



For Sale | 16 Unit Multifamily Conversion Opportunity

4748 Engle Road Carmichael, CA

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Property Details

Development Opportunity

4748 Engle Road is a 14,999 SF office building located in a quiet neighborhood community off Mission Avenue and Engle Road in Carmichael, with quick access to Interstate-80. The building is in the early stages of the entitlement process to be converted to 16 multifamily units. Current architect drawings include sixteen (16) 1-bedroom apartments.

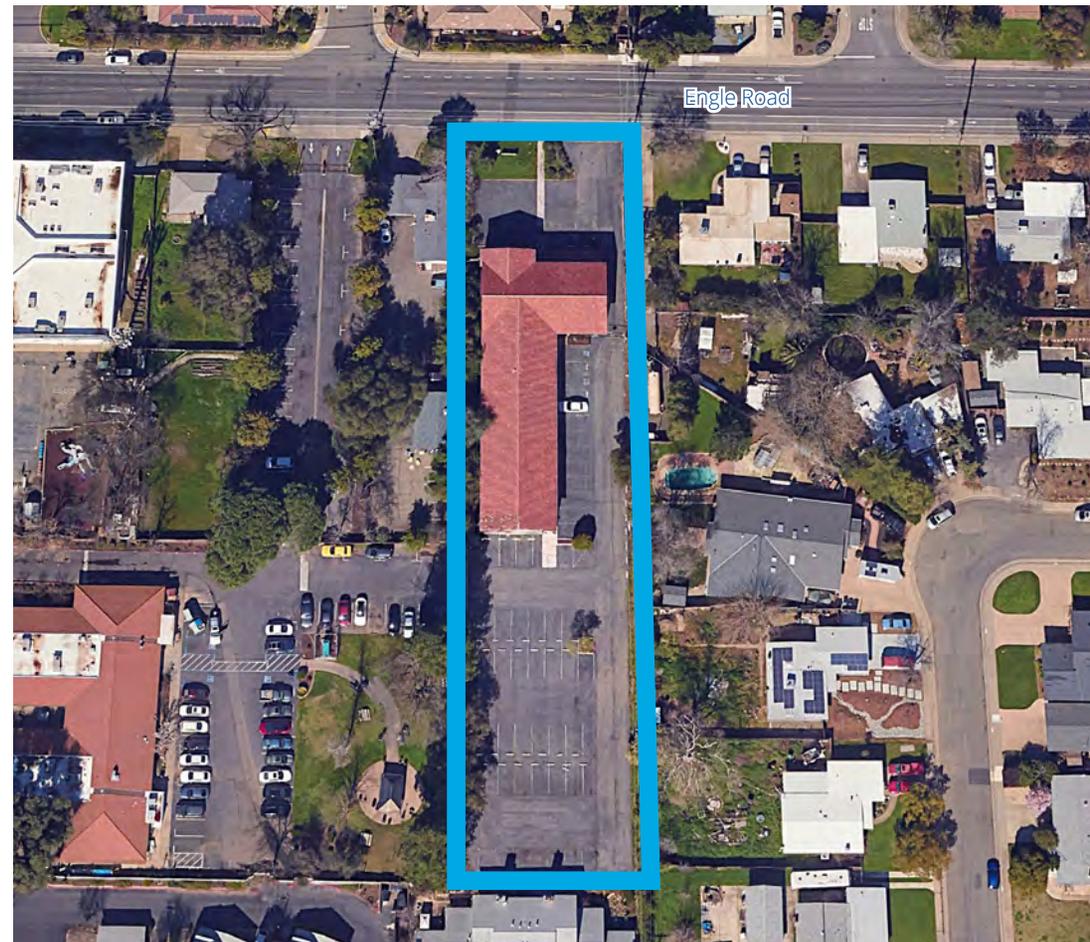
Price: \$2,000,000



[View Current Drawings](#)

Property Profile

| | |
|---------------------|---------------------------------------|
| Total Building Area | 14,999 SF |
| Property Address | 4748 Engle Road, Carmichael, CA 95608 |
| Year Built | 1973 |
| Number of Floors | Two |
| Parking Ratio | 2.5 : 1 |
| Units | 16 |
| Zoning | BP (NPA) |
| APN | 256-0101-043-0000 |
| Land Acres | 0.94 |



Property Highlights

- Prime Location: Centrally located in Carmichael with close proximity to urban centers, major streets, and schools.
- High Demand Housing: Strong need for quality multifamily residences, driven by rising home values and limited inventory.
- Streamlined Development: Fully entitled status means you can start construction immediately, saving time and costs.
- Cost Effective Design: 16, 1-bedroom units with a property courtyard and common area provides a quiet and peaceful community.



Property Overview

Summary

| | |
|--------------------------|----------------------|
| Address | 4748 Engle Road |
| City, State, Zip | Carmichael, CA 95608 |
| Year Built/Renovated | 1973/2026 |
| Number of Units | 16 |
| Total Sq. Ft. | 9,600 |
| Approx. Lot Size (Acres) | 0.94 Acres |
| APN | 256-0101-043-0000 |



Area Demographics

Population

| | 1 mile | 2 mile | 3 mile |
|-----------------------------|--------|--------|---------|
| 2025 Population | 16,419 | 68,948 | 142,703 |
| 2030 Population Projection | 16,436 | 69,047 | 142,939 |
| Annual Growth 2025-2030 | 0.03% | 0.02% | 0.02% |
| Median Age | 46.2 | 40.2 | 39.5 |
| Bachelor's Degree or Higher | 48.0% | 34.0% | 33.0% |

Households

| | 1 mile | 2 mile | 3 mile |
|---------------------------|-----------|-----------|-----------|
| 2025 Households | 6,222 | 26,962 | 55,576 |
| 2030 Household Projection | 6,187 | 26,843 | 55,352 |
| Annual Growth 2025-2030 | 0.1% | 0.1% | 0.1% |
| Owner Occupied | 64.6% | 50.0% | 49.5% |
| Renter Occupied | 35.4% | 50.0% | 50.5% |
| Median Home Value | \$605,227 | \$591,560 | \$592,621 |

Income

| | 1 mile | 2 mile | 3 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$143,098 | \$112,490 | \$109,622 |
| Median Household Income | \$104,754 | \$80,588 | \$77,828 |
| <\$15,000 | 8.1% | 9.1% | 9.2% |
| \$15,000 - \$24,999 | 3.4% | 5.1% | 6.1% |
| \$25,000 - \$34,999 | 5.4% | 6.5% | 7.3% |
| \$35,000 - \$49,999 | 5.6% | 10.3% | 10.4% |
| \$50,000 - \$74,999 | 12.6% | 15.5% | 15.2% |
| \$75,000 - \$99,999 | 12.8% | 12.6% | 12.8% |
| \$100,000 - \$149,999 | 16.9% | 16.3% | 15.8% |
| \$150,000 - \$199,999 | 14.8% | 12.0% | 11.0% |
| \$200,000+ | 20.4% | 12.7% | 12.3% |

Annual Consumer Spending

Within 3 miles - Per Household



\$2,155

Apparel & Services



\$165

Computers & Hardware



\$5,371

Groceries



\$3,763

Eating Out



\$6,982

Health Care



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