

**FOR SALE**



**Lavery Chacón**

Commercial Real Estate

# 105 GLOBE AVE & 1000-1016 DEL PASO BLVD

**105 GLOBE AVE & 1000-1016 DEL PASO BLVD  
SACRAMENTO, CA 95815**

The site consists of four parcels totaling approximately 38,000 square feet or .86 acres. The parcels can also be acquired along with the adjacent two parcels for an entire block just under 60,000 SF or 1.38 acres.

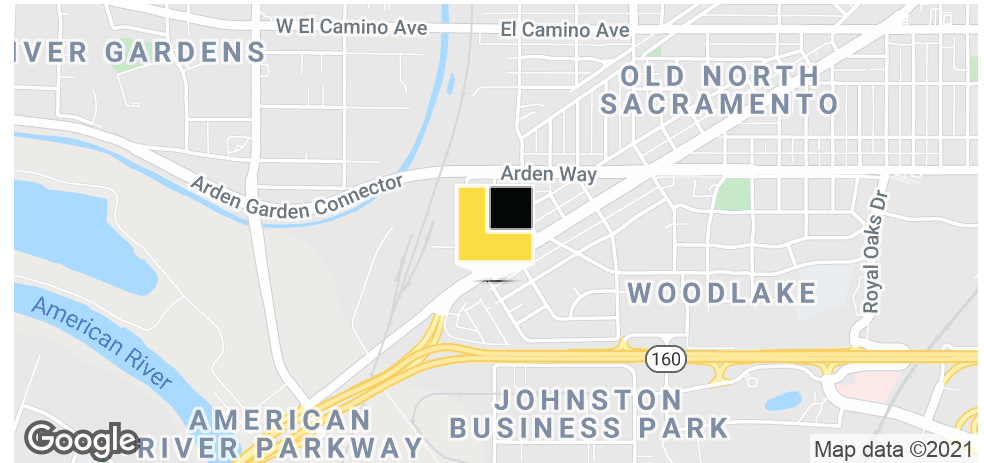
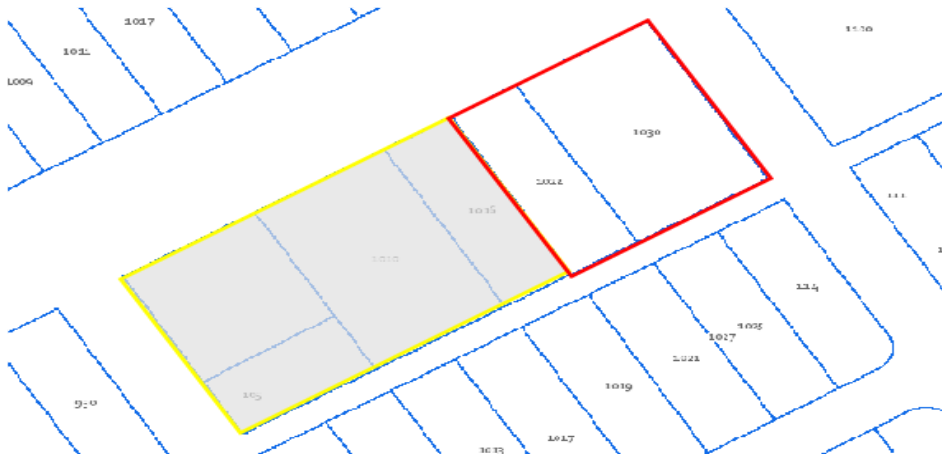
**TANNER LAVERTY, CCIM**

408.622.4490 x201  
tanner@laverychacon.com  
DRE Officer #01436559

**MARC CHACON, CPM**

916.722.0333 x101  
marc@laverychacon.com  
DRE #1431257

PO BOX 1003 //  
CITRUS HEIGHTS, CA 95611  
916.722.0333 // [INFO@LAVERYCHACON.COM](mailto:INFO@LAVERYCHACON.COM)  
DRE CORPORATE ID #1901749 // [LAVERYCHACON.COM](http://LAVERYCHACON.COM)



## OFFERING SUMMARY

Sale Price: \$1,000,000

Lot Size: 0.86 Acres

Zoning: C-2

Market: Sacramento

Submarket: Point West

## LOCATION DESCRIPTION

With music, theater, art galleries, furniture stores, restaurants & eateries, and neighborhood shopping, there is something for everyone. This historic district offers ice skating in the winter, festivals, music venues, community carnival, antique shops, and the public library.

Upcoming business openings include The Rink Studios, King Cong Brewery & Tasting Room, Grocery Outlet Store, and other exciting ventures.

## PARCEL DESCRIPTIONS

105 Globe Ave (APN: 275-0163-002-0000) - 6 Unit Multifamily Property - GBA: 4,320 sf, Lo: 4,792 sf

1000 Del Paso Blvd (APN : 275-0163-001-0000) - 10,000 sf

1010 Del Paso Blvd (APN: 275-0163-003-0000) - 15,000 sf

1016 Del Paso Blvd (APN: 275-0163-004-0000) - 7,500 sf

## PROPERTY HIGHLIGHTS

- Zoned C-2-SP: General Commercial/Transit Overlay/Special Planning District
- Special Planning District urges residential use with special permit
- Great transit access- Arden/Del Paso Transit Stop (Blue Line)
- Existing Multi-Family Residential Unit





**Tanner Laverty, CCIM**  
408.622.4490 x201  
tanner@lavertychacon.com  
DRE Officer #01436559

**Marc Chacon, CPM**  
916.722.0333 x101  
marc@lavertychacon.com  
DRE #1431257

PO Box 1003 //  
Citrus Heights, CA 95611  
916.722.0333 // info@lavertychacon.com  
DRE Corporate ID #1901749 // [lavertychacon.com](http://lavertychacon.com)

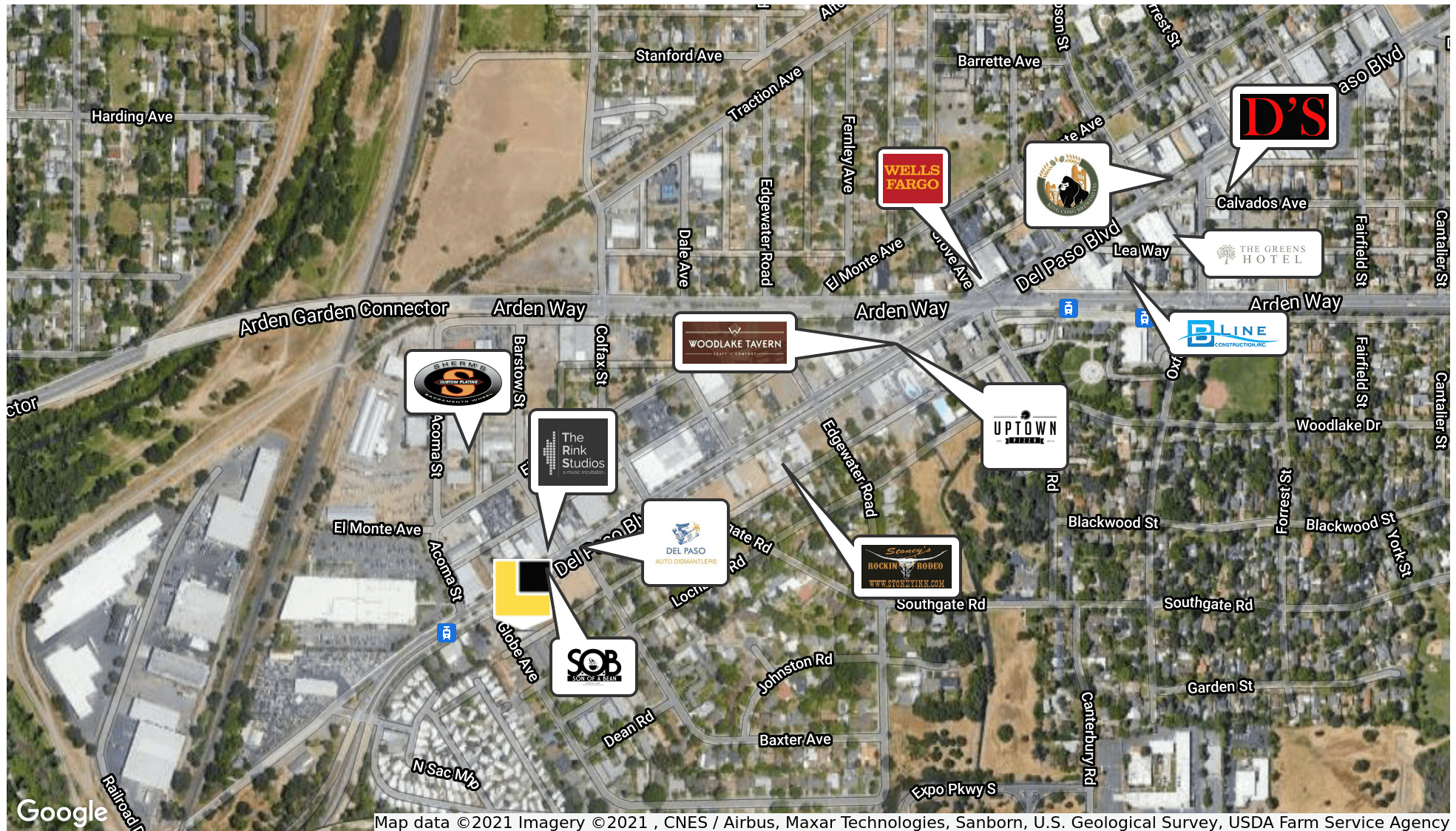




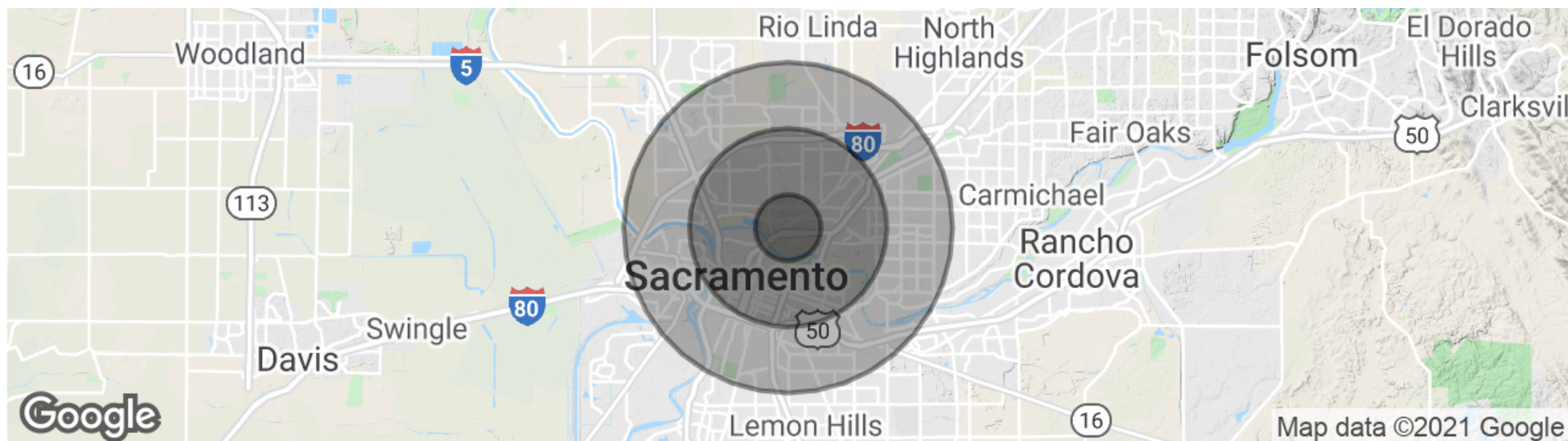
#### PROPERTY DESCRIPTION

The site consists of four parcels (outlined in yellow) totaling approximately 38,000 square feet or .86 Acres. The parcels can also be acquired along with the adjacent two parcels (outlined in red) for an entire block just under 60,000 SF or 1.38 Acres for a total of \$1,450,000.









| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 9,749     | 133,005   | 335,120   |
| Median age          | 34.6      | 32.7      | 33.5      |
| Median age (Male)   | 34.0      | 32.7      | 33.0      |
| Median age (Female) | 35.4      | 33.0      | 34.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,451     | 55,776    | 139,335   |
| # of persons per HH | 2.8       | 2.4       | 2.4       |
| Average HH income   | \$46,839  | \$56,146  | \$60,575  |
| Average house value | \$253,573 | \$297,971 | \$313,967 |

\* Demographic data derived from 2010 US Census

**Tanner Laverty, CCIM**  
408.622.4490 x201  
tanner@lavertychacon.com  
DRE Officer #01436559

**Marc Chacon, CPM**  
916.722.0333 x101  
marc@lavertychacon.com  
DRE #1431257

PO Box 1003 //  
Citrus Heights, CA 95611  
916.722.0333 // info@lavertychacon.com  
DRE Corporate ID #1901749 // **lavertychacon.com**



## COMMERCIAL LAND FOR SALE

105 Globe Ave & 1000-1016 Del Paso Blvd  
Sacramento, CA 95815

For More Information:

**TANNER LAVERTY, CCIM**

408.622.4490 x201  
tanner@lavertychacon.com  
DRE Officer #01436559

**MARC CHACON, CPM**

916.722.0333 x101  
marc@lavertychacon.com  
DRE #1431257

DRE Corporate ID #1901749

LAVERTY CHACÓN COMMERCIAL REAL ESTATE  
Sacramento Valley      San Francisco Bay Area  
**916.722.0333**      **408.622.4490**  
info@lavertychacon.com | www.lavertychacon.com