

# For Sale or Lease

3300 Power Inn Road Sacramento, CA 95826



## Jim Sullivan

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Cell: 916-730-6200  
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DRE Lic. 01883524

## Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208  
Sacramento, CA 95819  
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Granite Regional Park 3 million SQ FT office across the street

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## Located at the corner of Power Inn Road & Cucamonga Ave

- Located on the soon to open estimated August 2018 direct route into the CSUC campus
- Existing 8,400 +/- SQ FT free span concrete tilt-up warehouse
- Easy access to Hwy 50
- Just a few steps to the Power Inn Road Light Rail Station & Bus Service
- ~1.67 acres or 72,745 SQ FT parcel
- Zoned MRD-SW
- Nearby Tenants include: Starbucks, Franchise Tax Board, Sac. County Public Administration, Sac. County Private Court, Sac. County Child Support,
- Large concrete yard area
- Excellent site for redevelopment path of future growth
- APN: 079-0282-027-0000

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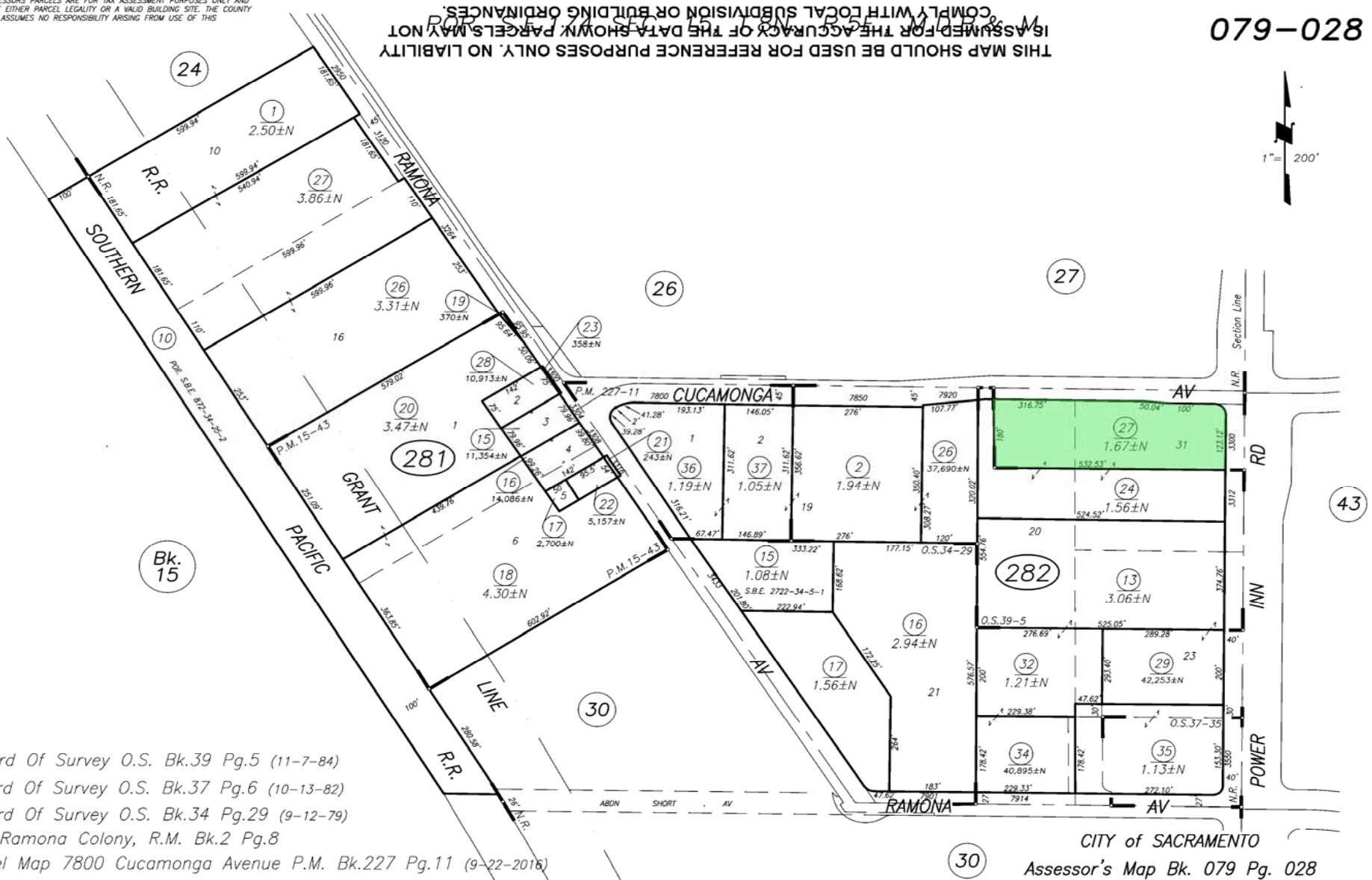
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THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY  
IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT  
COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

079-028



Record Of Survey O.S. Bk.39 Pg.5 (11-7-84)

Record Of Survey O.S. Bk.37 Pg.6 (10-13-82)

Record Of Survey O.S. Bk.34 Pg.29 (9-12-79)

New Ramona Colony, R.M. Bk.2 Pg.8

Parcel Map 7800 Cucamonga Avenue P.M. Bk.227 Pg.11 (9-22-2016)

CITY OF SACRAMENTO

Assessor's Map Bk. 079 Pg. 028

*County of Sacramento, Calif.*

OCT. 25th, 2016

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Information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information. Prospective buyers or tenants should have the experts of their choice inspect the property and verify all information prior to concluding a purchase or lease. Sullivan Group Commercial Real Estate is a d/b/a of James J, Inc., a California Corporation.

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Cucamonga Ave

Campway's Truck  
Accessory World

3300 Power Inn Road

Franchise Tax Board,  
Sacramento Field Office

Sacramento County  
Public Administration

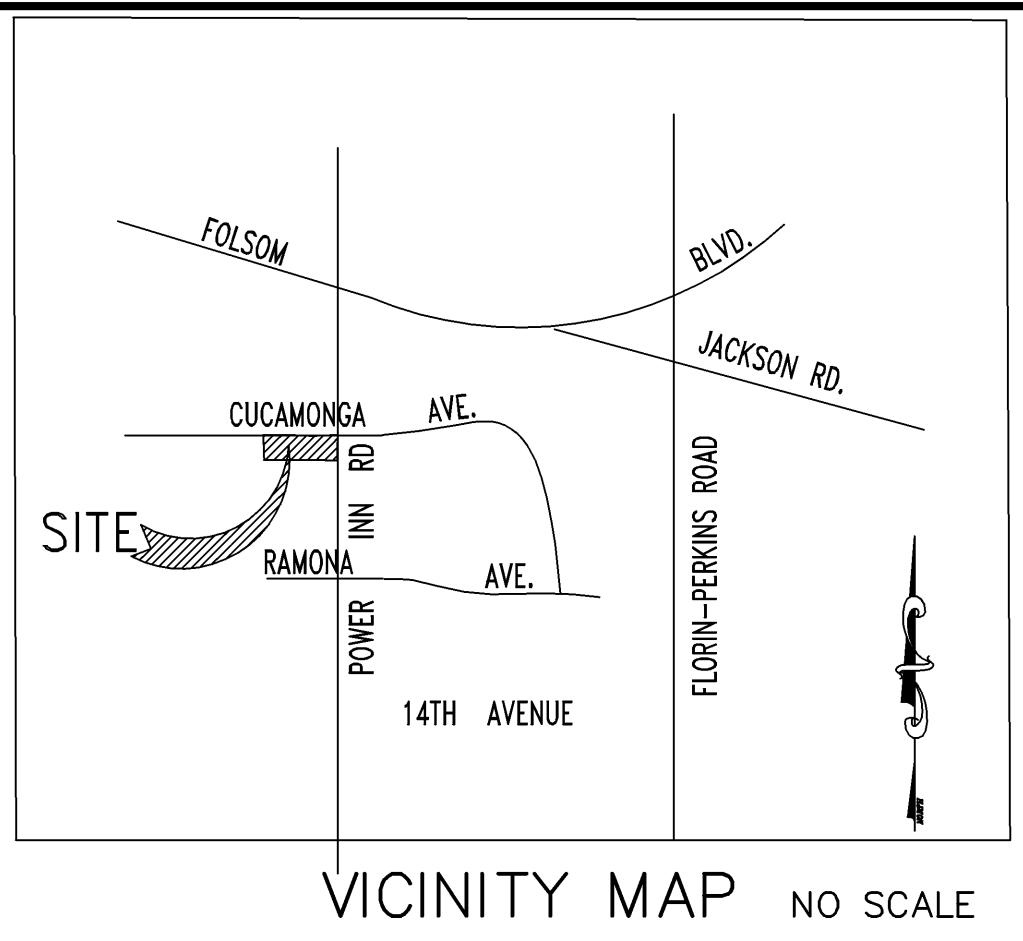
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## SURVEY NOTES

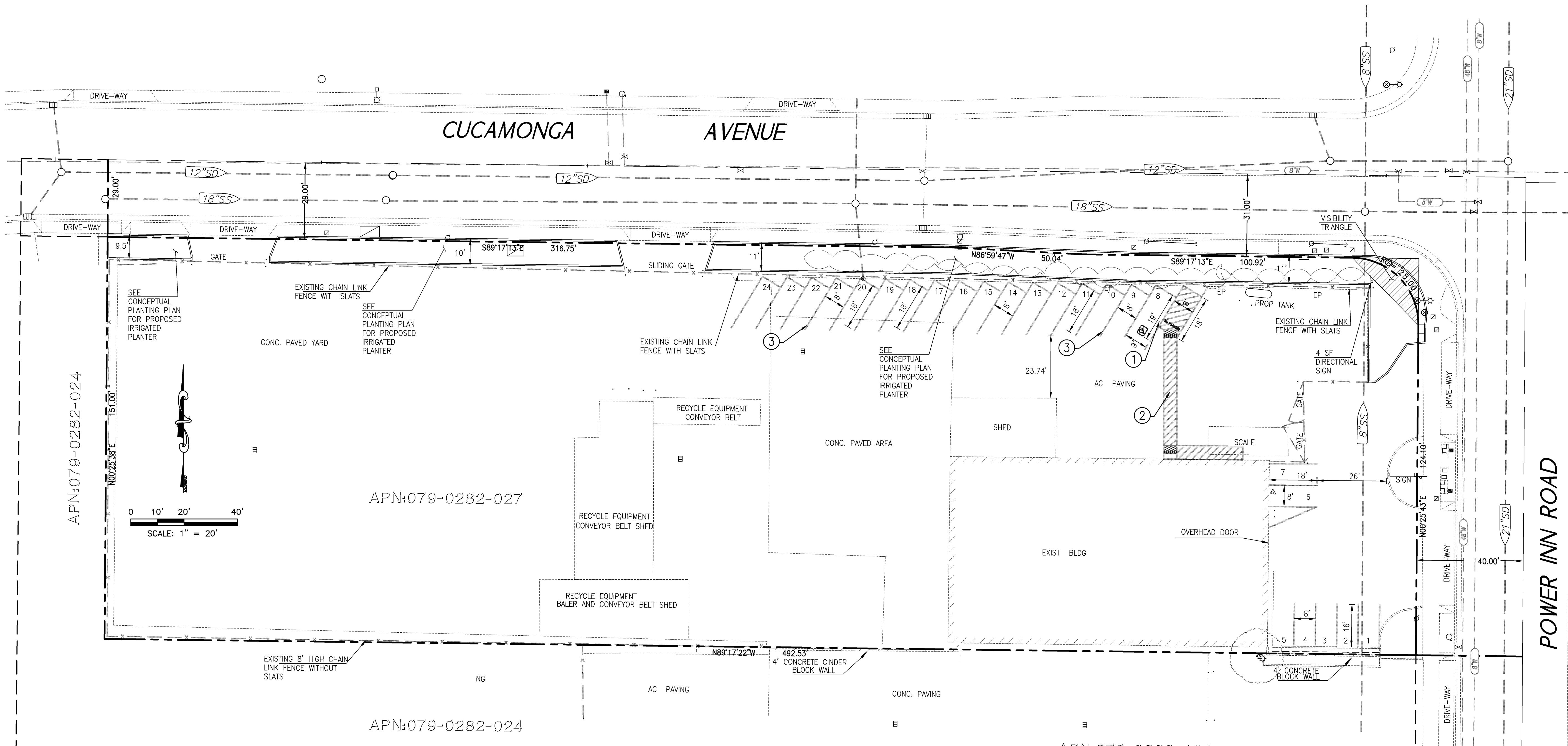
- 1) NO PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY. MONUMENTS WHICH WERE FOUND ARE SHOWN HEREON.

## SURFACE IMPROVEMENT NOTES

- 1) ADA PARKING STALL WITH SIGNAGE
- 2) ADA PATH OF TRAVEL
- 3) PARKING STRIPE



VICINITY MAP NO SCALE



## LEGEND

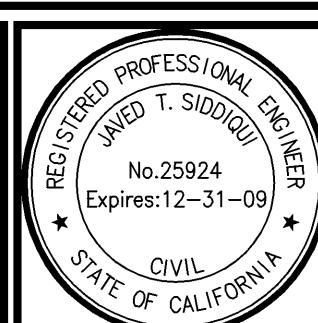
MANHOLE	—○—
DRAIN INLET	—□—
WATER LINE	—○—
DRAIN LINE	—○—
SEWER LINE	—○—
GAS LINE	—○—
FIRE HYDRANT	○
WATER VALVE	○
SEWER CLEAN OUT	○
WATER METER	○
FIRE DEPT. CONNECTION	○
EDGE OF PAVEMENT	—○—
BACK FLOW PREVENTER	—○—
CONCRETE CURB	—○—
SPOT ELEVATION	—○—
TRAFFIC SIGNAL	—○—
TRAFFIC SIGNAL WITH LIGHT	—○—
PARKING LIGHT	○
PULL BOX	○
GAS VALVE	○
UTILITY POLE	○
GAS METER	○
OVER HEAD WIRE	—○—
UTILITY POLE W/GUY	—○—
PUBLIC STREET LIGHT	○
SIGN	○
FENCE	—X—
WALL	—○—
GUARD POST	○
TREE	○
VAULT	○
TRANSFORMER	○
RAIN WATER LEADER	—○—
UNDEGROND TELEPHONE LINE	—○—
UNDEGROND ELECTRICAL LINE	—○—
U.G. CABLE LINE	—○—
RIDGE LINE	—○—

## POWER INN ROAD

BENCHMARK ELEVATION: 39.33'  
CITY B.M.#319-D1E  
HILTI NAIL LIGHT BASE NW CORNER FOLSOM  
BLVD. AND BICENTENNIAL CIRCLE  
FIELD BOOK NUMBER: PAGE:

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: JTS SCALE: H:1"=20'  
DRAWN: PHYA H:1"=20'  
CHECKED: JTS V:N/A  
SUBMITTED: JAVED T. SIDDIQUI RCE:25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

TOPOGRAPHIC SURVEY/SITE PLAN  
3300 POWER INN ROAD  
CITY OF SACRAMENTO  
APN: 079-0282-027  
DATE: 12-05-08  
SHEET 1 OF 1  
CALIFORNIA  
JOB NO:2008-085