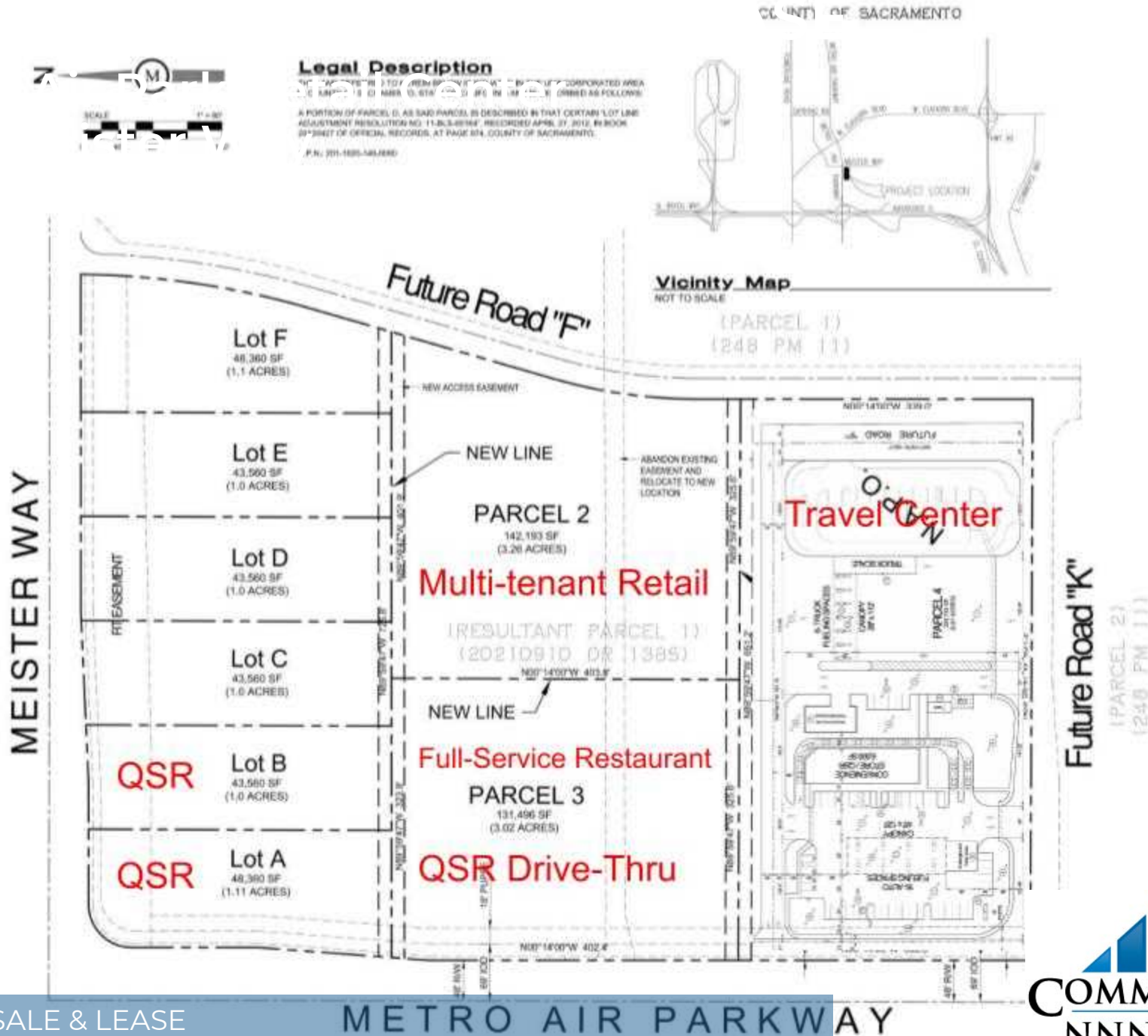


Sacramento, CA 95837

FOR SALE & LEASE

METRO AIR PARKWAY

COMMERCIAL  
NNN LEASE



# PROPERTY SUMMARY

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837



## Property Summary

Lot Size:	1 - 3 Acres
Lease Rate:	Call for details
Price:	Call for details
Proposed Entitlements:	QSR, Retail, Restaurant
APN:	201-1020-146

## Property Overview

We are pleased to present a prime 1 to 3-acre parcel available for ground lease or sale, offering exceptional potential for a wide range of commercial or service-oriented uses. Strategically located within the dynamic Metro Air Park area, this site benefits from excellent visibility, flexible parcel sizes, and proximity to major transportation corridors serving the Sacramento region.

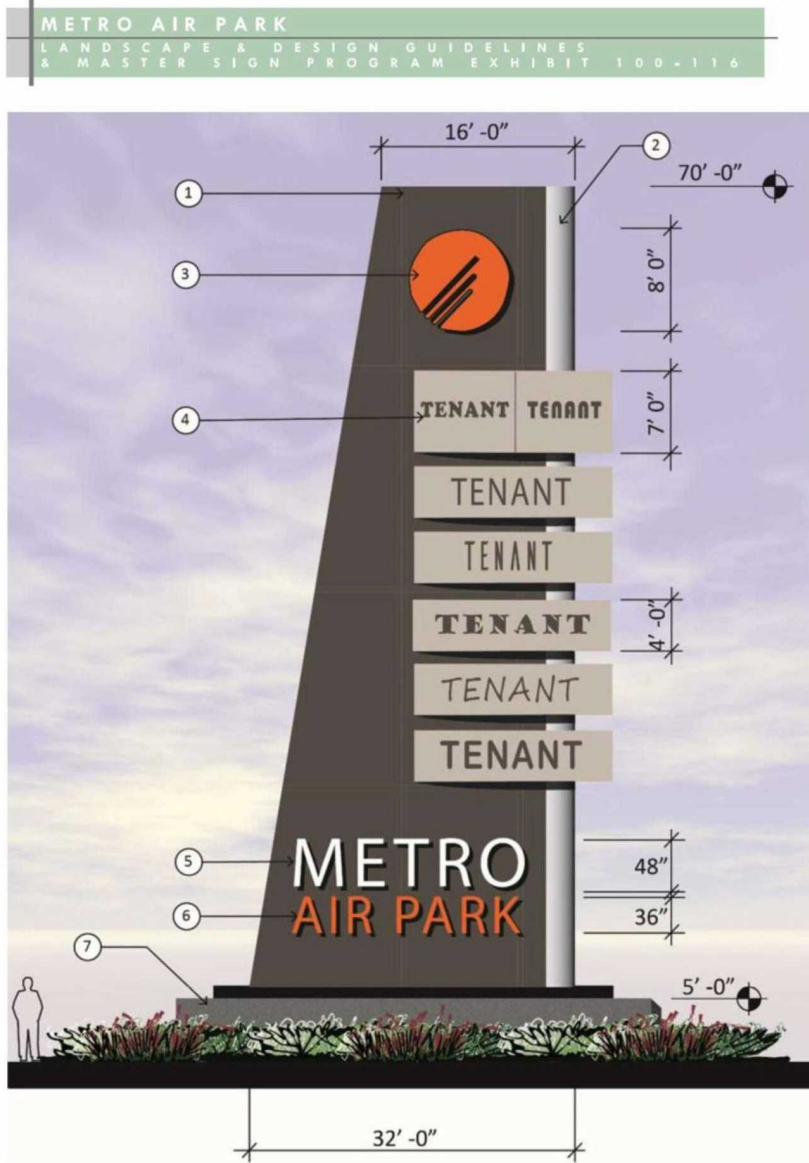
This location is ideally suited for uses such as quick-service restaurants, fuel stations, retail pads, or essential services catering to travelers, logistics operations, and the growing regional workforce. The Meister Way Improvement Project, spanning from Bear Paw Drive to Lone Tree Road, is tentatively scheduled to commence as early as September 2025, enhancing access and long-term value.

## Location Overview

Located in the heart of Metro Air Park, this site offers unmatched connectivity and visibility within one of the Sacramento region's most rapidly expanding commercial corridors. Positioned just minutes from Sacramento International Airport and directly accessible via major thoroughfares including Interstate 5, Highway 99, and I-80, the property provides convenient access for both regional and long-distance travelers, logistics fleets, and daily commuters.

# PROPERTY DESCRIPTION

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837



Freeway Monument Sign

## Highlights

1 to 3-acre commercial parcel available for ground lease or sale

Ideal for quick-service restaurants, retail pads, or essential service providers

Located within the high-growth Metro Air Park master-planned commercial and industrial district

Flexible parcel sizes and configurations to suit a variety of development needs

Positioned to serve travelers, logistics operators, and the expanding workforce in the region

Meister Way Improvement Project (Bear Paw Drive to Lone Tree Road) scheduled to begin as early as September 2025

Excellent opportunity to establish a branded or build-to-suit destination in Sacramento's next-generation commercial hub

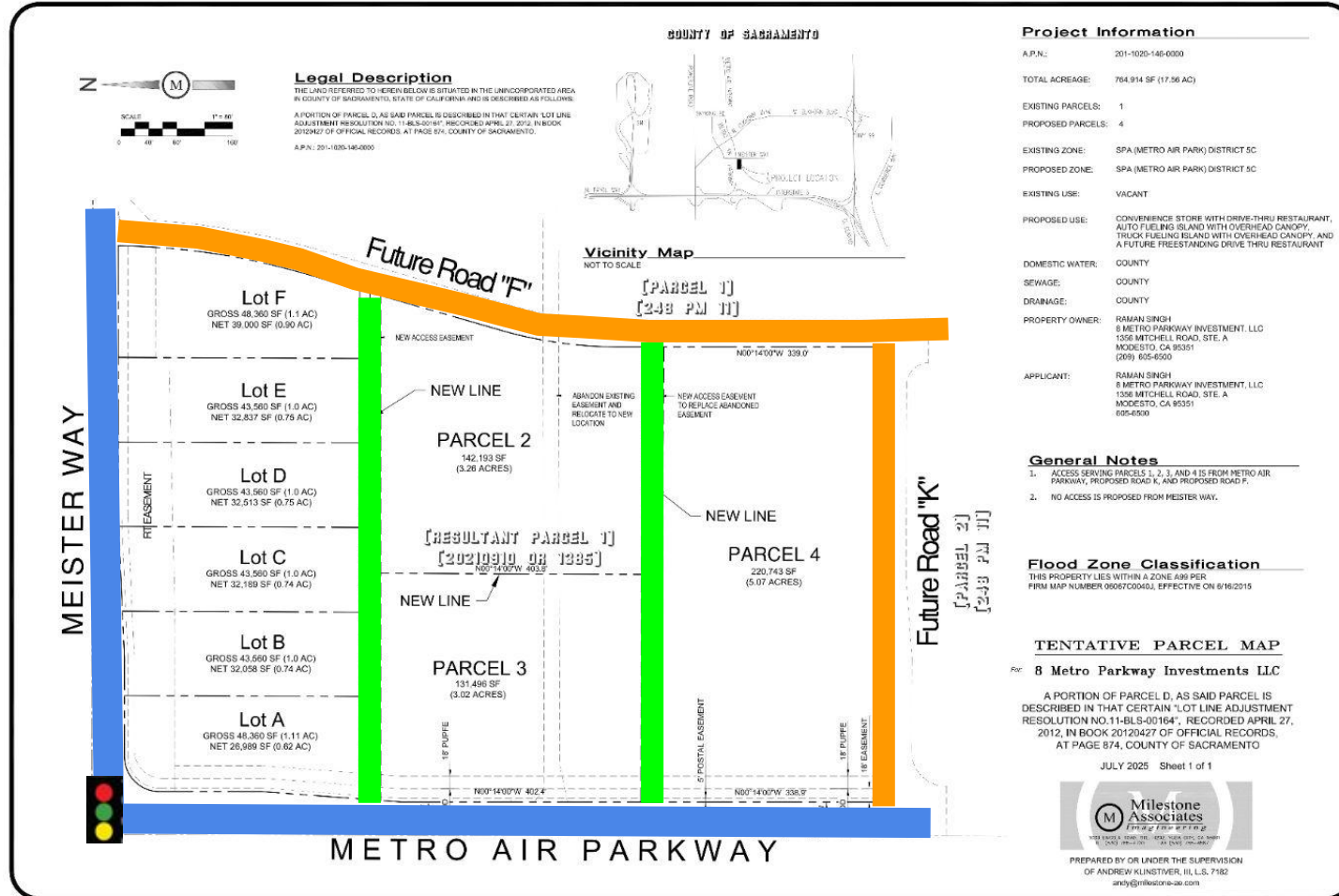
Minutes from Sacramento International Airport

Easy access to Interstate 5, Highway 99, and I-80

Surrounded by major distribution centers, manufacturing facilities, and national-brand tenants

# ACCESS ROADS

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837



Major Road



Interior Road



Circulation Road



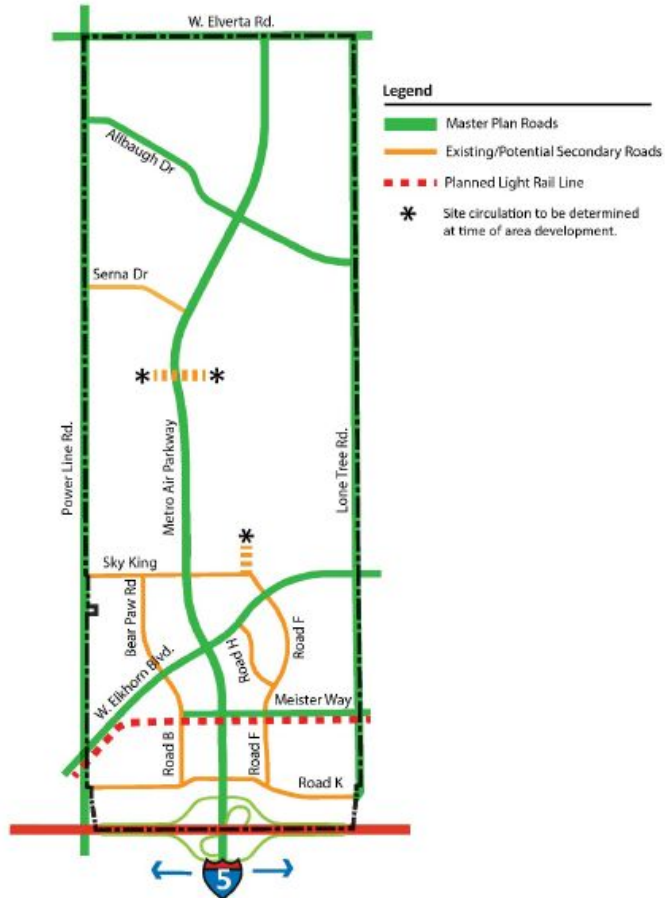
# CIRCULATION & ZONING MAPS

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837

Zoning Code of Sacramento County

Title V: Special Planning Areas and Neighborhood Preservation Areas  
Chapter 5

## Exhibit 100-115 (Amended 9-23-22) METRO AIR PARK CIRCULATION PLAN



METRO AIR PARK  
CIRCULATION PLAN  
EXHIBIT 100-115

Zoning Code of Sacramento County

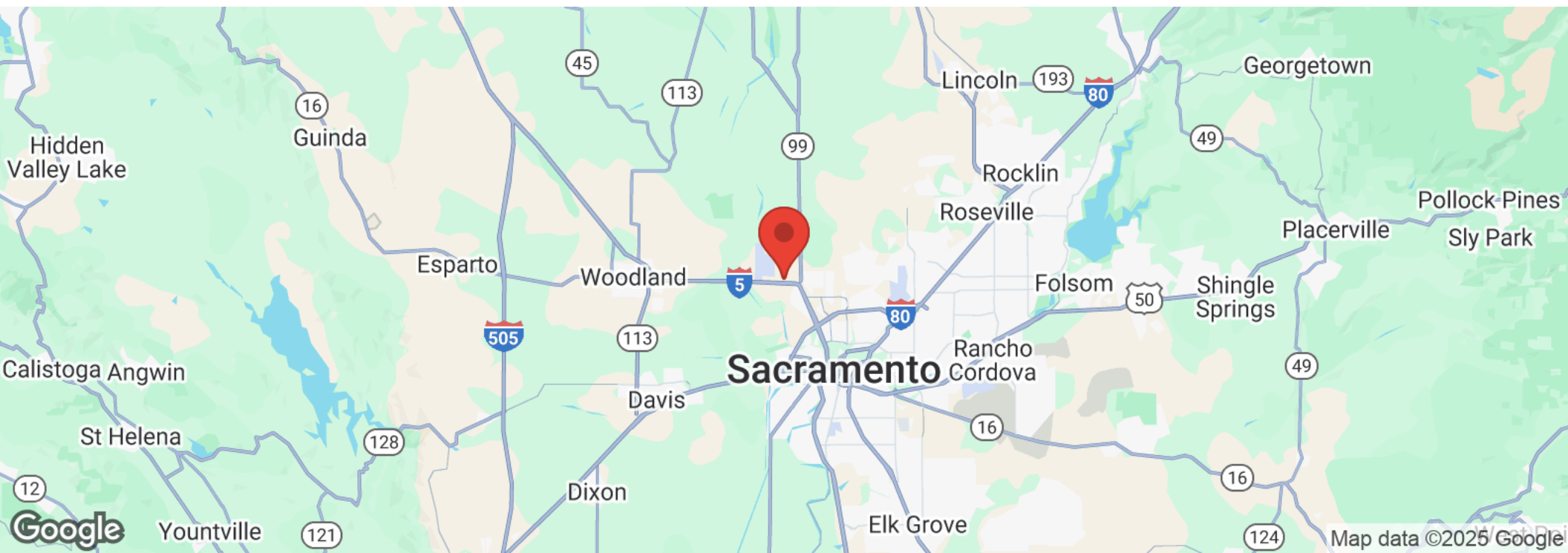
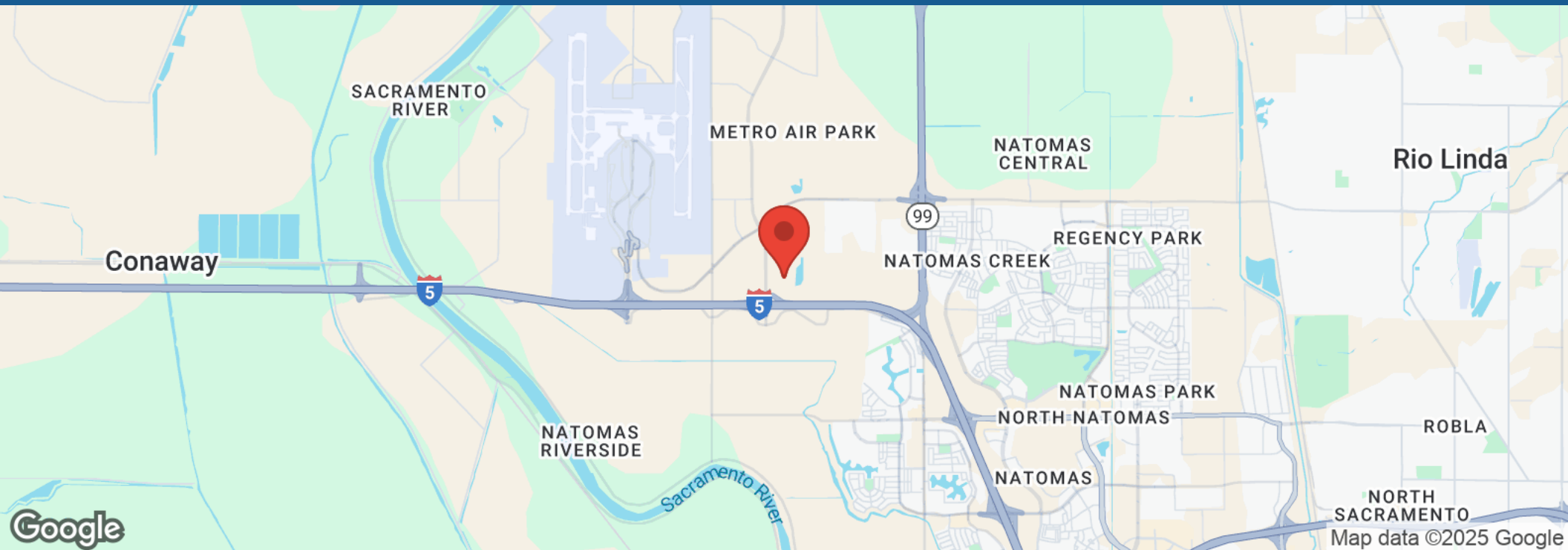
Title V: Special Planning Areas and Neighborhood Preservation Areas  
Chapter 5 Article 3



METRO AIR PARK  
PROPOSED LAND USES  
EXHIBIT 100-114

# LOCATION MAPS

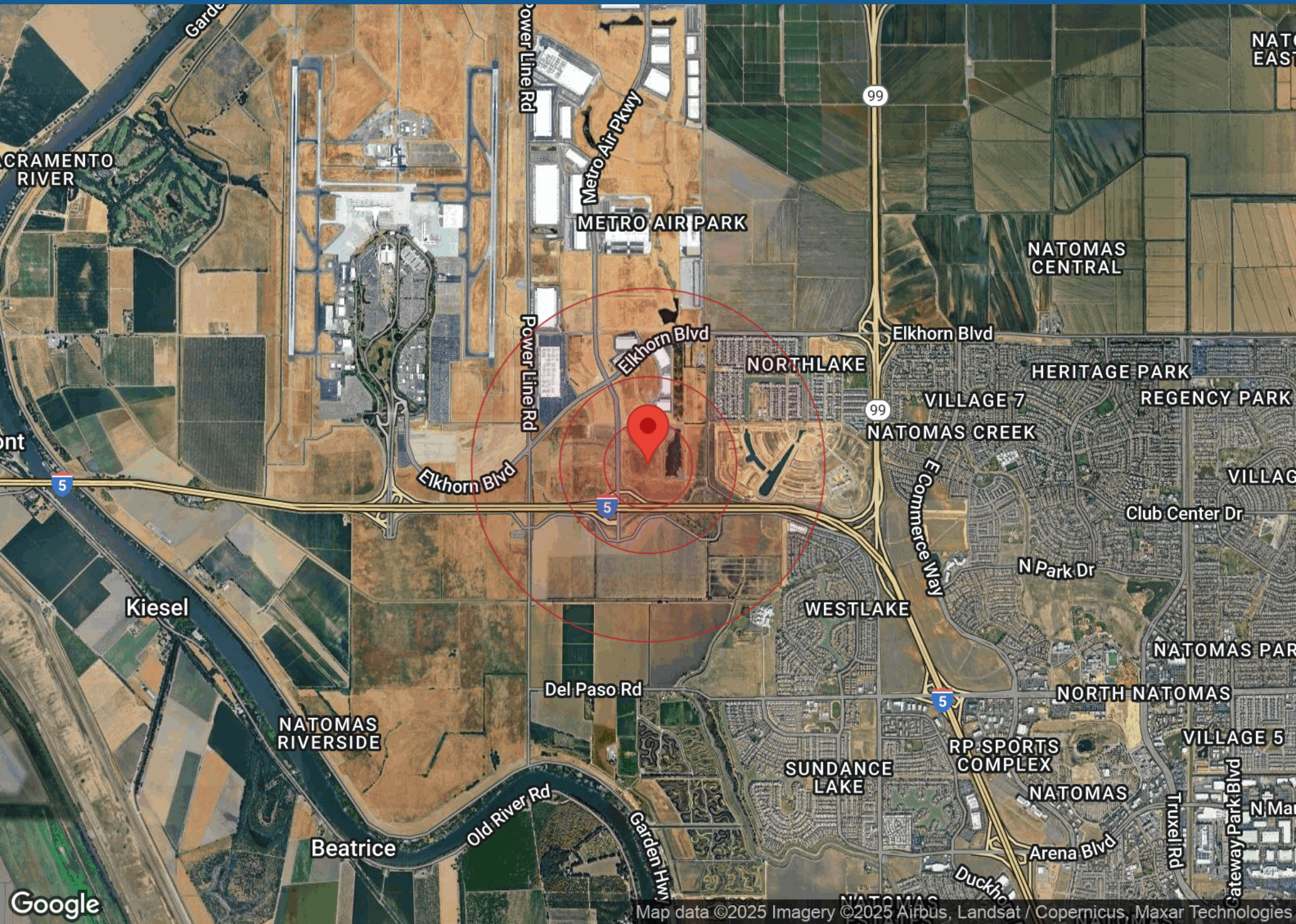
Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837



# BUSINESS MAP

Metro Air Park Retail Center

2264 Meister Way | Sacramento, CA 95837



# METRO AIR PARK OVERVIEW

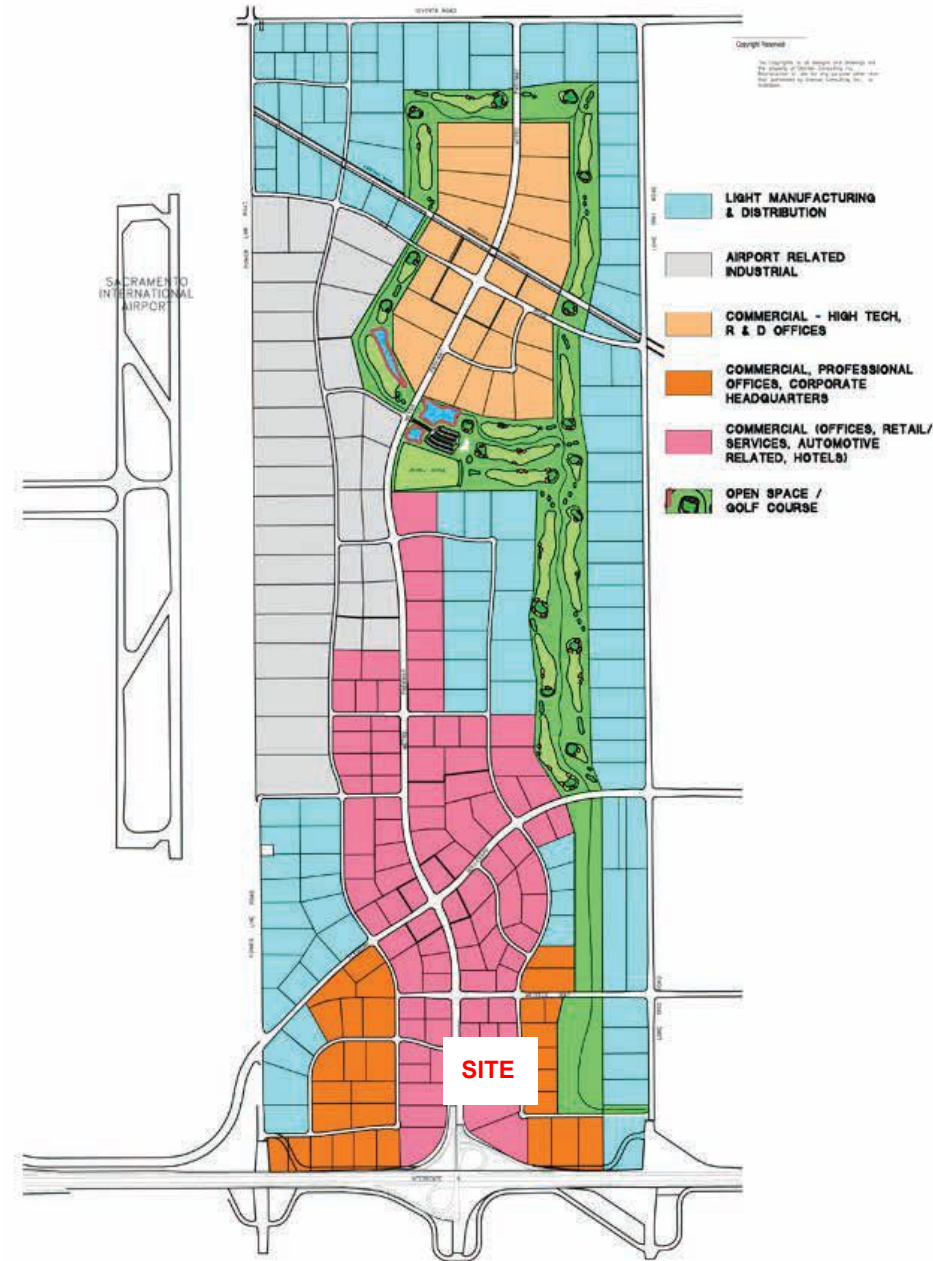
Metro Air Park is a Master Planned Business Park with over 1,800 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.

This thoughtfully planned development will feature a diverse mix of uses, including hotel accommodations, storage facilities, office space, and a wide array of commercial services. Anchored by major national retailers and supported by junior anchors and popular quick-service restaurants (QSRs), the project also includes shop space options tailored to serve the daily needs of the surrounding community.

Ideally located near ±3,000 new homes currently under construction—with thousands more in planning—the site offers unmatched visibility, accessibility, and long-term growth potential.

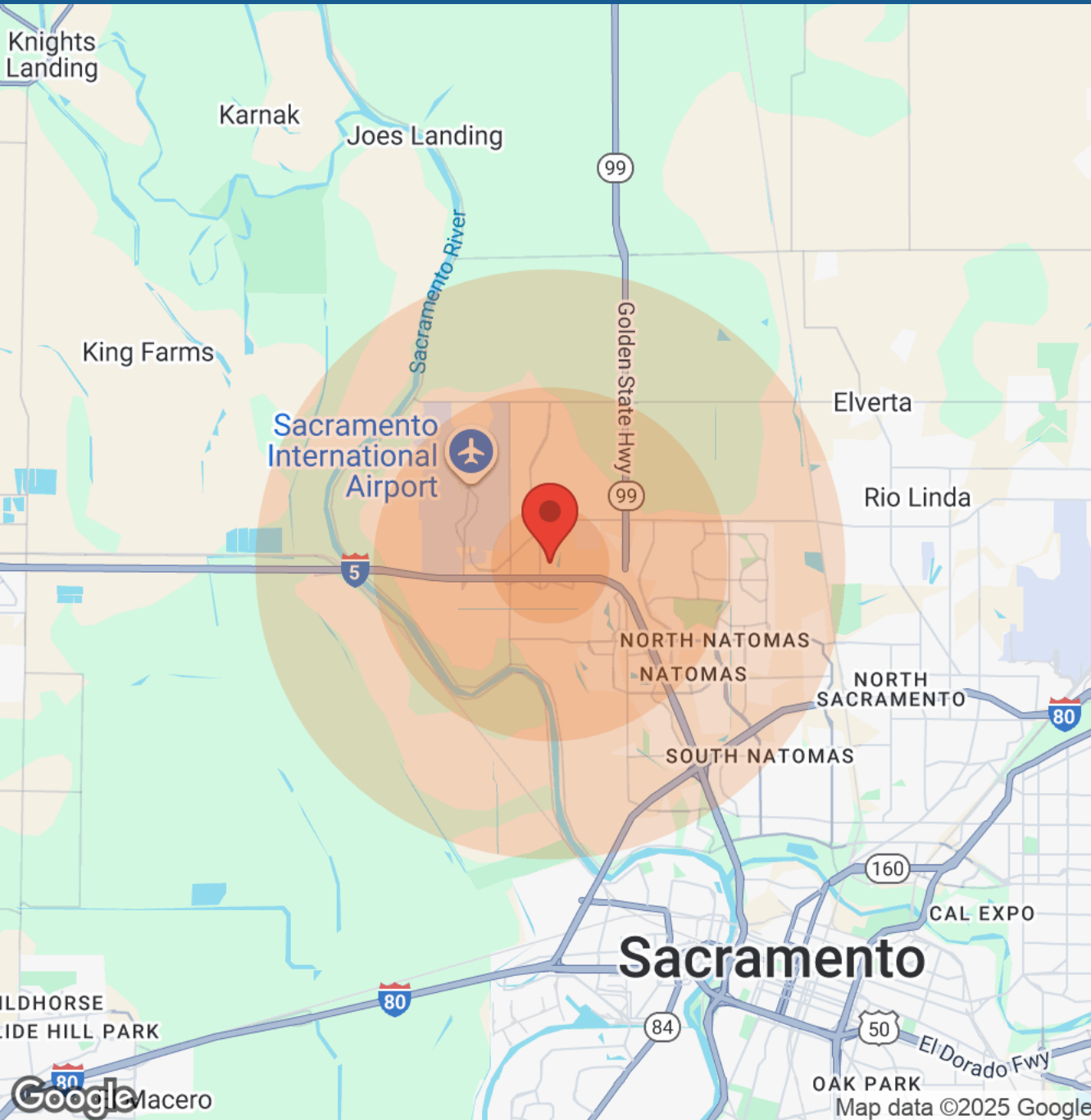
## INFRASTRUCTURE SUMMARY

- Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.
- Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District
- 12" Water Main from Sacramento County Water Agency
- 12 kV Electrical Line from Sacramento Municipal Utility District
- Natural Gas is supplied via 8" line.
- Fiber & Phone: AT&T, Consolidated Communications



# DEMOGRAPHICS

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837



Population	1 Mile	3 Miles	5 Miles
Male	N/A	18,278	42,819
Female	N/A	18,627	44,157
Total Population	N/A	36,905	86,976

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	8,336	20,417
Ages 15-24	N/A	4,187	10,858
Ages 25-54	N/A	15,596	33,981
Ages 55-64	N/A	4,088	9,303
Ages 65+	N/A	4,698	12,417

Race	1 Mile	3 Miles	5 Miles
White	N/A	16,826	39,881
Black	N/A	4,524	11,196
Am In/AK Nat	N/A	36	158
Hawaiian	N/A	95	248
Hispanic	N/A	5,681	18,831
Multi-Racial	N/A	10,284	32,000

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$87,656	\$75,048
< \$15,000	N/A	658	2,068
\$15,000-\$24,999	N/A	800	1,925
\$25,000-\$34,999	N/A	876	2,436
\$35,000-\$49,999	N/A	1,519	3,850
\$50,000-\$74,999	N/A	2,784	6,677
\$75,000-\$99,999	N/A	2,315	4,955
\$100,000-\$149,999	N/A	2,922	6,003
\$150,000-\$199,999	N/A	1,516	2,775
> \$200,000	N/A	610	1,408

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,286	31,176
Occupied	N/A	12,323	29,060
Owner Occupied	N/A	7,163	15,905
Renter Occupied	N/A	5,160	13,155
Vacant	N/A	963	2,116

CONNIE BRADLEY  
(707) 484-1091  
cb@commercialnnlease.com



# DISCLAIMER

Metro Air Park Retail Center  
2264 Meister Way | Sacramento, CA 95837

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