

For Sale - Live / Work Warehouse Opportunity



OFFERING MEMORANDUM | APPROX. 2,500 SF WAREHOUSE / 3/2BA HOUSE ON 5.2 ACRES

5124 Walnut Ave
Sacramento, CA 95841

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	5124 Walnut Ave Sacramento CA 95841
COUNTY	Sacramento
PROPERTY YARD AREA (AC)	0.52
ZONING	Zoned LC
PROPERTY USE	Warehouse / House
APN	230-0511-034-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$780,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	22,515	166,364	389,623
2024 Median HH Income	\$63,589	\$75,552	\$79,101
2024 Average HH Income	\$82,448	\$98,411	\$105,671

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- San Francisco (415) 982-9496
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2,500 SF Warehouse Including a 1,500 SF Newly Rebuilt House

- Discover the potential of this extraordinary mixed-use property priced at \$780,000.00. Indulge in the luxury of new appliances, windows, bathrooms, and a complete house remodel featuring new concrete floors and a fresh roof. Delight in upgraded amenities including a 5-head split system for heating/air, washer/dryer hookups, outdoor hot and cold water, and copper pipes throughout. Revel in the brand new epoxy flooring throughout the entire house. Nestled on a vast 0.52-acre private compound, this property is zoned LC, offering an ideal live-work setting. Seize this chance near I-80, with 3 - 40ft shipping containers included, two entry gates, and an upgraded 200 amp power panel.
 - 5-head split system for heating and air conditioning
 - Washer/dryer hookups, outdoor hot and cold water access, and copper piping throughout
 - Perfect live-work environment with upgraded amenities for comfort and convenience
 - Private 0.52-acre compound with two electric entry gates



02

Location

Location Summary

Drive Times (Heat Map)

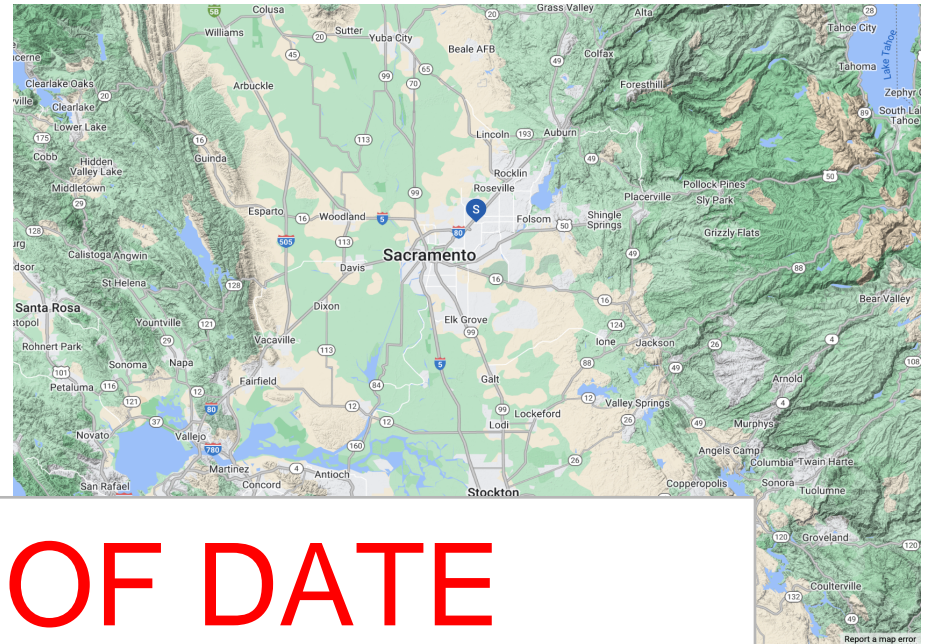
Madison Ave / Auburn Blvd

- The property is located in the bustling area of North Sacramento, known for its vibrant mix of residential and commercial spaces. Residents enjoy the Conveniently located and varying retail businesses and restaurants including, Verizon, Domino's Pizza, Wells Fargo, GameStop H&R Block, 7-11. and Chipotle.

Freeway Access

- This property is centrally located just a few minutes from I-80 / Watt Ave and a few minutes from Capital Freeway.

Regional Map

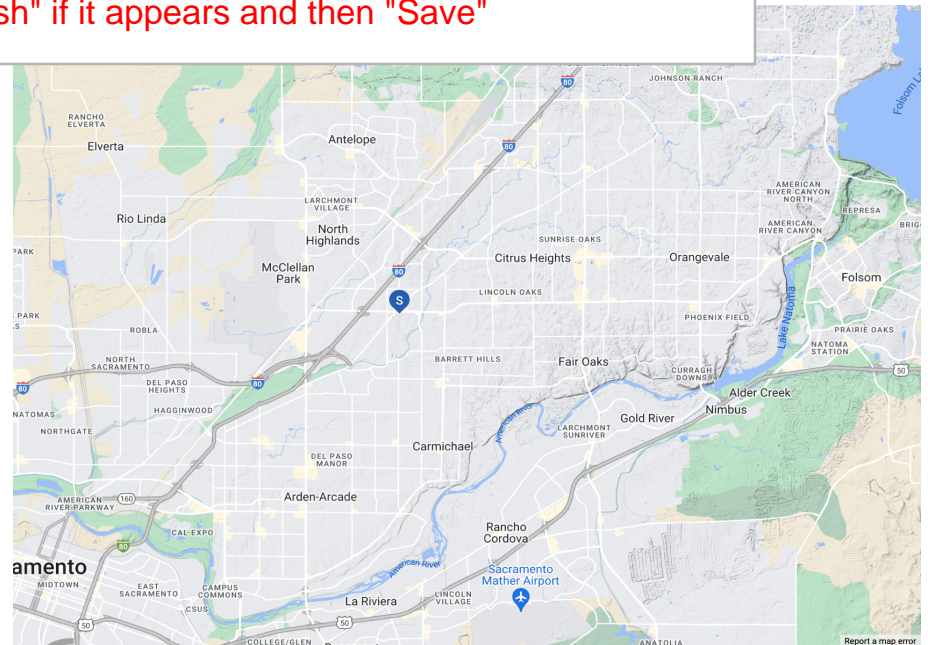


MAP OUT OF DATE

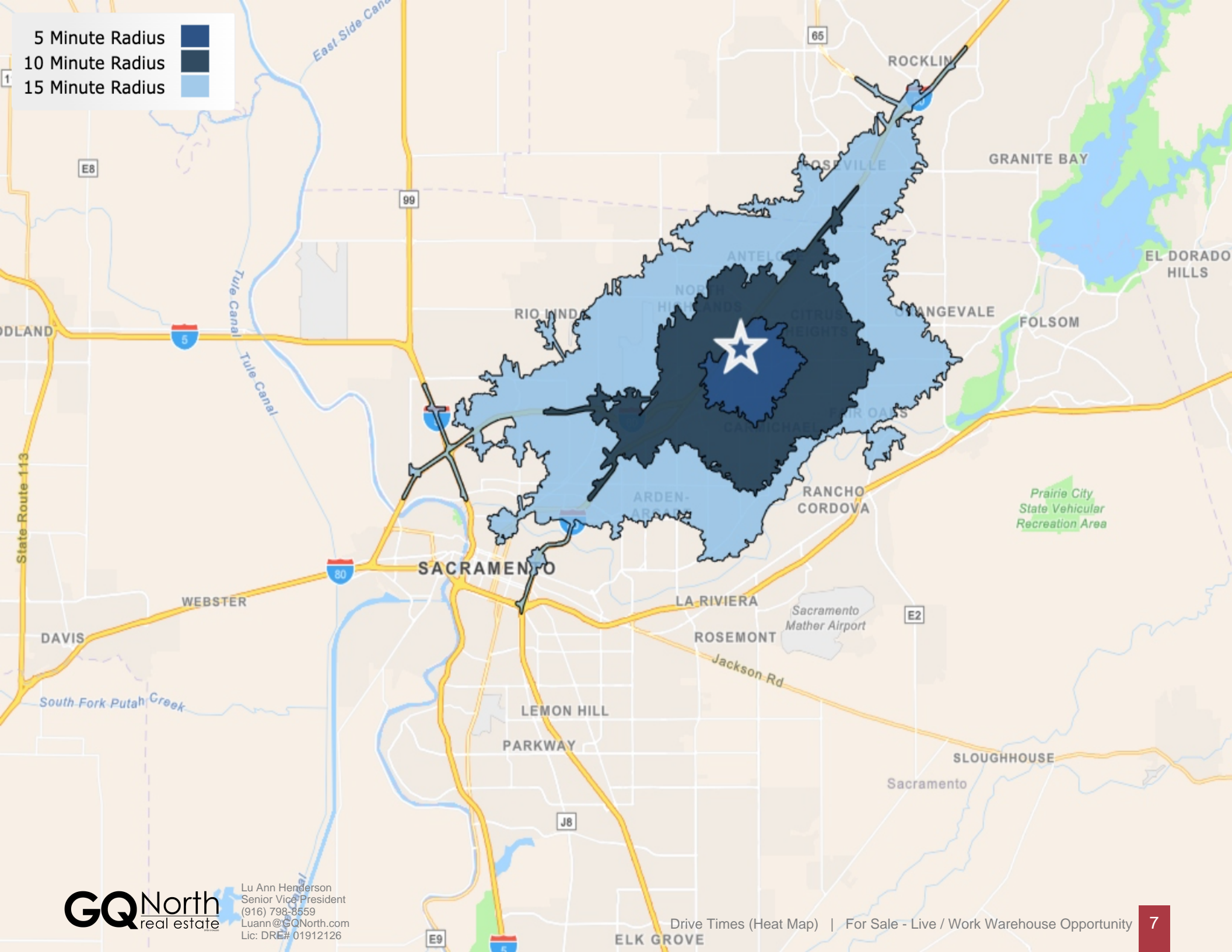
This map needs refreshing due to an address change or related change.

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Locator Map



5 Minute Radius
10 Minute Radius
15 Minute Radius



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03

Property Description

- Property Features
- Aerial Map
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PROPERTY FEATURES

NUMBER OF UNITS	2
PROPERTY YARD AREA (AC)	0.52
BUSINESS NAME	Monument signage
ZONING	Zoned LC
PROPERTY USE	Warehouse / House
ENTRY GATES	2 Electric Gates
YEAR BUILT	1981
POWER HOUSE	200 AMP / 220V Single Phase
POWER WAREHOUSE	200 AMP / 220V Single Phase
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
ZONING TYPE	LC
FENCING	Yes
GROUNDS	Park Like Setting
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

HOUSE - 1,500 SF

VACANT AT COE	Yes
BEDROOMS / BATHROOM	3 / 2
UNLIMITED HOT WATER	On Demand Water Heater
WASHER/DRYER	Yes included / Electric
NUMBER OF UNITS	1
NEW COOLING / HEATING	Yes 5-head split system
NEW ROOF / NEW INSULATION	Yes
ALL NEW APPLIANCES	Yes
ALL NEW CABINETS	Yes
WATER	New softener / Purifier
COPPER PLUMBING	All New
WINDOWS	All New Windows
NEW EFIS	Exterior Foam Insulation System

NEIGHBORING PROPERTIES

NORTH	FED X
WEST	Chipotle / Mc Donalds
SOUTH	Apartments
EAST	Commercial Buildings

WAREHOUSE - 2,500 SF

FOUNDATION	Concrete
FRAMING / ROOF	Metal
BATHROOM	1
RV PARKING SURFACE	Yes For Three RV's
THREE ROLL UP DOORS	12 x 10 / 2 Man doors
COOLING / HEATING	Three Split Systems
VENTILATION SYSTEMS	Yes / Insulated Building
FLOORING	New Epoxy Floors



Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>





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04 Company Profile
Advisor Profile



Lu Ann Henderson
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development–transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.

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