

24th STREET

AVAILABLE FOR LEASE

2700 FLORIN RD. STE. 3
Sacramento, CA 95822

~+6,000 SF

\$0.85 PSF + NNN

SUBJECT



LOMA VERDE WAY

FLORIN RD



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc.



Warehouse with 7 Roll-Up Doors - Automotive Allowed



THE PROPERTY

📍 2700 Florin Rd. Ste. 3 Sacramento, CA 95822

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



South
Sacramento



-/+6,000 SF
Automotive
Allowed



C-2 General
Commercial



Automotive
Retail



\$0.85 PSF + NNN



this building offers 7 Roll-Up Doors with drive thru access, 20' clear height, and a small office



Established Automotive Cluster – The South Sacramento industrial submarket is home to a high concentration of auto repair shops, body shops, tire centers, and transmission specialists, creating a built-in ecosystem of complementary businesses.



Proven Market Demand – Long-standing presence of automotive service users signals consistent demand from both commercial fleets and the surrounding residential population.

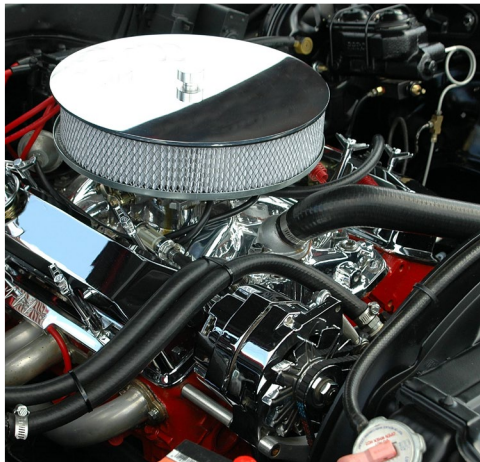
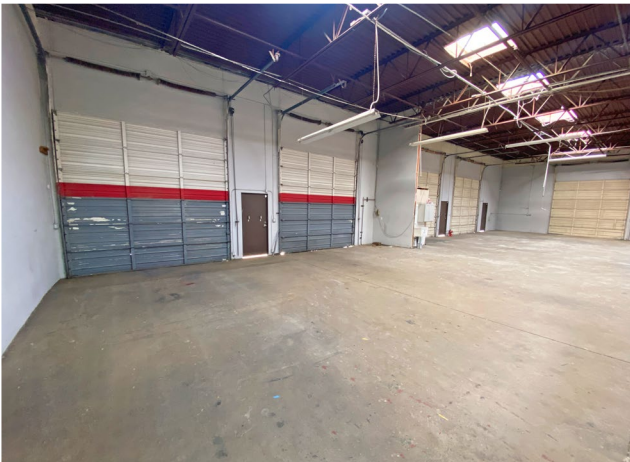


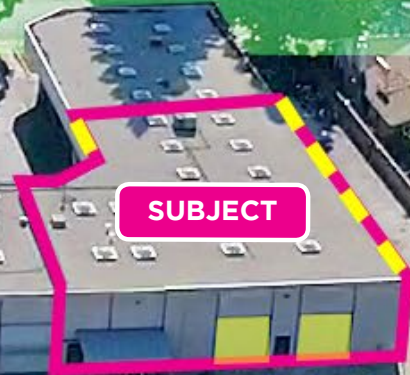
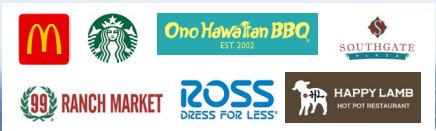
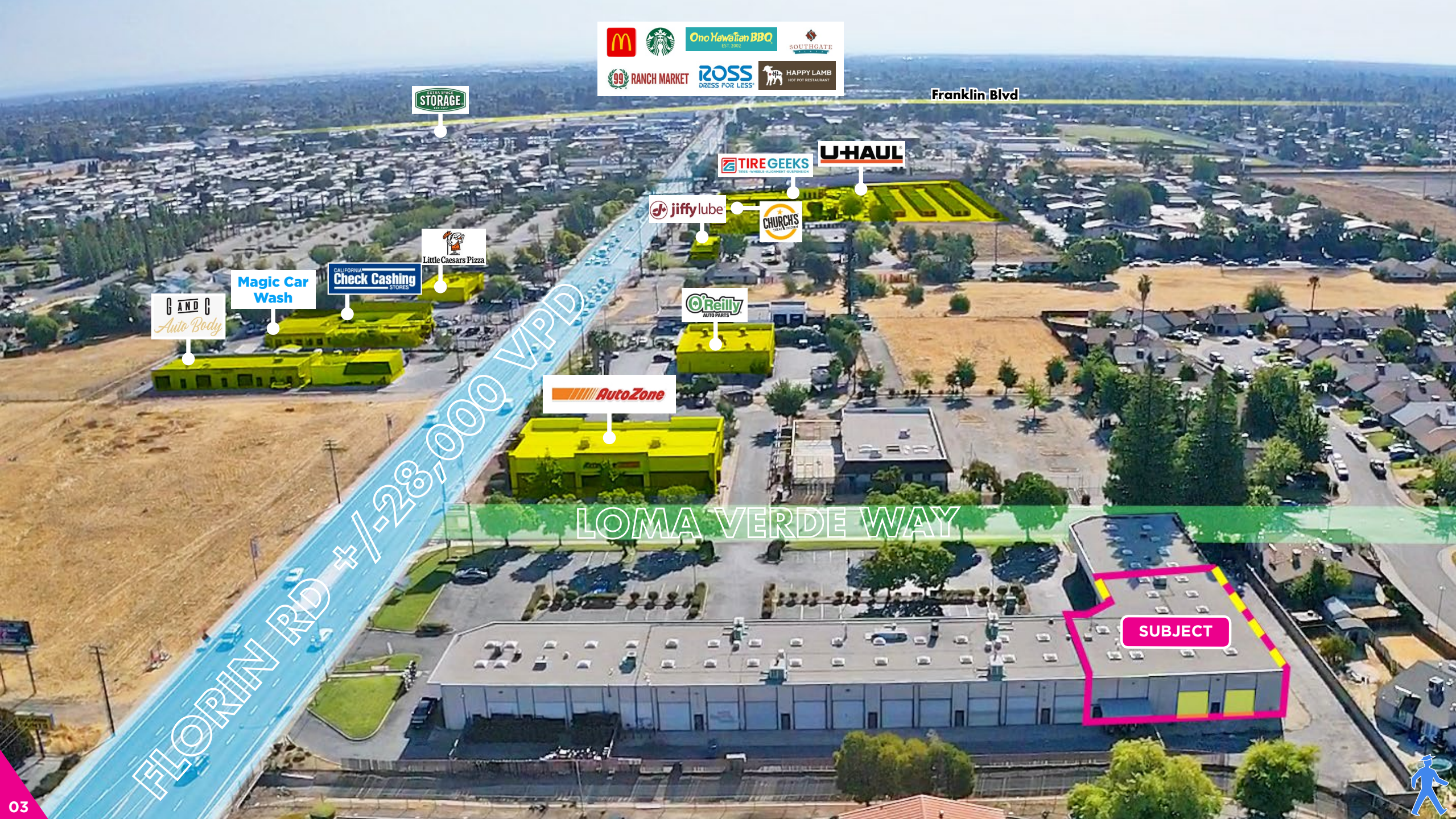
Synergistic Location – Proximity to paint supply distributors, parts wholesalers, towing companies, and machine shops allows operators to streamline logistics and benefit from shared customer traffic.



CENTURY 21
Select Real Estate, Inc.

FOR LEASE





SUBJECT

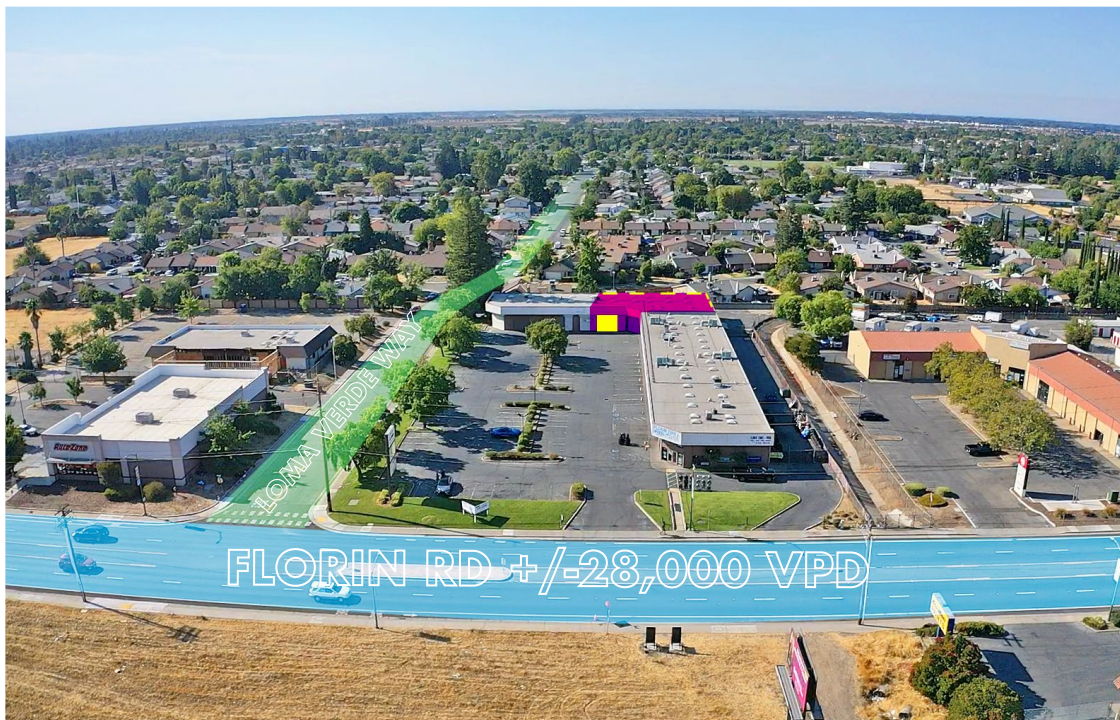




THE BUILDING

- Fleet-Oriented Access – Convenient connectivity to major arterials including Highway 99, Interstate 5, and Florin Road supports quick access for both local and regional customers.
- Strong Industrial Base – In addition to auto users, nearby industrial tenants include construction contractors, equipment rental companies, and light manufacturers, providing cross-business opportunities.
- Workforce Availability – The surrounding community offers a skilled labor pool familiar with automotive, technical, and trade services.
- Established Customer Draw – High traffic counts and a surrounding population base ensure a steady customer flow for auto-related and industrial operators.
- Future Growth Potential – Ongoing regional development and industrial demand make South Sacramento a strategic hub for businesses seeking long-term stability.





THE REGION

Strategic Logistics Hub — South Sacramento offers unrivaled access to I-5, SR-99, US-50, and Union Pacific rail, positioning it as a strategic location for distribution, warehousing, and light industrial operations.

Growing Industrial Appetite — Landmark employment centers like the Capital Commerce Center and future expansions underscore rising demand in the corridor.

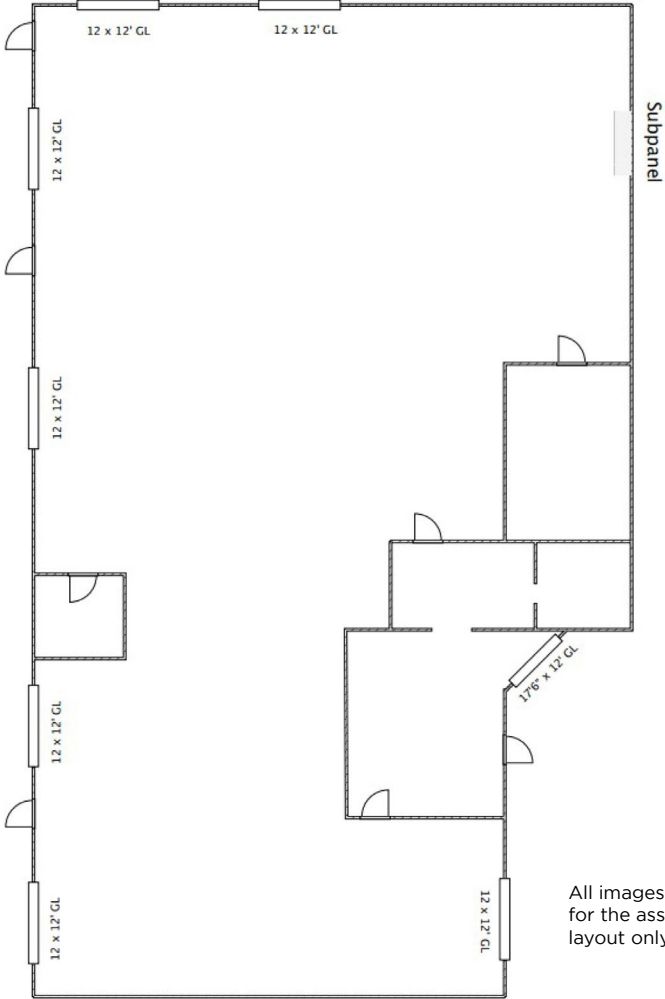
Flexible Land Use & Adaptive Projects — A variety of industrial-zoned parcels support diverse uses—from light manufacturing to vehicle storage—backed by recent local entitlements and design innovation.

Anchored by Cultural Vitality — Bordering cultural corridors such as Little Saigon and Florin enrich employee and client experiences, making South Sacramento uniquely attractive.

Community-Driven Revitalization — Local partnerships and campaigns are driving improvements in safety, aesthetics, and community engagement—strengthening the industrial corridor’s surroundings and long-term appeal.



FLOOR PLAN

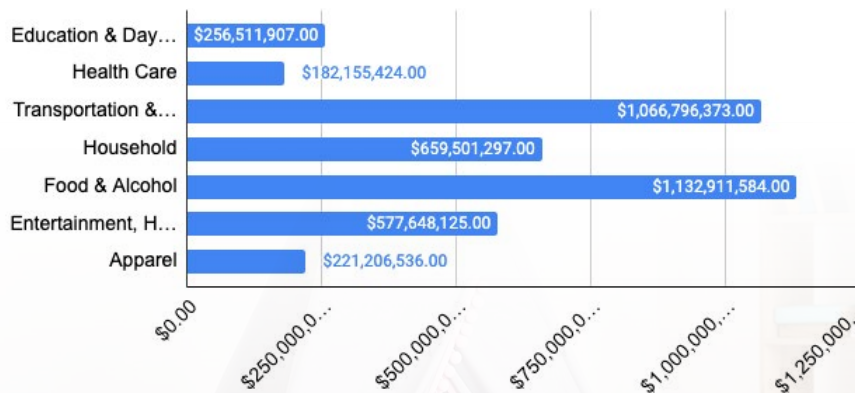


All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

DEMOGRAPHICS

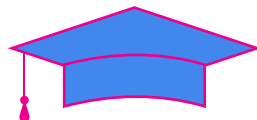
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 30% Some College, No Degree
- 17% Bachelor's Degree
- 20% High School Graduate
- 9% Advanced Degree
- 30% Some High School, No Diploma
- 7% Associate Degree

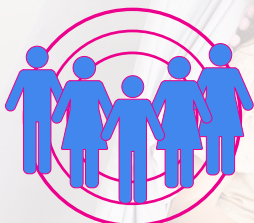
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	22,182
\$25K - 50K	2,196
\$50K - 75K	22,085
\$75K - 100K	17,024
\$100K - 125K	13,808
\$125K - 150K	9,114
\$150K - 200K	8,745
\$200K+	10,565

RESIDENT POPULATION



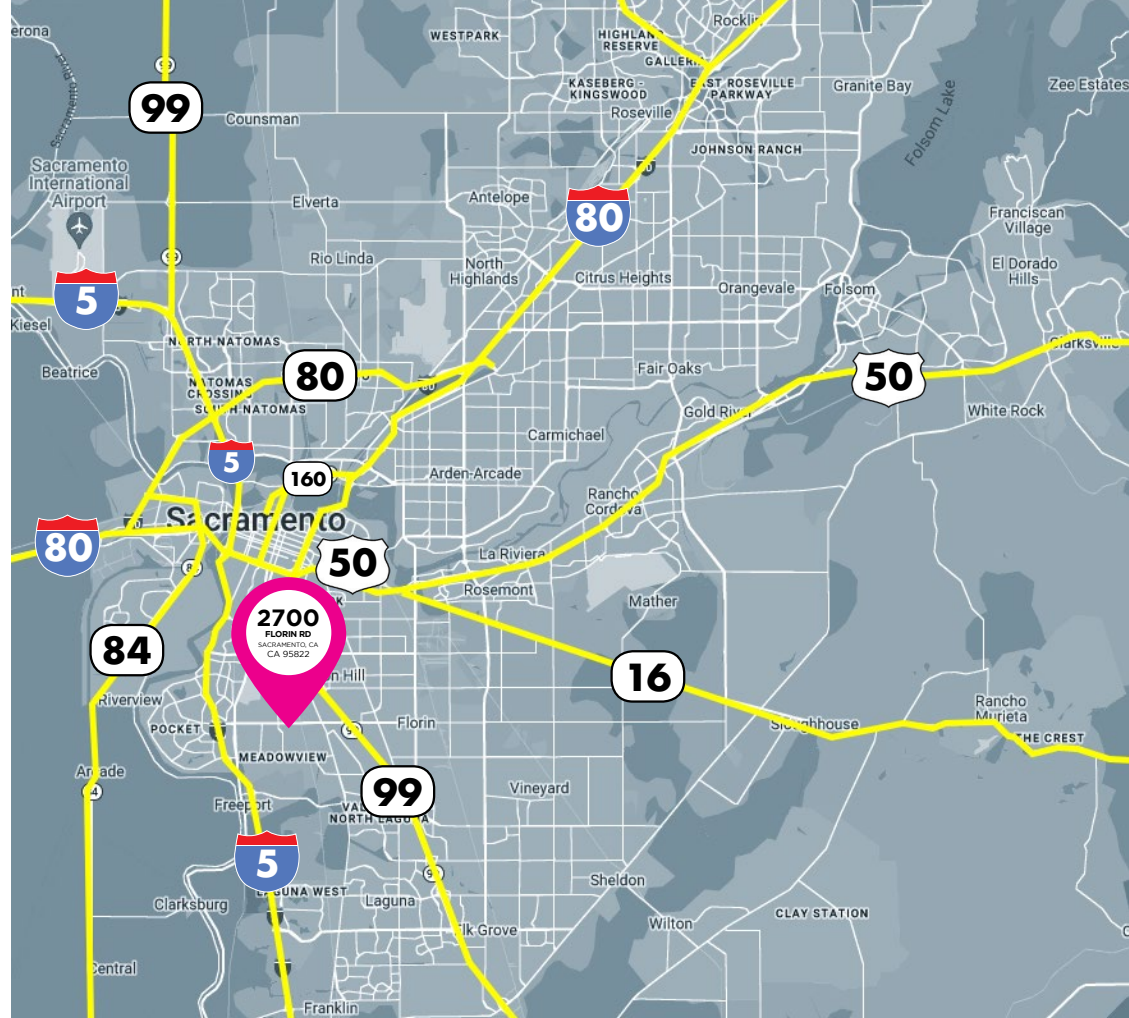
5 mile Population 2024

2024 360,057

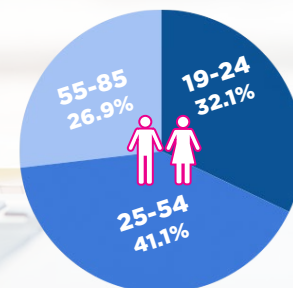
TRAFFIC COUNT



-/+ 28,000



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	23,873
5 mile	124,819
10 mile	328,269



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.

CENTURY 21
Select Real Estate, Inc.



24th STREET

FLORIN RD



DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc.



SUBJECT



LOMA VERDE WAY



LEASE

CENTURY 21
Select Real Estate, Inc



2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

