

AVAILABLE FOR SALE

3423-3429 El Camino Ave

APN # 268-0364-022-0000

& Balmoral Drive

APN # 268-0364-021-0000

SACRAMENTO, CA 95821

**In Total +/- .56 Acres of Land
with +/- 4,200 SF of Commercial Building**

**\$690,000.00 Asking
\$164.29 PSF**



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

JOHN CARDOZA

Senior Director
916 228 1970
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jcardoz@muellercommercial.com
Cal DRE#01981862

CENTURY 21.
Select Real Estate, Inc.



Retail/Land Investment Opportunity Available For Sale



THE PROPERTY

 **3423-3429 EL CAMINO AVE & BALMORAL DRIVE, SACRAMENTO, CA 95821**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**SACRAMENTO
COUNTY OF
SACRAMENTO**



**+/-4,200 SF
of Building
Including
+/- .28 Acres
of Commercial
Land**



**LC - LIGHT
COMMERCIAL**



**RETAIL
& LAND**



\$690,000



This retail building is located within the **County of Sacramento** and is located near the intersection of **El Camino Avenue and Watt Avenue**.



This building is fully stabilized with leases coming due within a few years



The building is zoned **Light Commercial (LC)**. Please verify uses with the municipality.



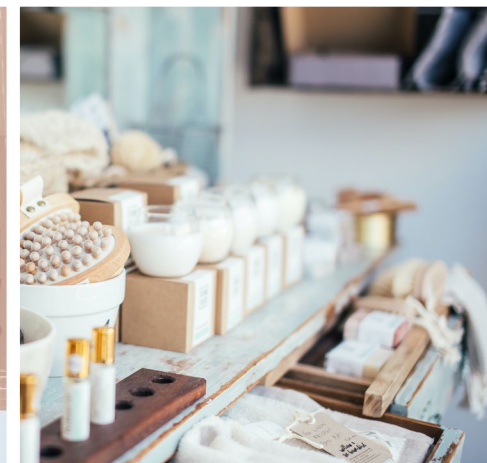
This property offers access to major freeways, a nice **synergistic** tenant mix and also tremendous exposure to El Camino. Not to mention the **favorable lease rate**.

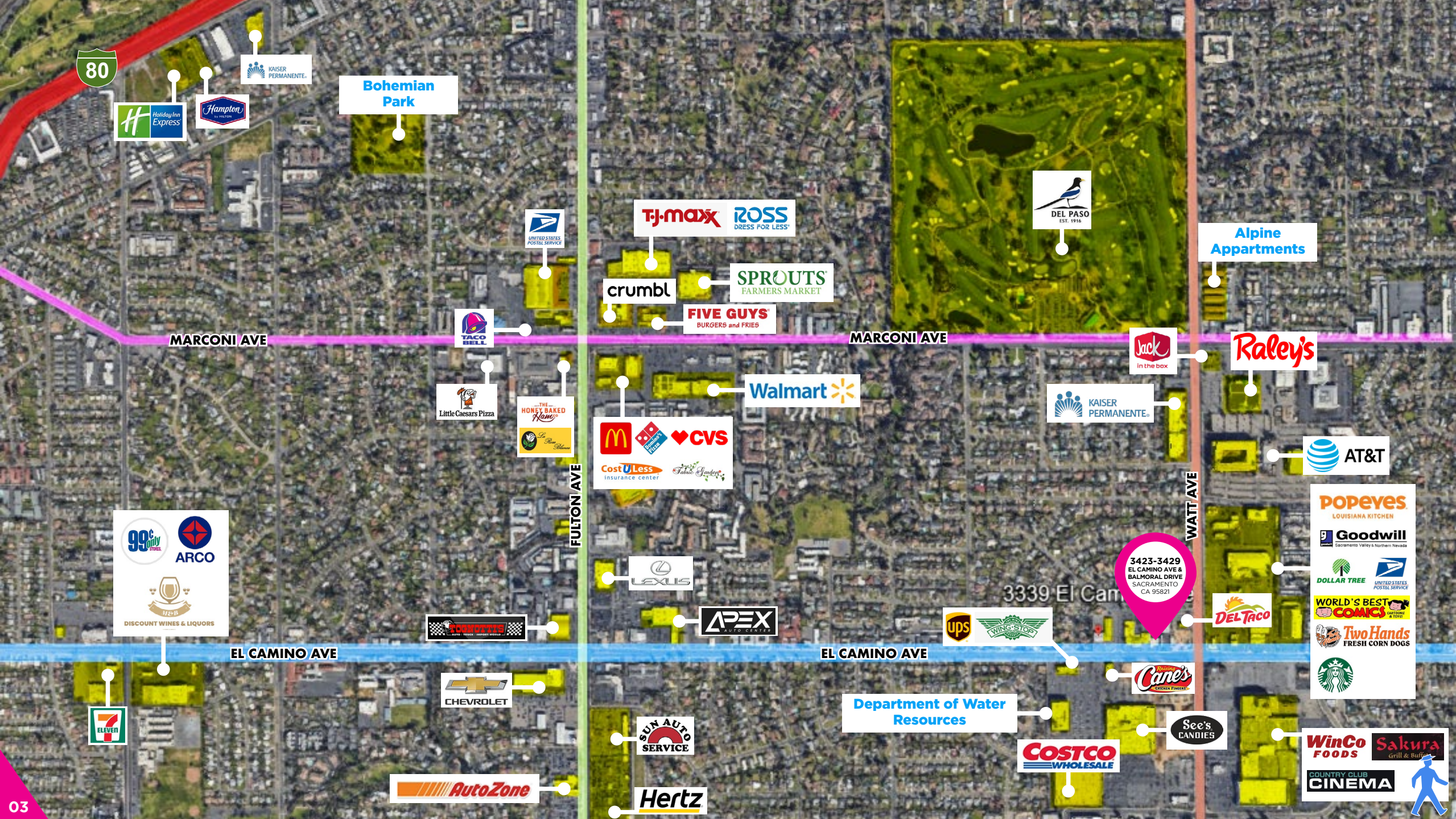


The asking sale price is **\$690,000**

CENTURY 21
Select Real Estate, Inc.

FOR SALE





80



Bohemian Park



crumbl



Alpine Appartments

MARCONI AVE



MARCONI AVE



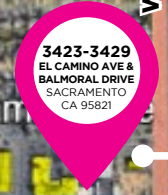
Raley's



FULTON AVE



3339 El Camino Ave



WATT AVE

EL CAMINO AVE

EL CAMINO AVE



Department of Water Resources





THE BUILDING & LAND

- The Building is located near the intersections of **El Camino Avenue** and **Watt Avenue** facing El Camino Ave.
- The Building offers tremendous **street visibility** with upside for future **Owner User Opportunities**.
- The center offers convenient **ingress and egress** from El Camino Ave.
- The space has **tremendous street exposure** on El Camino Ave and is also visible from Watt Ave.
- The property provides a **nice parking** field with a **wonderful glassline** making this an inviting **attractive** location for retail and or office use. The Land in the rear allows for **LC related uses** and is **accessible** from Balmoral by way of New York Ave and Watt Ave.



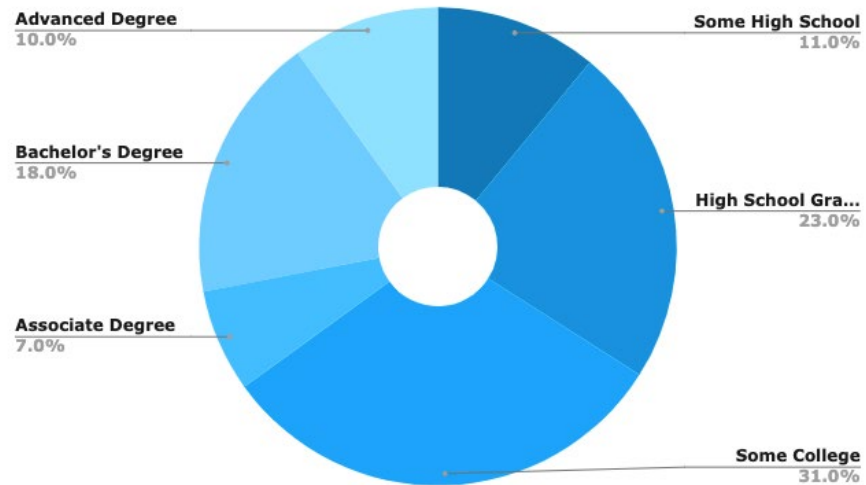
THE REGION

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.

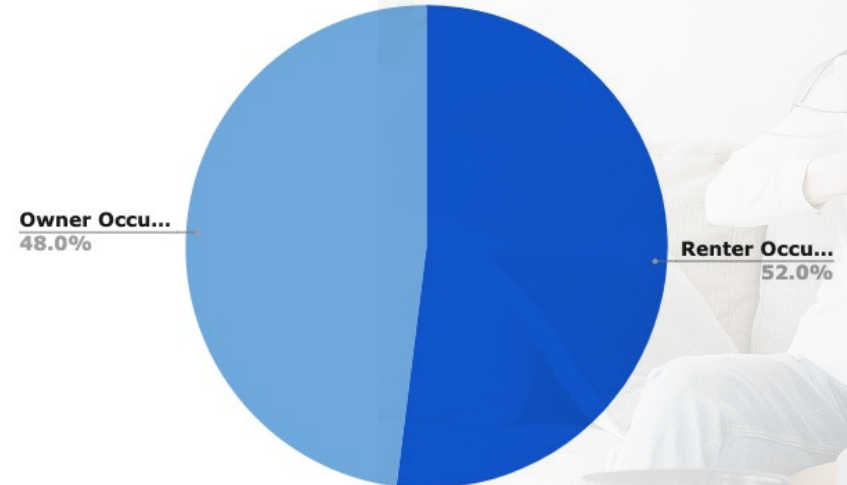


DEMOGRAPHICS

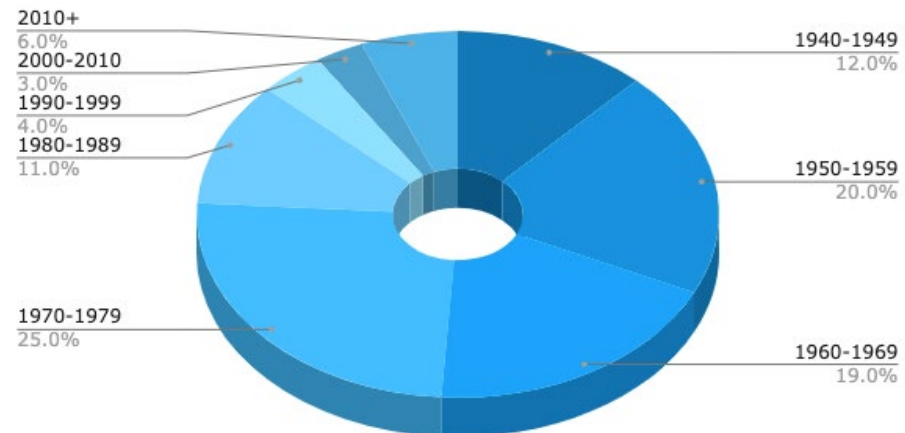
EDUCATIONAL ATTAINMENT



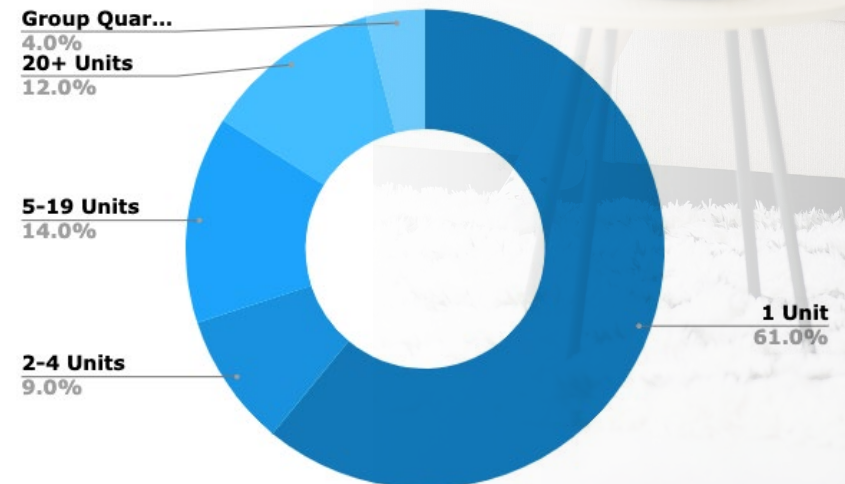
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

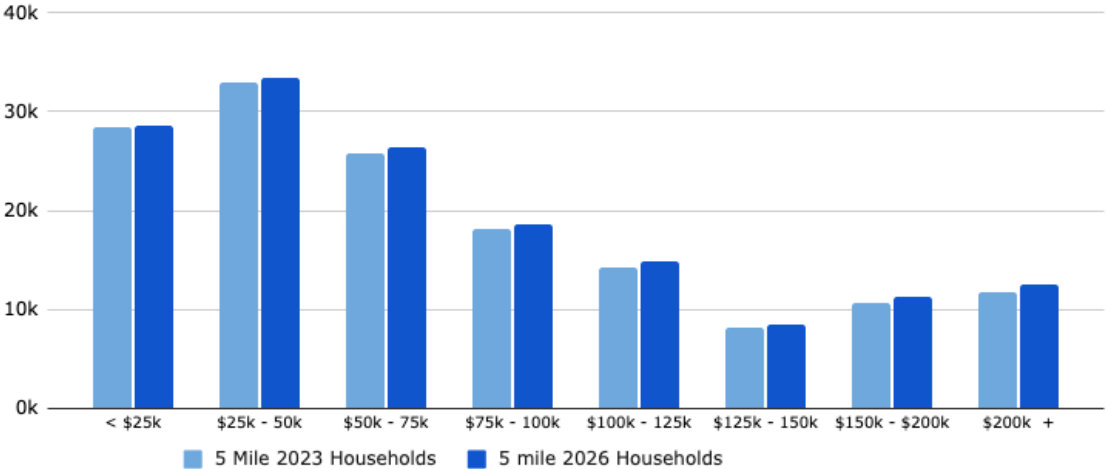


HOUSING TYPE



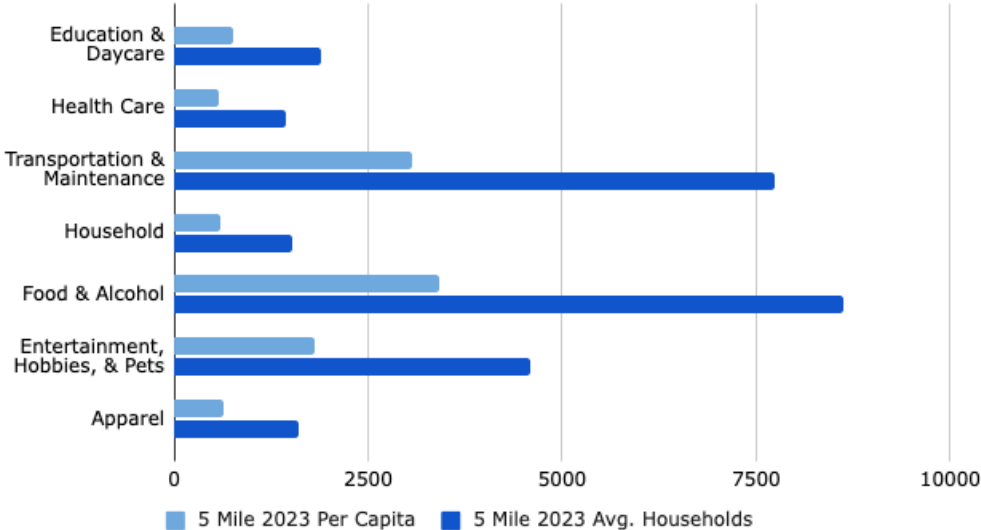
DEMOGRAPHICS

MONTHLY HOUSE HOLD INCOME

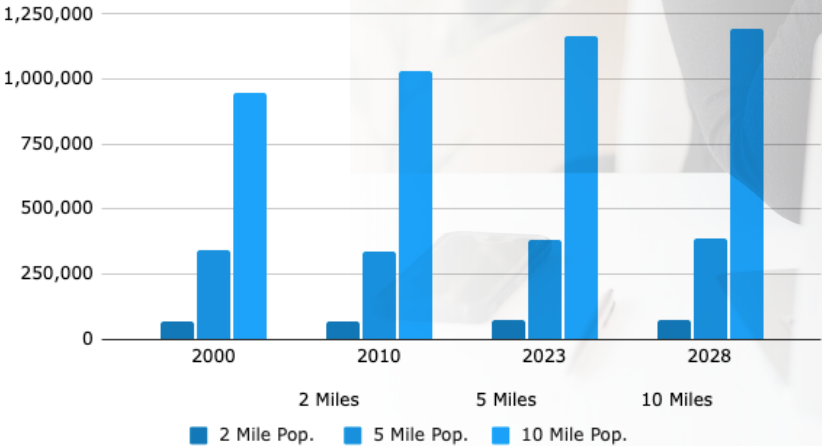


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	67,467	339,459	947,349
2010	65,687	337,049	1,032,710
2023	73,821	379,107	1,163,778
2028	75,846	389,559	1,195,054

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

CENTURY 21
Select Real Estate, Inc.





DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

JOHN CARDOZA

Senior Director
916 228 1970
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jcardoz@muellercommercial.com
Cal DRE#01981862

CENTURY 21.
Select Real Estate, Inc.



SALE

CENTURY 21
Select Real Estate, Inc



2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

