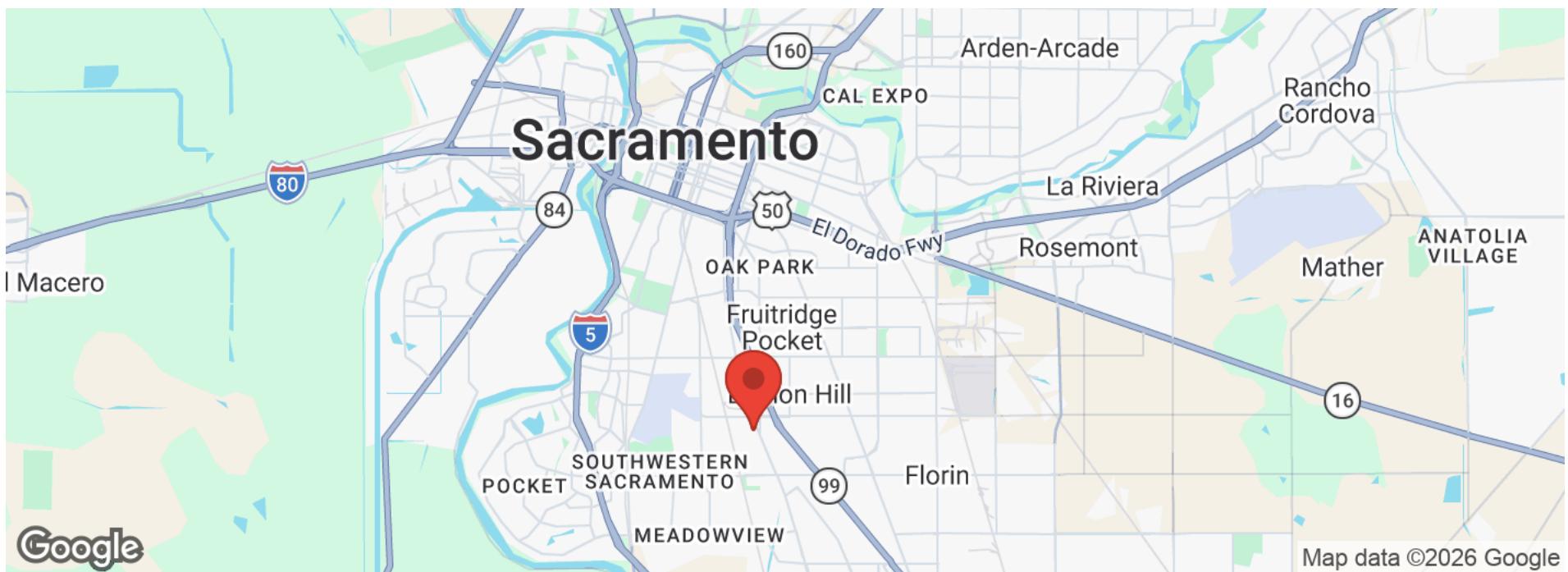
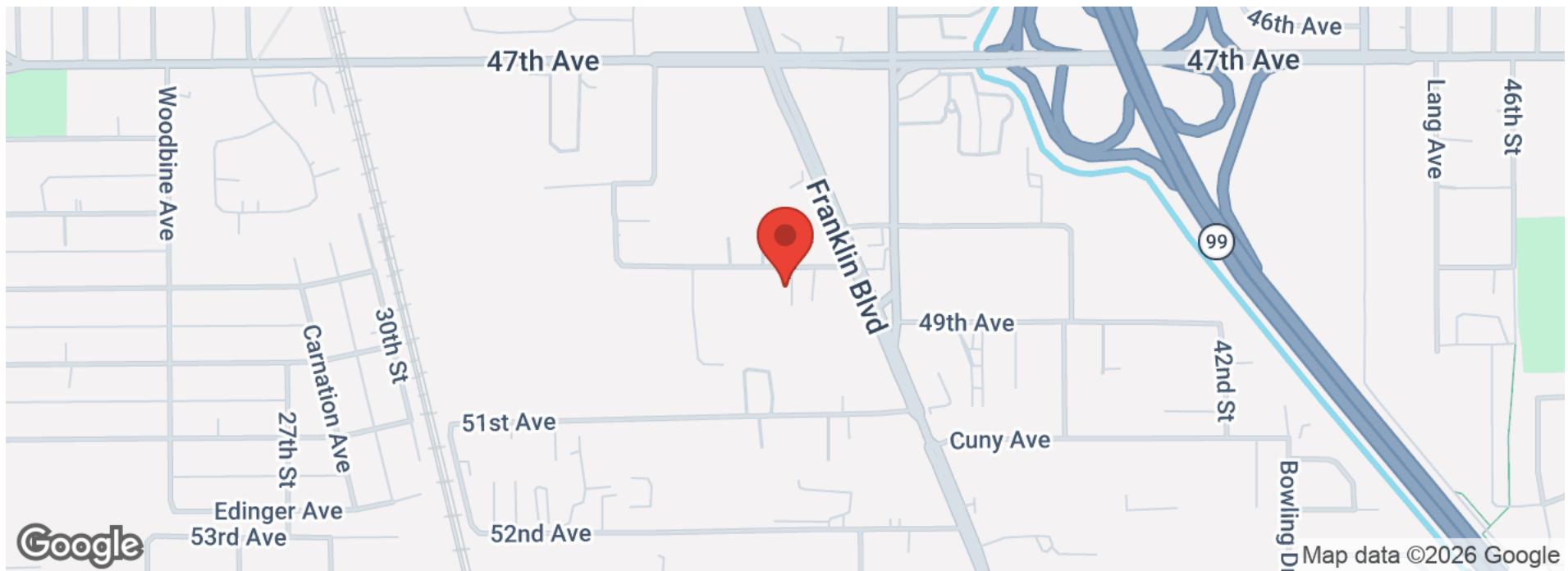
AERIAL MAP

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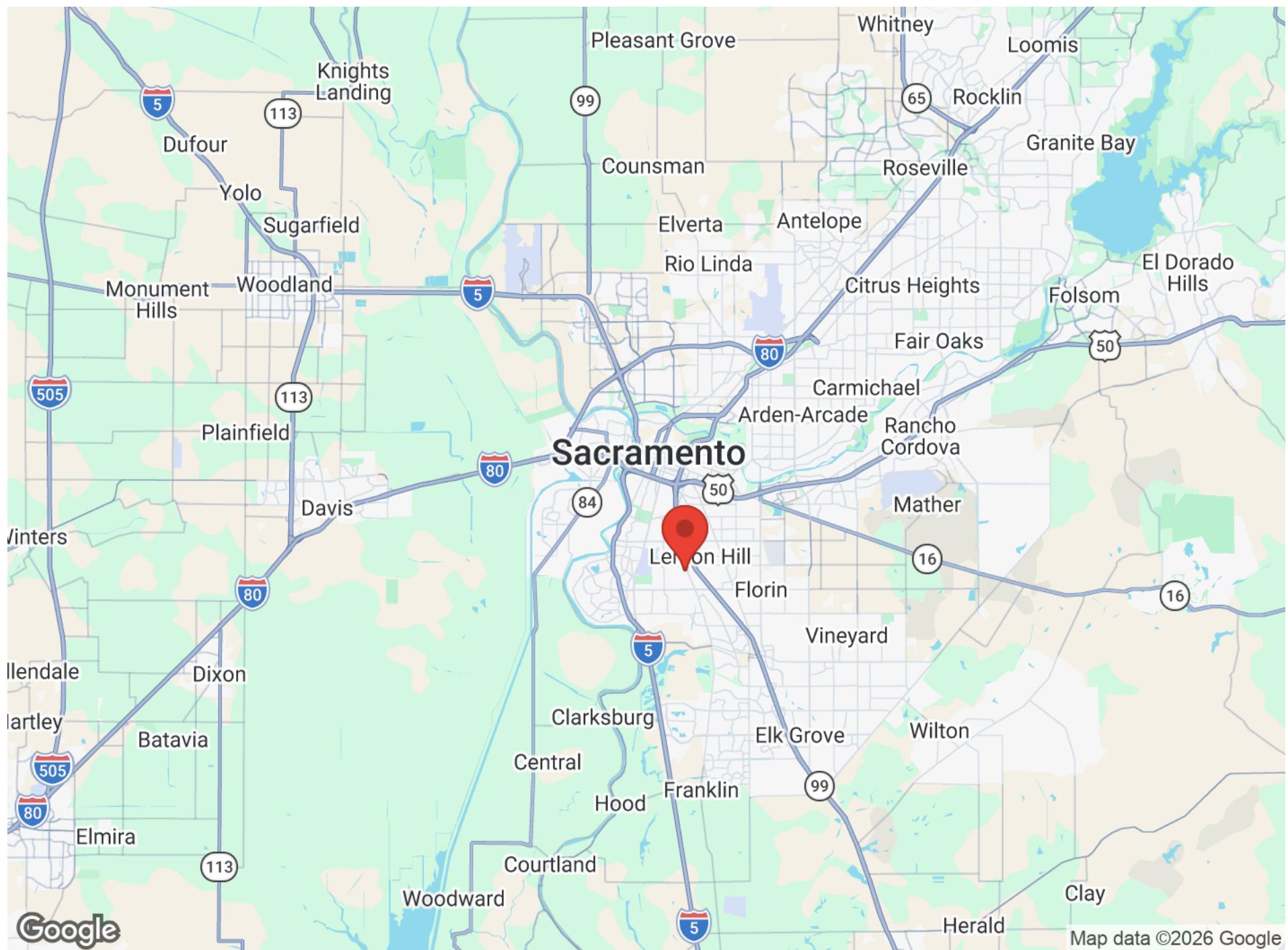
LOCATION MAPS

3540 LA GRANDE BLVD, UNIT A, SACRAMENTO, CA 95823



REGIONAL MAP

3540 LA GRANDE BLVD, UNIT A, SACRAMENTO, CA 95823



Demographic Summary Report

3540 La Grande Blvd, Sacramento, CA 95823

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	20,785	194,862	399,613
2024 Estimate	20,575	193,592	396,561
2020 Census	20,163	193,376	394,009
Growth 2024 - 2029	1.02%	0.66%	0.77%
Growth 2020 - 2024	2.04%	0.11%	0.65%
2024 Population by Hispanic Origin	9,364	72,409	121,610
2024 Population	20,575	193,592	396,561
White	3,279 15.94%	43,430 22.43%	124,505 31.40%
Black	2,995 14.56%	27,313 14.11%	48,398 12.20%
Am. Indian & Alaskan	455 2.21%	3,411 1.76%	5,761 1.45%
Asian	4,323 21.01%	43,254 22.34%	85,603 21.59%
Hawaiian & Pacific Island	555 2.70%	4,653 2.40%	7,353 1.85%
Other	8,968 43.59%	71,532 36.95%	124,941 31.51%
U.S. Armed Forces	8	273	448
Households			
2029 Projection	6,266	63,335	145,440
2024 Estimate	6,202	62,931	144,205
2020 Census	6,080	62,892	142,603
Growth 2024 - 2029	1.03%	0.64%	0.86%
Growth 2020 - 2024	2.01%	0.06%	1.12%
Owner Occupied	2,335 37.65%	31,786 50.51%	71,199 49.37%
Renter Occupied	3,867 62.35%	31,145 49.49%	73,006 50.63%
2024 Households by HH Income	6,202	62,931	144,205
Income: <\$25,000	1,736 27.99%	13,312 21.15%	26,190 18.16%
Income: \$25,000 - \$50,000	1,714 27.64%	13,015 20.68%	24,434 16.94%
Income: \$50,000 - \$75,000	1,196 19.28%	12,055 19.16%	25,381 17.60%
Income: \$75,000 - \$100,000	711 11.46%	8,272 13.14%	19,112 13.25%
Income: \$100,000 - \$125,000	312 5.03%	5,811 9.23%	15,234 10.56%
Income: \$125,000 - \$150,000	206 3.32%	3,951 6.28%	10,585 7.34%
Income: \$150,000 - \$200,000	163 2.63%	3,329 5.29%	10,477 7.27%
Income: \$200,000+	164 2.64%	3,186 5.06%	12,792 8.87%
2024 Avg Household Income	\$59,691	\$77,971	\$93,503
2024 Med Household Income	\$46,263	\$59,306	\$70,805