

# INFILL DEVELOPMENT OPPORTUNITY

FOR SALE | NWC WALNUT AVE & CARILLION BLVD | GALT, CA



**GALT VILLAGE**

- Raley's
- O'Reilly
- KFC
- McDonald's
- ARCO
- Starbucks
- Jack-in-the-Box

CALIFORNIA 99

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82,680 ADT\*

**LAKE CANYON ELEMENTARY SCHOOL**  
511 STUDENTS

**MORALI ESTATES**  
50 residential units total  
SITE IMPROVEMENTS STARTED

**GREENWOOD COTTAGES**  
226 residential units total  
UNDER CONSTRUCTION

**MARENGO RANCH ELEMENTARY SCHOOL**  
449 STUDENTS

**SITE**  
± 15.6 AC

**PARLIN OAKS**  
224 residential units total  
UNDER CONSTRUCTION

**GALT COMMUNITY PARK**

\*Last traffic counts on Hwy 99 was taken in 2023. 2026 projections are based on a 2% annual increase.

# ABOUT GALT

**GALT, CA, IS LOCATED APPROXIMATELY 20 MILES SOUTH OF GREATER SACRAMENTO AND TWO HOURS FROM PLACES LIKE TAHOE, RENO AND SAN FRANCISCO. THE CITY SITS ALONG STATE ROUTE 99 AND CURRENTLY HAS A POPULATION OF APPROXIMATELY 25,000+ WITH AN ANNUAL GROWTH OF 1%.**

**THE CITY PRIDES ITSELF ON MAINTAINING A SMALL TOWN FEEL. IT APPEALS TO MANY HOME BUYERS FOR ITS AFFORDABILITY, SAFETY, GOOD SCHOOLS AND IS IDEAL FOR COMMUTERS GOING TO GREATER SACRAMENTO AND STOCKTON.**



# PROPERTY PROFILE



## PROPERTY HIGHLIGHTS

**Total size: ±15.63<sup>AC</sup> (±680,753<sup>SF</sup>)**

Parcel 1: ±13.57<sup>AC</sup> (±591,107<sup>SF</sup>) APN#: 148-1090-001-0000

Parcel 2: ±1.44<sup>AC</sup> (±62,726<sup>SF</sup>) APN#: 148-1090-002-0000

Parcel 3: ±0.62<sup>AC</sup> (±26,920<sup>SF</sup>) APN#: 148-1090-003-0000



**ZONING ALLOWS FOR A WIDE RANGE OF USES FROM RETAIL TO MULTIFAMILY**



**JUST 0.4 MILES OFF HIGHWAY 99**



**OVER 2,000 HOMES PROPOSED/PLANNED/UNDER CONSTRUCTION WITHIN A 1 MILE RADIUS**



**CURBS, GUTTERS & SIDEWALKS ARE IN**



## ZONING & POTENTIAL USES

**Zoning: Commercial (C)**

[CLICK HERE FOR ALLOWED USES](#)

**Potential Uses:**

**Grocery\***

**Multifamily\***

**Health Club**

**Community Care Facility\***

**School\***

**Car Wash\***

**Office**

**Gas Station & C-Store\***

**Retail**

\*Requires a conditional use permit



## DEMOGRAPHICS

(2025 EST.)

### POPULATION

1 mile	12,074
2 mile	20,259
3 mile	29,650
5 mile	33,540

### AVERAGE HOUSEHOLD INCOME

1 mile	\$129,371
2 mile	\$133,067
3 mile	\$134,083
5 mile	\$140,260

### ETHNICITY

	WHITE	ASIAN	HISPANIC
1 mile	53.0%	8.3%	44.1%
2 mile	52.9%	7.6%	44.6%
3 mile	52.1%	7.0%	47.6%
5 mile	52.5%	6.8%	49.8%

### EDUCATION

	HIGH SCHOOL	SOME COLLEGE	BACHELOR ONLY
1 mile	31.3%	20.7%	21.7%
2 mile	29.3%	21.7%	20.0%
3 mile	30.0%	21.3%	18.0%
5 mile	39.5%	21.2%	18.7%

### TRAFFIC

Hwy 99 **82,680 ADT\***

\*Last traffic counts on Hwy 99 was taken in 2023. 2026 projections are based on a 2% annual increase.

# PARCEL MAP

POR. SEC. 14, T.5N., R.6E., M.D.B. & M.

148-109

69

69

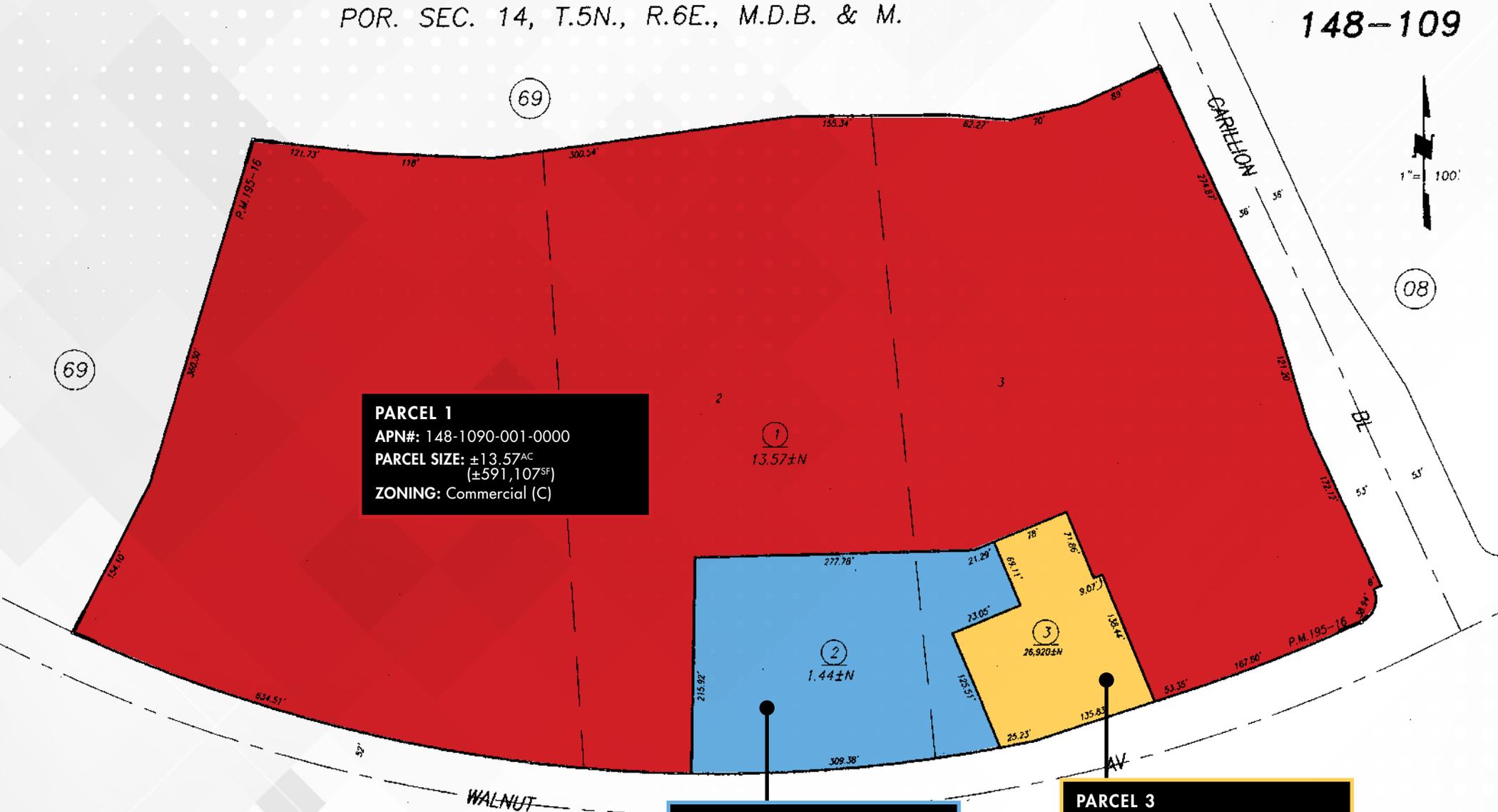
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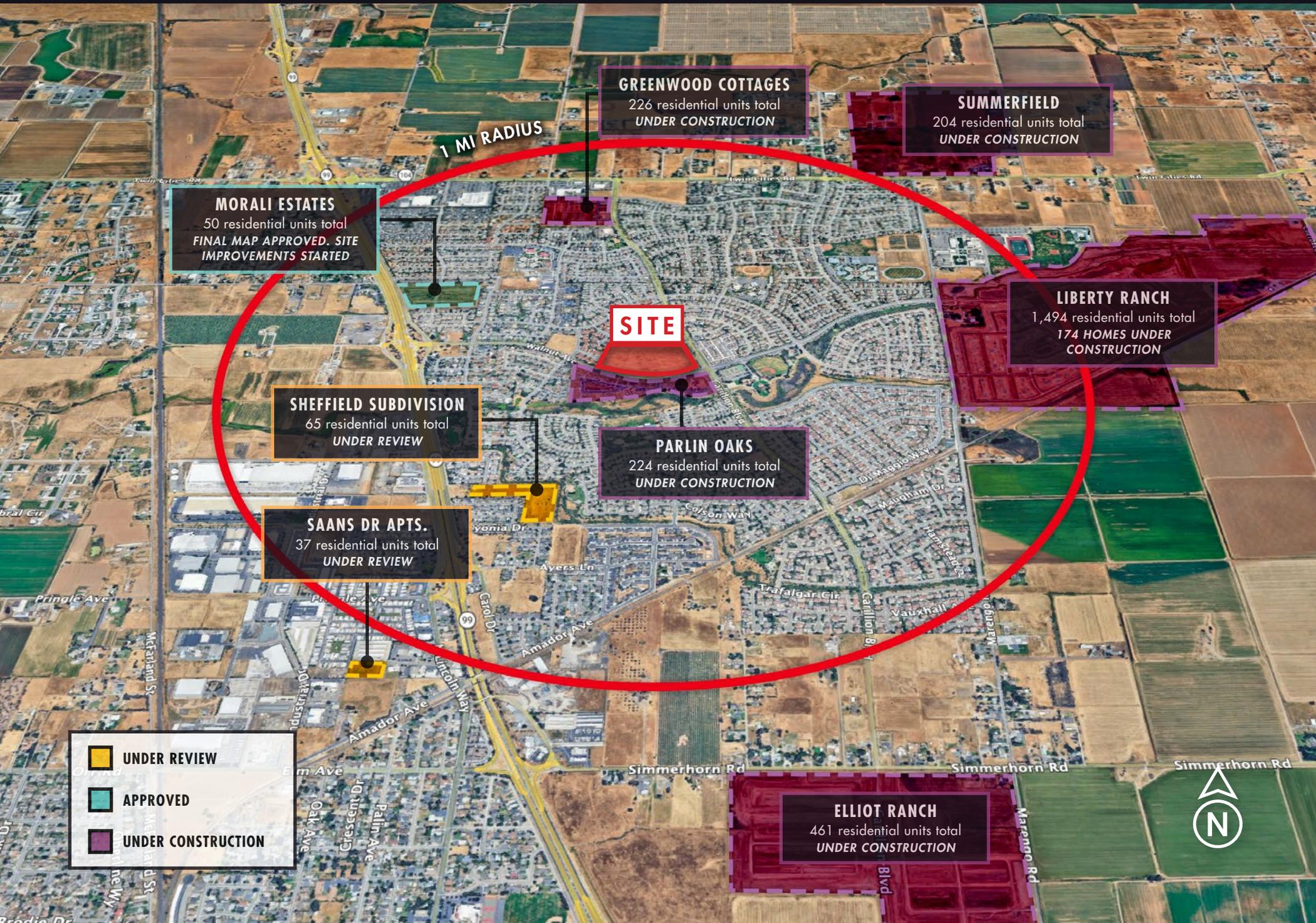
**PARCEL 1**  
APN#: 148-1090-001-0000  
PARCEL SIZE:  $\pm 13.57^{AC}$   
( $\pm 591,107^{SF}$ )  
ZONING: Commercial (C)

**PARCEL 2**  
APN#: 148-1090-002-0000  
PARCEL SIZE:  $\pm 1.44^{AC}$   
( $\pm 62,726^{SF}$ )  
ZONING: Commercial (C)

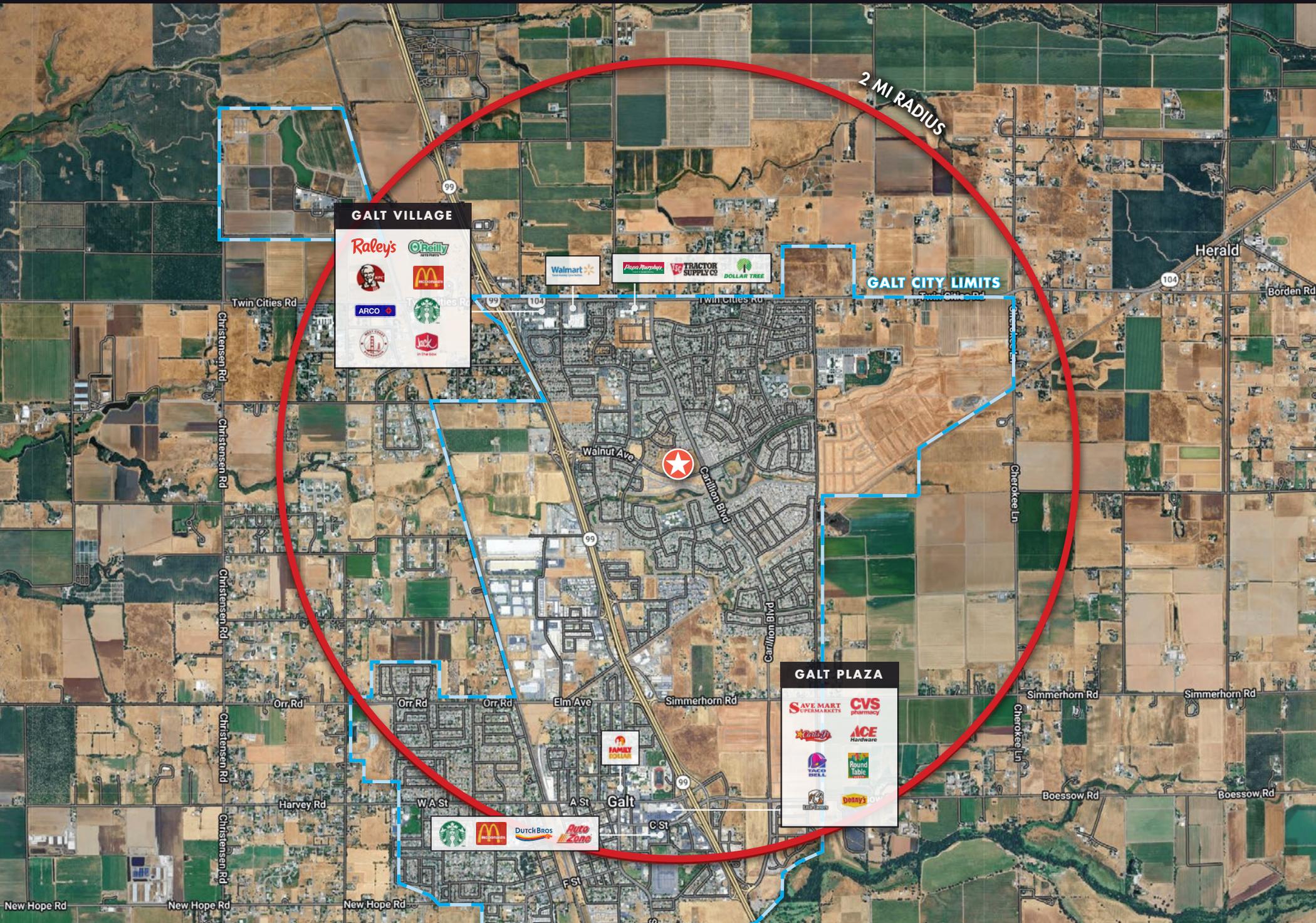
**PARCEL 3**  
APN#: 148-1090-003-0000  
PARCEL SIZE:  $\pm 0.62^{AC}$   
( $\pm 26,920^{SF}$ )  
ZONING: Commercial (C)



# NEARBY HOUSING DEVELOPMENT



# 2 MI RETAIL AERIAL





# CONTACT

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