

IN-FILL COMMERCIAL PAD SITE

5139 Hillsdale Blvd, Sacramento, CA 95842



PROPERTY DESCRIPTION

KW Commercial is pleased to present this exceptional opportunity to acquire a rare infill development parcel in a dense, established neighborhood of Sacramento County. The ±0.68-acre site is ideally situated just off of Madison Ave, less than one mile from Interstate 80, and surrounded by a strong mix of residential rooftops, daily-needs retail, and schools.

With visibility and exposure to approximately 19,300 vehicles per day, the property is well-positioned for a variety of commercial uses, including quick-service restaurant, coffee drive-thru, neighborhood retail, medical or dental office, service-oriented businesses, and potentially multi-family (subject to County approvals).

Property is being offered at a compelling basis to attract buyers positioned for a quick and efficient closing timeline.

OFFERING SUMMARY

Sale Price:	\$250,000
Price Per Sq Ft	\$8.44
Lot Size:	0.68 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,780	53,801	145,319
Total Population	25,239	148,023	401,884
Average HH Income	\$69,276	\$88,801	\$96,581

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BILL JOHNSON

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CA #01992157

KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219



PROPERTY DETAILS

Sacramento, CA 95842

LOCATION INFORMATION

Street Address 5139 Hillsdale Blvd
City, State, Zip Sacramento, CA 95842
County Sacramento
Nearest Highway Interstate 80
Nearest Airport Sacramento International Airport (SMF)

PROPERTY INFORMATION

Zoning (County) Business & Professional Office
Parcel Size 0.68 Acres
APN 228-0182-021
Corner Property No
Sewer - Sacramento Area
Water - Sacramento Suburban
Fire - Sacramento Metro
Waste - Sacramento County
Waste Management & Recycling
Storm - Sacramento County
Water Resources



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HIGHLIGHTS

Sacramento, CA 95842



PROPERTY HIGHLIGHTS

- Prime in-fill location surrounded by established residential neighborhoods and daily-needs retail.
- Less than one mile from I-80, with convenient connectivity to Madison Ave, Walerga Rd, and Elkhorn Blvd
- Close to major retailers such as Target, Smart & Final, 7-Eleven, Bojangles, Starbucks, etc.
- Partially paved with trash enclosure
- Access & Reciprocal Parking Agreement with Bojangles Parcel to provide direct access to Madison Ave
- Limited supply of available commercial land in the area supports strong long-term value for hold or build-to-suit strategies.
- Strong Demographics with 142,000 residents in a 3 mile radius

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SITE PHOTOS

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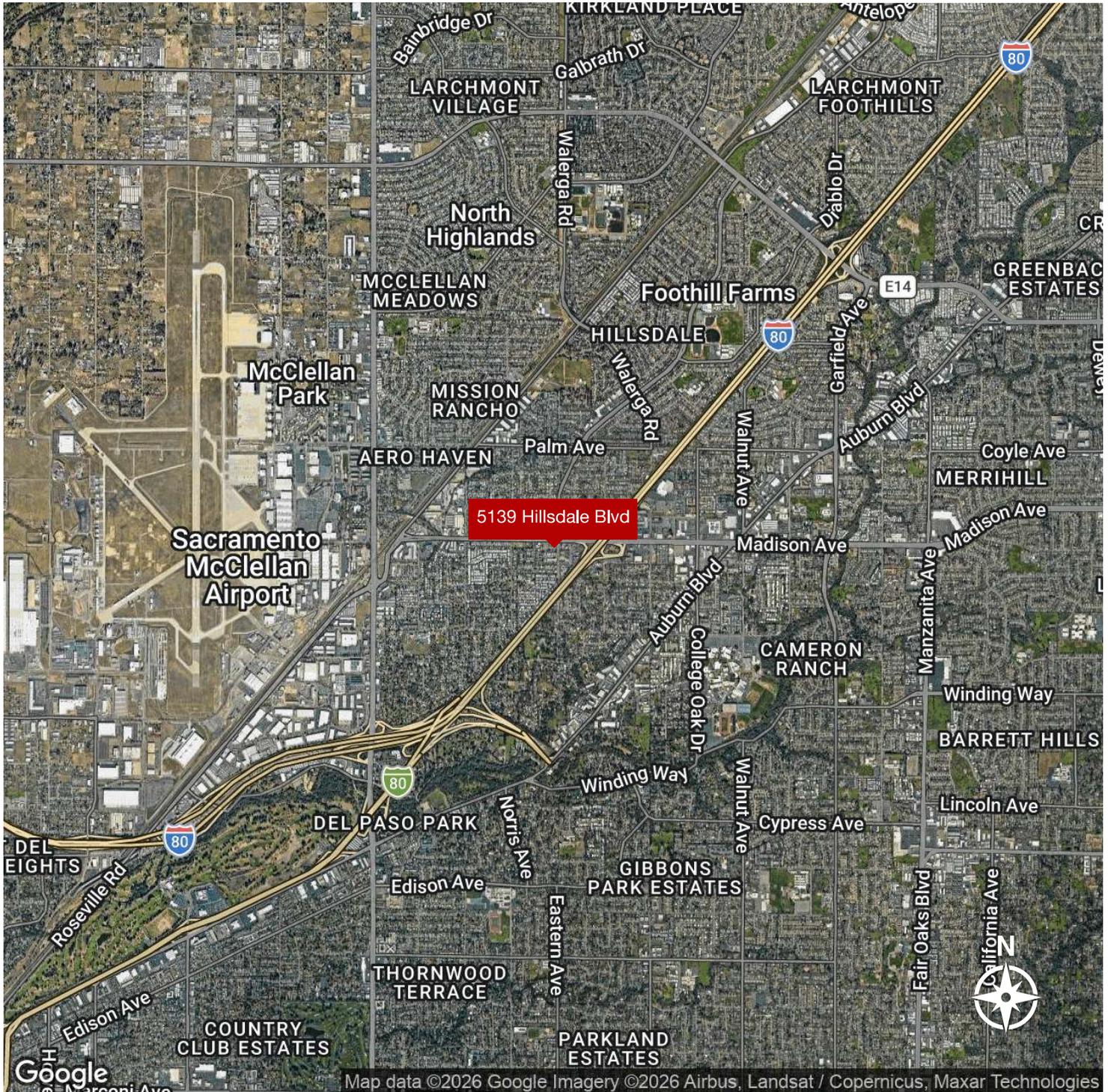
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REGIONAL MAP

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RETAILER MAP

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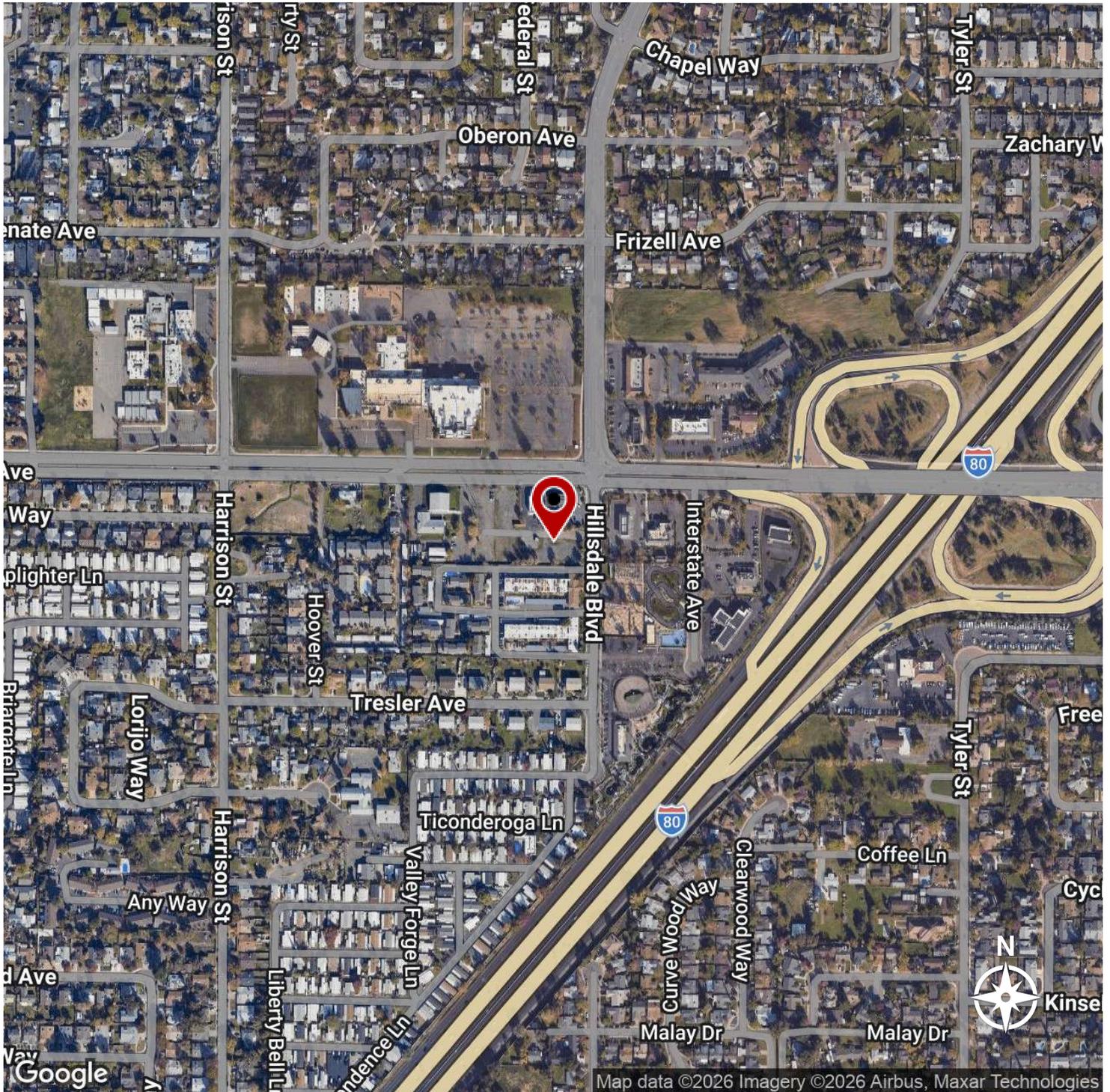
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LOCATION MAP

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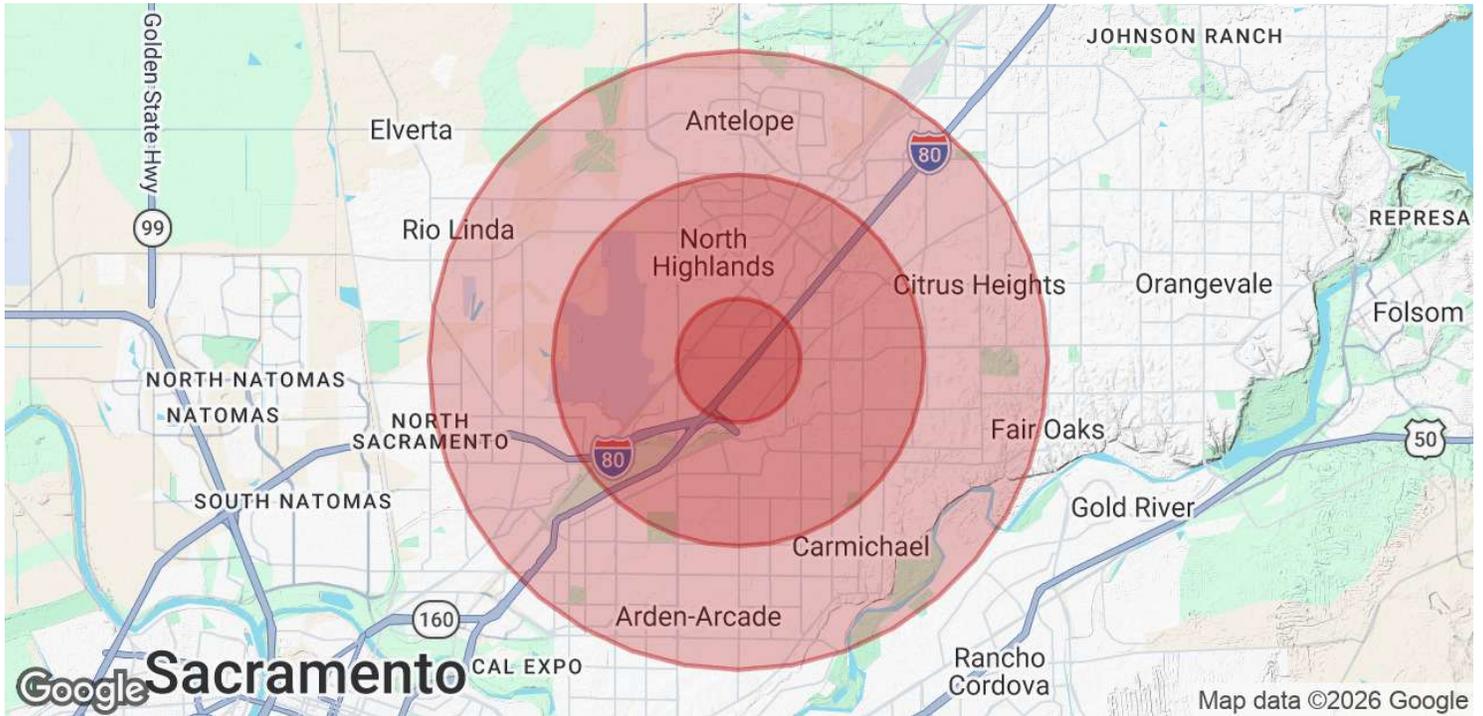
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,239	148,023	401,884
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,780	53,801	145,319
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$69,276	\$88,801	\$96,581
Average House Value	\$348,453	\$456,426	\$507,520

* Demographic data derived from 2020 ACS - US Census

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