

515

MICHIGAN BLVD
WEST SACRAMENTO, CA 95691

FOR SALE/LEASE

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

Property Highlights:

- Rare small freestanding building on 0.38 acres land
- High identity location
- Corner of prominent Jefferson Blvd and Michigan Blvd
- Two story building with ADA access to the second floor
- Medical office buildout
- Central Business District zoning
- Easy access to freeways
- Sale Price: \$895,000; Lease Rate: \$1.95 per sf Net

The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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EXECUTIVE SUMMARY

515 Michigan Boulevard is a two-story, freestanding building at a high identity location on the major arterial, Jefferson Boulevard. It is at a high identity corner location, with easy access to both major highways in the area, I-80 and highway 50.

The building is built out as a medical office. Between the two floors, it features 11 examination rooms with plumbing, a private office, waiting, reception area and two ADA restrooms on each floor. The second floor has a stair lift for handicap accessibility. The property sits on a 0.38 acre, paved, fenced, gated parcel of land. There are 17 parking spots on the property.

The zoning on the property is Central Business District. The allowed uses include Residential (with a use permit), Retail, Convenience store, Restaurant, Food preparation, medical office, veterinary clinic, assembly uses and many, many more. It is a very versatile zoning, allowing for myriad uses. Please reach out to the city of West Sacramento to ascertain if your proposed use may be allowed by right or with additional entitlements.

West Sacramento is a city in Yolo County, California, United States and is separated from Sacramento by the Sacramento River, which also separates Sacramento and Yolo counties. Downtown Sacramento, where the seat of California state government is located, is within a mile from West Sacramento. It is a fast-growing community; the population was 53,915 at the 2020 census, up from 48,744 at the 2010 census. The traditional industrial center of the region since the California gold rush era, West Sacramento is home to a diverse economy and is one of the area's top four employment centers. Major industries in the region include agriculture, government, and transportation.

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PROPERTY PHOTOS



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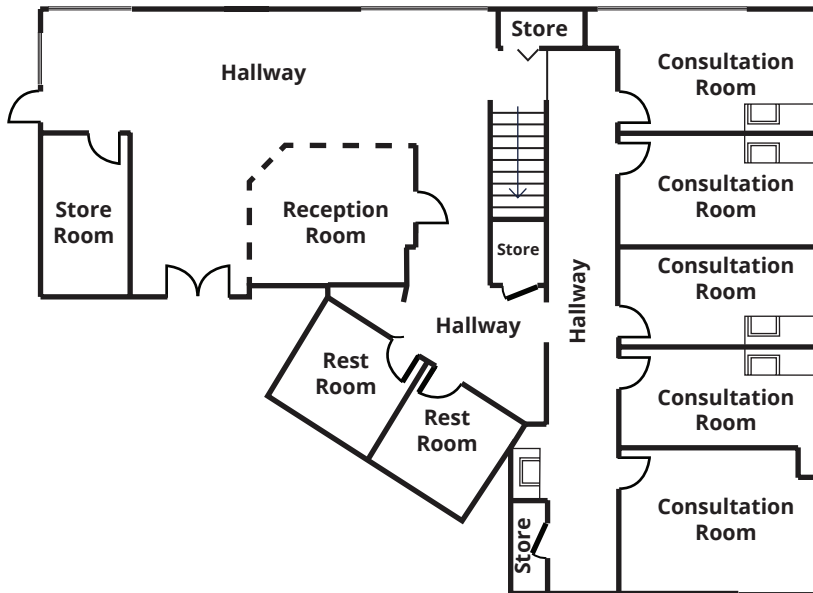
INTERIOR PICTURES



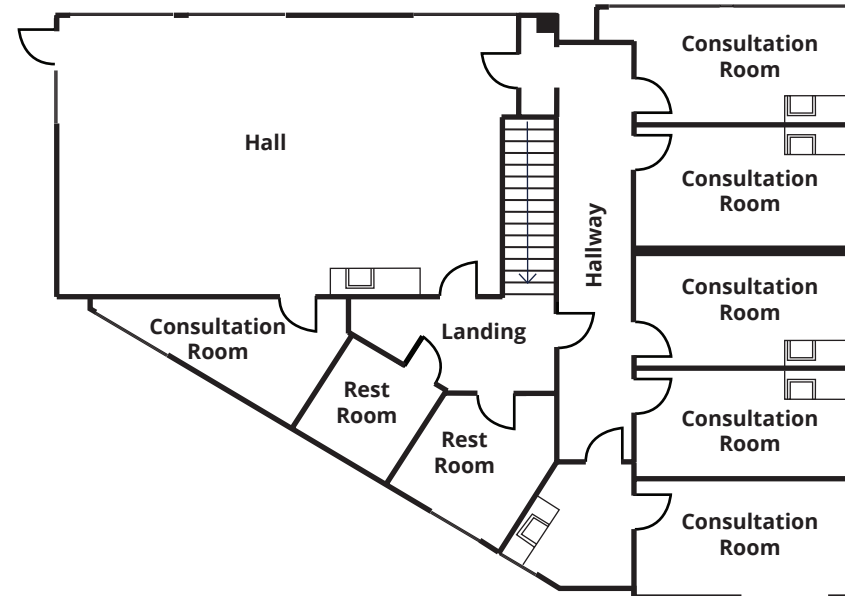
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FLOOR PLAN



First Floor



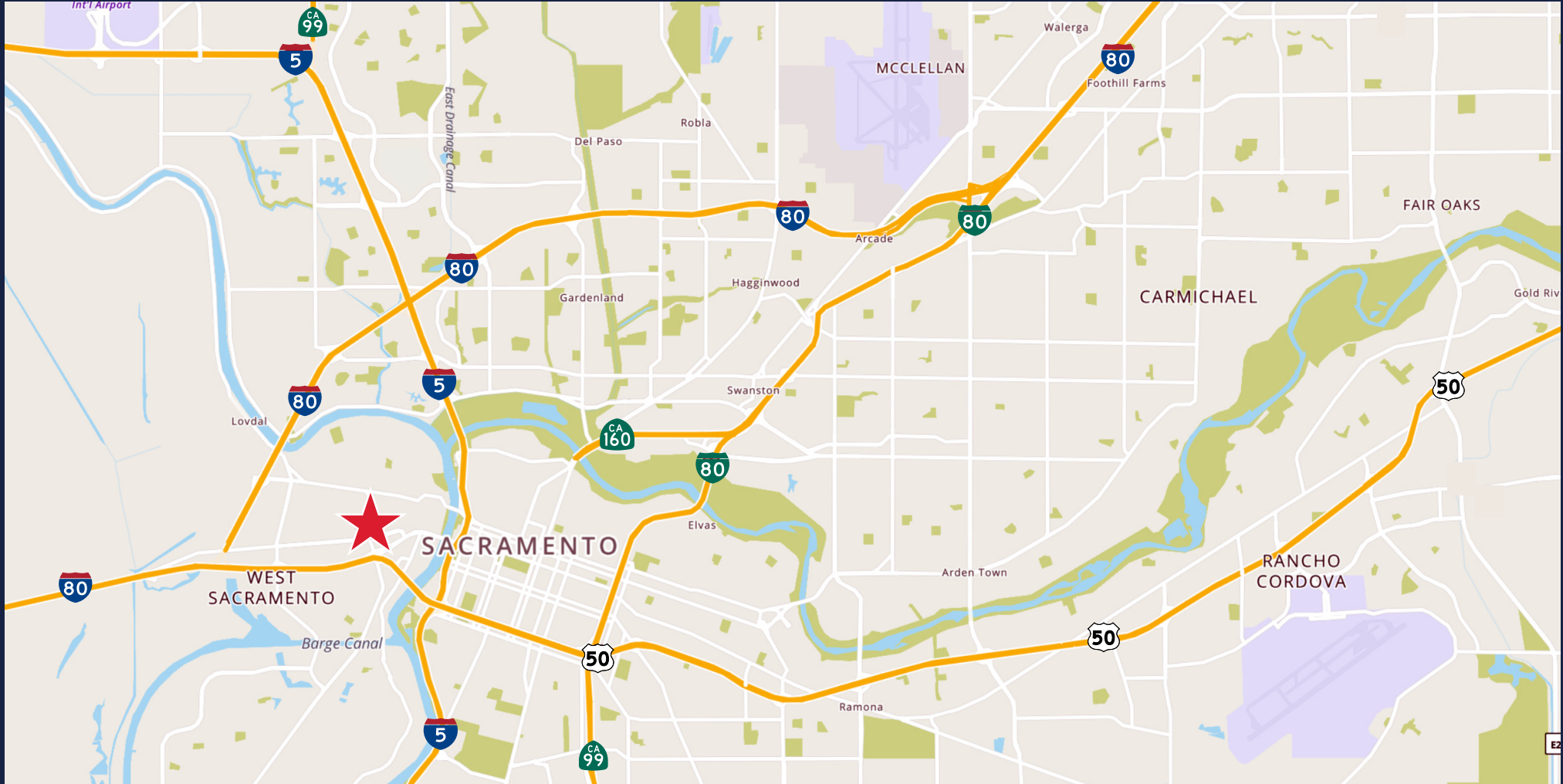
Second Floor

Schematic not drawn to scale

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LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



278,703
Total Population (2024)



\$102,542
Average Household Income



23,806
Businesses



227,836
Daytime Employees



50,835
Owner Occupied Households



\$499,999
Median Home value

ADT Harding Blvd. at Mahan Ct. **32,302** (2018)

Data obtained from CoStar