



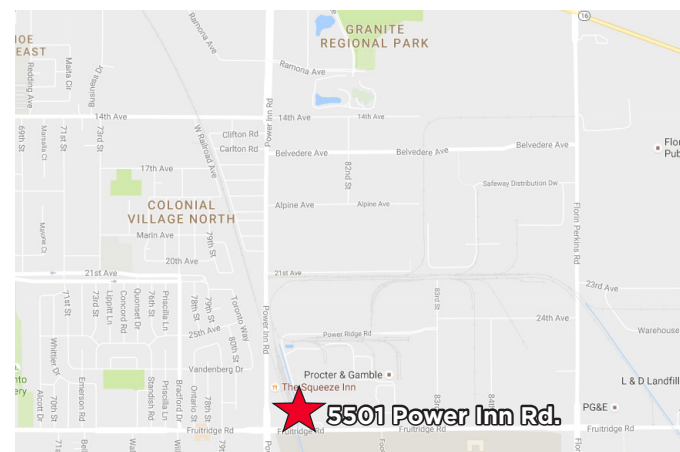
FOR SALE  
**5501 Power Inn Road**  
Sacramento, CA, 95820



**For Sale: \$2,950,000**

### Property Highlights

- 11,625 S.F. high visibility office/retail building immediately south of Fruitridge Road
- 100% leased with 3% annual increases
- Flexible C-2 zoning allows many commercial uses
- Ample parking available with over 60 parking spaces for shoppers and employees.
- Renovated in 2018, including entire HVAC replacement, complete exterior painting, and roof renovation
- High-performing intersection with Average Daily Traffic count of 48,000
- 172' of frontage on Power Inn Road
- Quick Access to Highway 50 and Highway 16



**Ray Dodd, Sales Agent**  
916 254 9425  
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LIC #02056013



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**Property Description**

**Building**

Size (SF) 11,625  
 Year Built: 1991  
 Construction Type: Wood Frame/Stucco

**Site**

Parcel Number: 023-0312-004  
 Size (Acres): 1.04  
 Zoning: C-2

**Demographics (3 mile)**

Total Population: 126,724  
 Median Household Income \$42,321  
 Average Age: 32.9  
 Average Household Size: 2.86 persons  
 Education (college or higher): 51%

**Traffic Counts**

Fruitridge Rd 16,933 ADT  
 Power Inn Rd 32,599 ADT

**Tenant Roster**

Suite	Tenant	GLA SQFT
100	Salon	1,720
110	Massage	1,050
120	Subway	1,750
130-140	Jewelry/Art Gallery	7,050



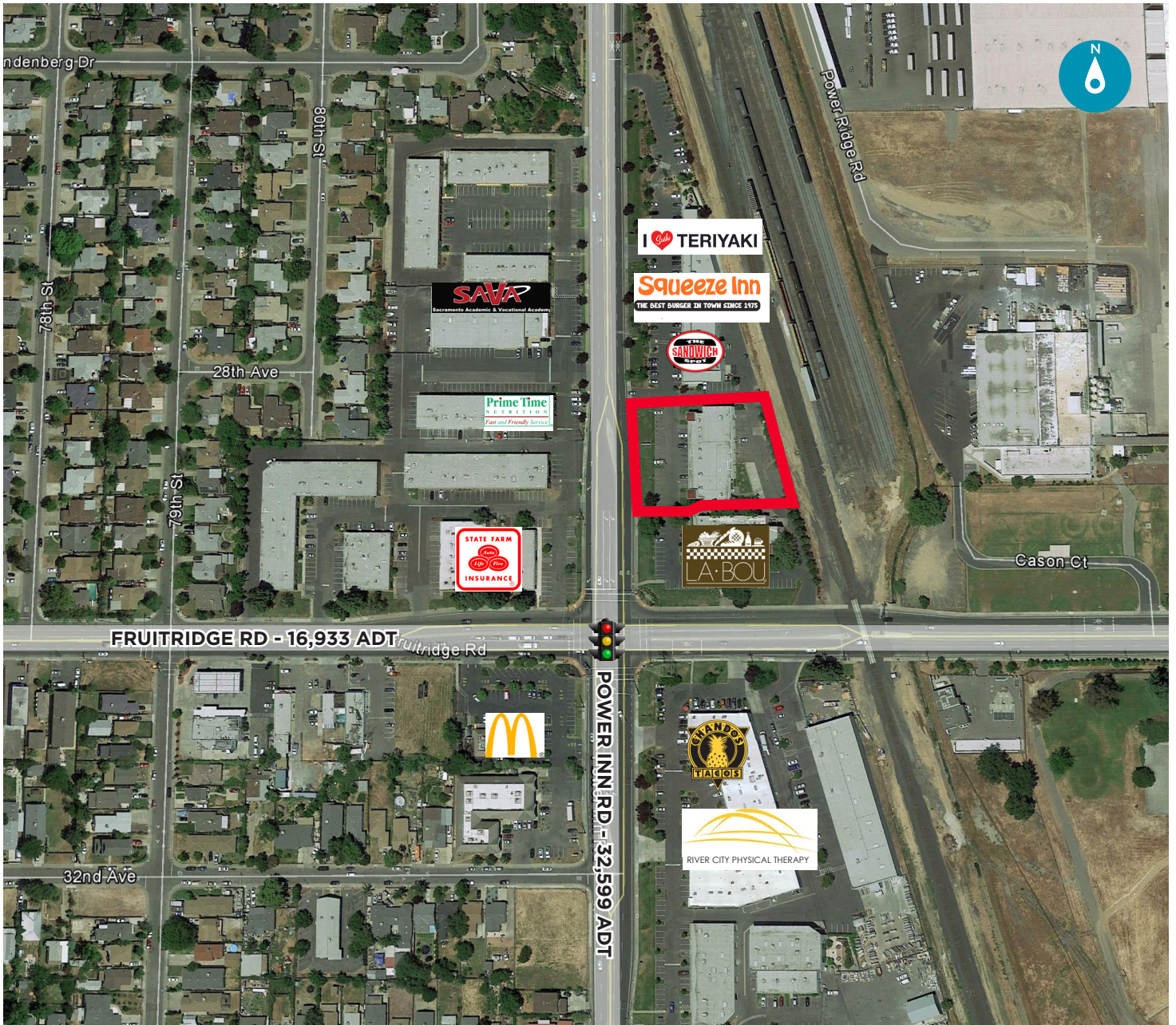
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**AERIAL - CLOSE UP**



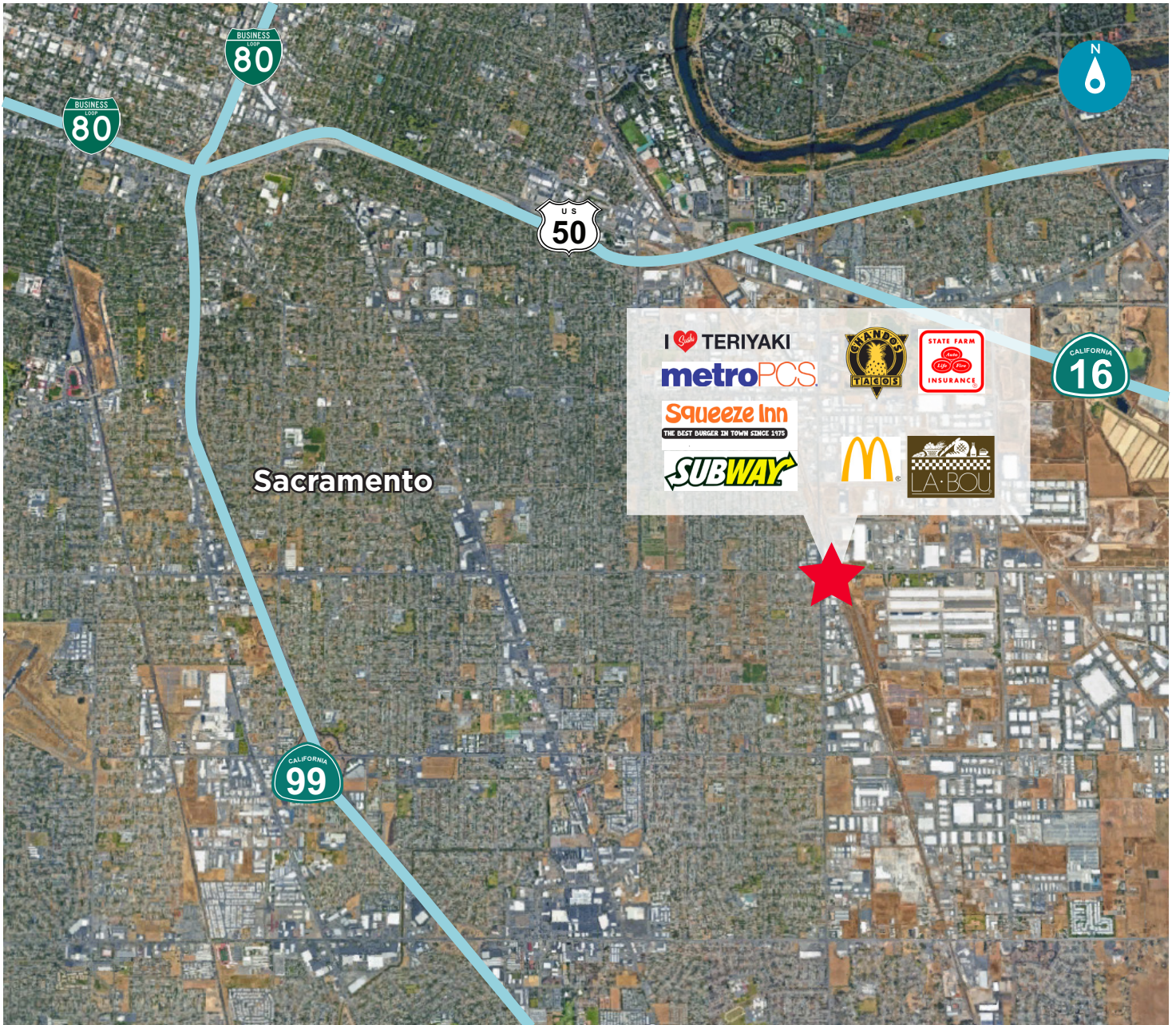
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**AERIAL**



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**PROPERTY PHOTOS**



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