



Shopping Center & Grocery Business Sale

400-410 EL CAMINO AVE , SACRAMENTO, CA 95815



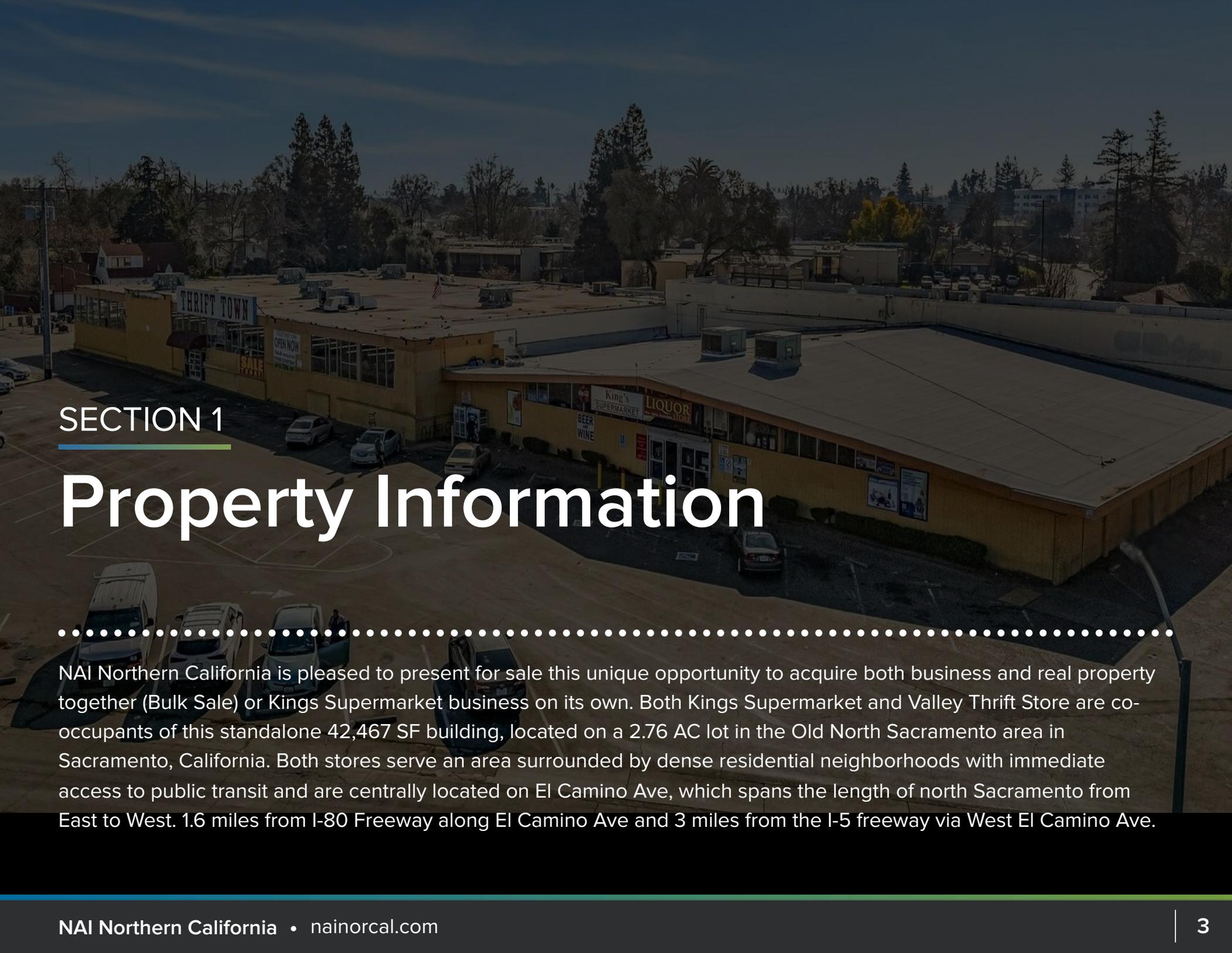
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Table of Contents

PROPERTY INFORMATION **3**
LOCATION INFORMATION **11**
SALE COMPARABLES **14**
DEMOGRAPHICS **19**





SECTION 1

Property Information

NAI Northern California is pleased to present for sale this unique opportunity to acquire both business and real property together (Bulk Sale) or Kings Supermarket business on its own. Both Kings Supermarket and Valley Thrift Store are co-occupants of this standalone 42,467 SF building, located on a 2.76 AC lot in the Old North Sacramento area in Sacramento, California. Both stores serve an area surrounded by dense residential neighborhoods with immediate access to public transit and are centrally located on El Camino Ave, which spans the length of north Sacramento from East to West. 1.6 miles from I-80 Freeway along El Camino Ave and 3 miles from the I-5 freeway via West El Camino Ave.

Executive Summary - Grocery Store

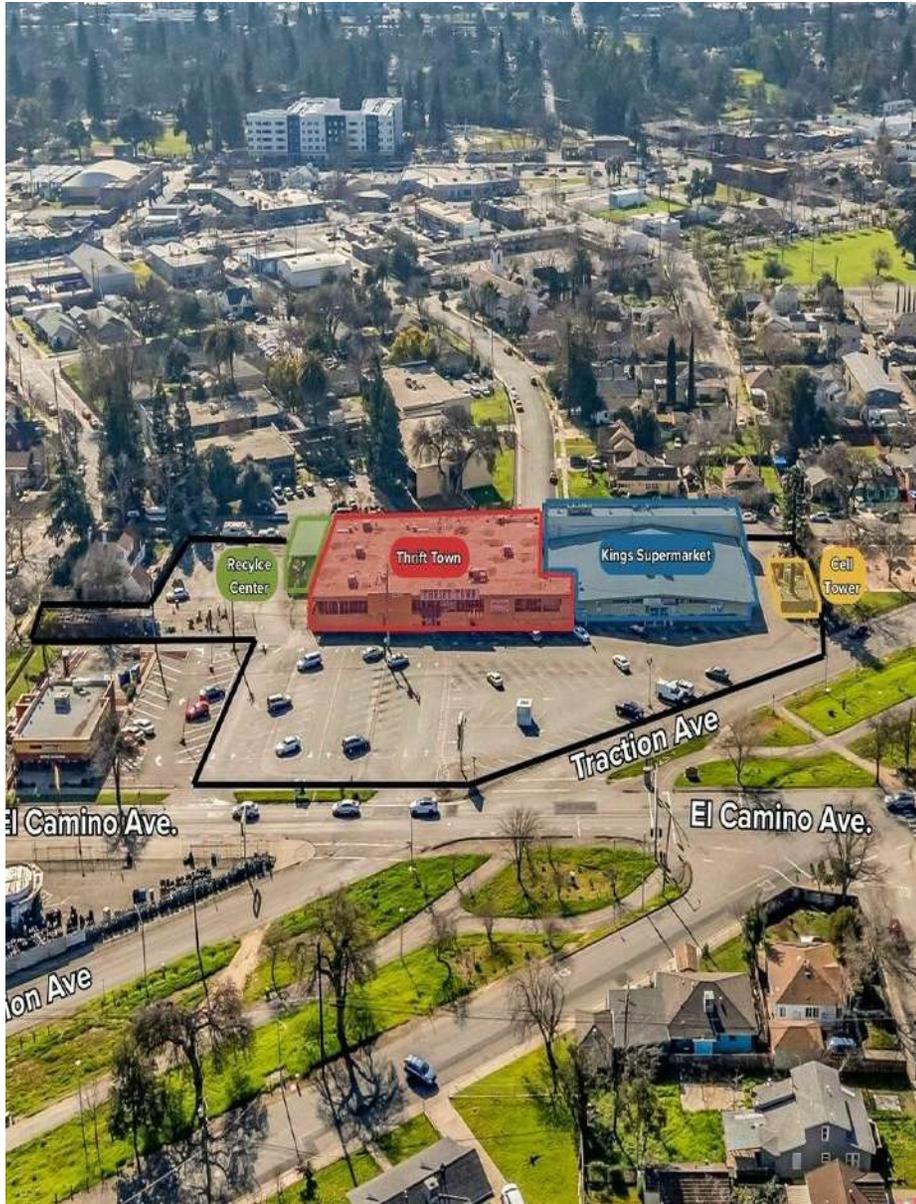
Kings Supermarket

Price	Contact for details
SF Occupied:	17,980
Total Store Sales, Gross Revenue	Contact for details
Furniture Fixtures & Equipment (FF&E):	TBD
Inventory	TBD
Liquor License	Type 21
Employees	12

*Business P&L's can be viewed with signed Confidentiality Agreement.



Executive Summary



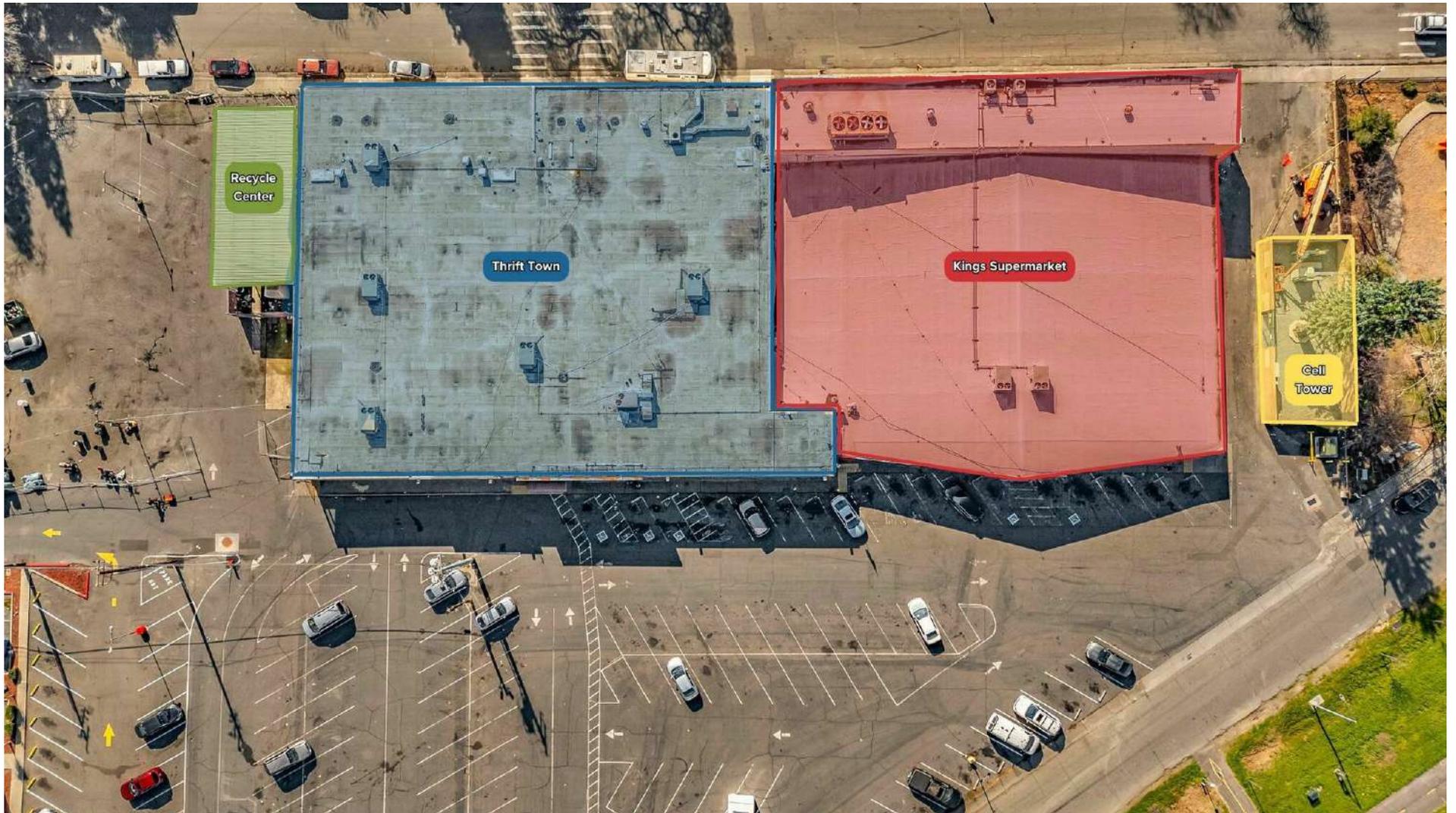
Real Property

Price	\$4,400,000
Address	400-410 El Camino Ave, Sacramento, CA 95815
Building SF	42,467 SF
PPSF	\$104
Lot Size	2.76 AC
Year Built	1957/1991
APN	275-0031-018-0000
Zoning	C2

Highlights

- Real property must be purchased together with business or Kings Supermarket business may be purchased on own if so desired.
- Kings Supermarket (46% GLA) and Valley Thrift (54% GLA) are dual occupants of this shopping center.
- 4 new AC units installed in 2025,
- Cell Tower: \$1,700 per month, recycling center: \$2,750 per month, provide additional income.
- Property features ample parking and signage. 1 dock in back of Thrift.
- Surrounded by dense residential with close proximity to public transit.
- Business P&L's shareable with executed Confidentiality Agreement. Contact Broker for more details.
- 1.5 miles from the I-80 Freeway.
- Located in CA Opportunity Zone.

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Site Plan





SECTION 2

Location Information

Retailer Map





SECTION 3

Sale Comparables

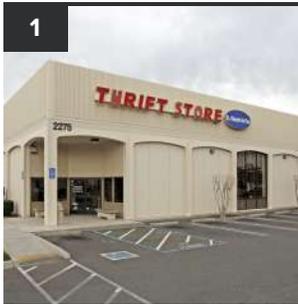
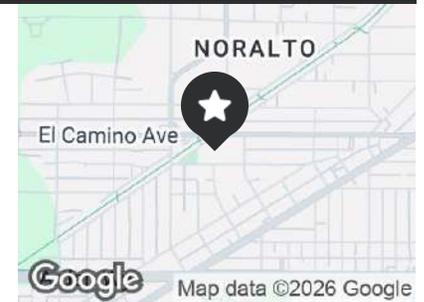
Sale Comparables



Subject Property

410 El Camino Ave | Sacramento, CA 95815

Sale Price: \$4,400,000 **Price PSF:** \$103.61 **Building SF:** 42,467 SF
Year Built: 1957 **Lot Size:** 2.76 Acres



2265-2275 Watt Ave

Sacramento, CA 95825

Sale Price: \$2,000,000 **Closed:** 07/31/2024 **Price PSF:** \$92.59
Building SF: 21,600 SF **Year Built:** 1975 **Lot Size:** 1.89 Acres



Owner user purchase.



8501 Auburn Blvd

Citrus Heights, CA 95610

Sale Price: \$5,199,000 **Occupancy:** 100% **Price PSF:** \$86.60
Building SF: 60,034 SF **Year Built:** 1972 **Lot Size:** 4.33 Acres



Currently in shell condition.

Sale Comparables



2326 Florin Rd

Sacramento, CA 95822

Sale Price: \$4,882,000

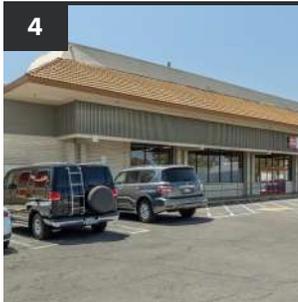
Building SF: 42,452 SF

Occupancy: 0%

Year Built: 1961

Price PSF: \$115.00

Lot Size: 3.79 Acres



8481 Auburn Blvd

Citrus Heights, CA 95610

Sale Price: \$2,900,000

Building SF: 23,200 SF

Occupancy: 0%

Year Built: 1973

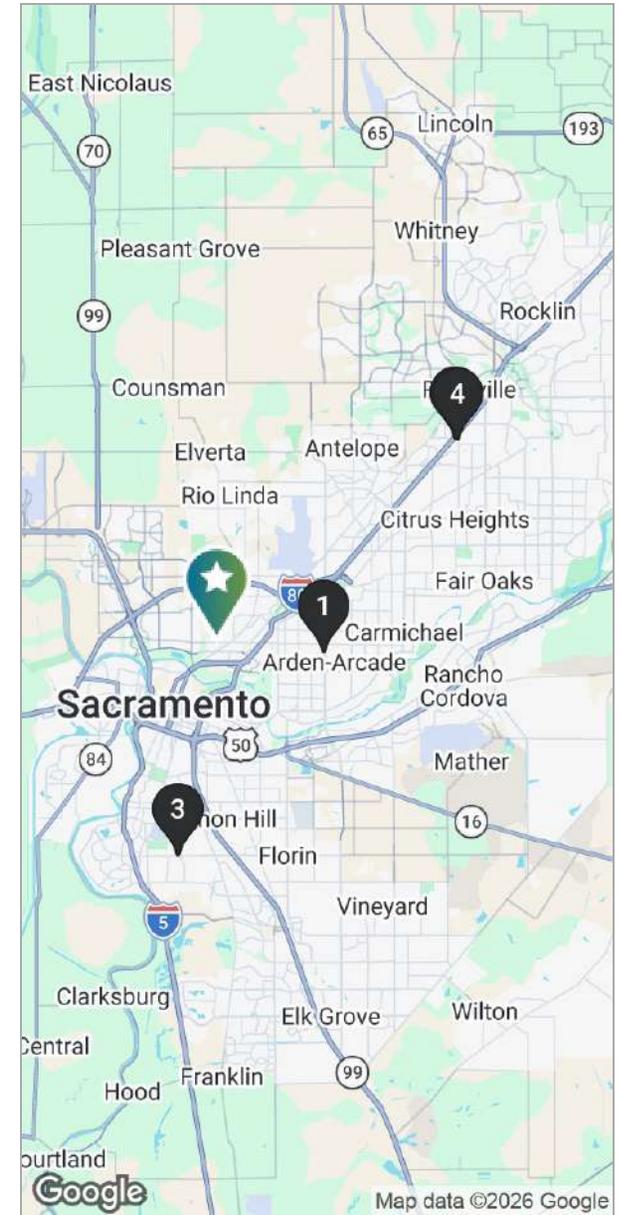
Price PSF: \$125.00

Lot Size: 2.06 Acres

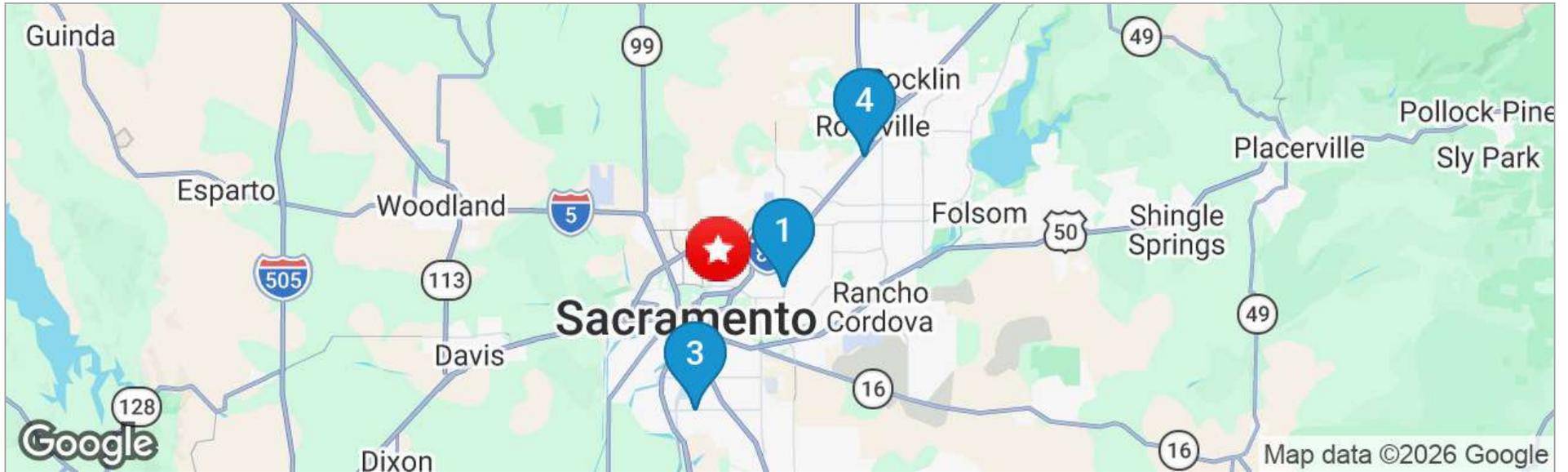


Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Year Built	Price/SF	Deal Status
★	Kings Supermarket and Thrift Store 410 El Camino Ave Sacramento, CA	\$4,400,000	42,467 SF	1957	\$103.61	Subject Property
1	2265-2275 Watt Ave Sacramento, CA	\$2,000,000	21,600 SF	1975	\$92.59	Sold 7/31/2024
2	8501 Auburn Blvd Citrus Heights, CA	\$5,199,000	60,034 SF	1972	\$86.60	On Market
3	2326 Florin Rd Sacramento, CA	\$4,882,000	42,452 SF	1961	\$115.00	On Market
4	8481 Auburn Blvd Citrus Heights, CA	\$2,900,000	23,200 SF	1973	\$125.00	On Market
	Averages	\$3,745,250	36,822 SF	1970	\$104.80	



Sale Comps Map



 **Subject Property**
410 El Camino Ave | Sacramento, CA 95815

  **2265-2275 Watt Ave**
Sacramento, CA
95825

  **8501 Auburn Blvd**
Citrus Heights, CA
95610

  **2326 Florin Rd**
Sacramento, CA
95822

  **8481 Auburn Blvd**
Citrus Heights, CA
95610



SECTION 4

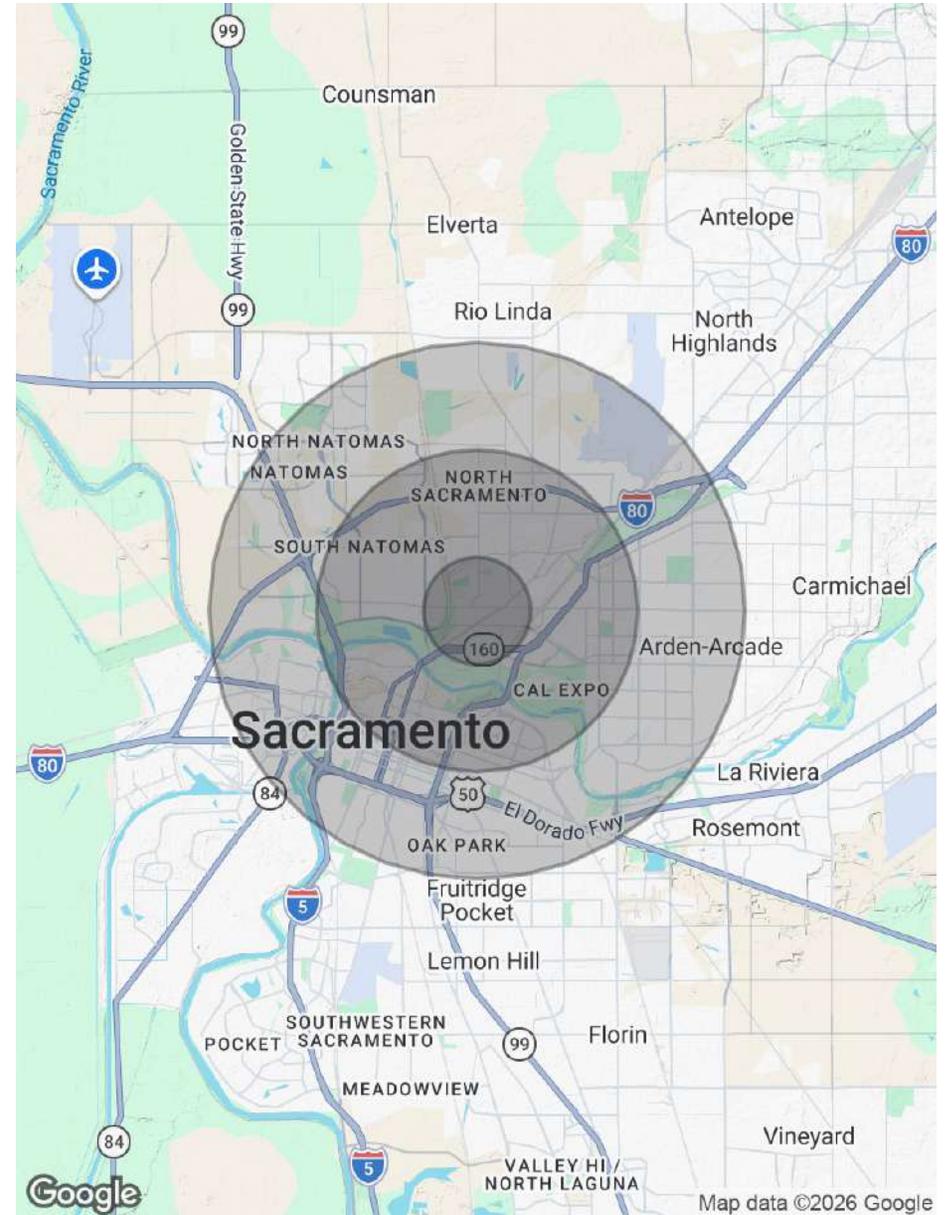
Demographics

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	14,938	128,635	324,766
Average Age	31.4	31.7	33.6
Average Age (Male)	30.9	31.3	33.1
Average Age (Female)	32.8	32.3	34.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,063	48,537	136,000
# of Persons per HH	3.0	2.7	2.4
Average HH Income	\$43,383	\$54,753	\$59,531
Average House Value	\$245,114	\$289,025	\$338,153

2020 American Community Survey (ACS)



Confidentiality & Disclosure

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