



MIKE SMITH

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COLE CUMMINGS

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AVAILABLE FOR SALE

±4,150 SF WITH HALF-ACRE LOT
FREESTANDING
RETAIL/INDUSTRIAL BUILDING

1054 EL CAMINO AVENUE

Sacramento // California

NEWMARK

PROPERTY INFORMATION

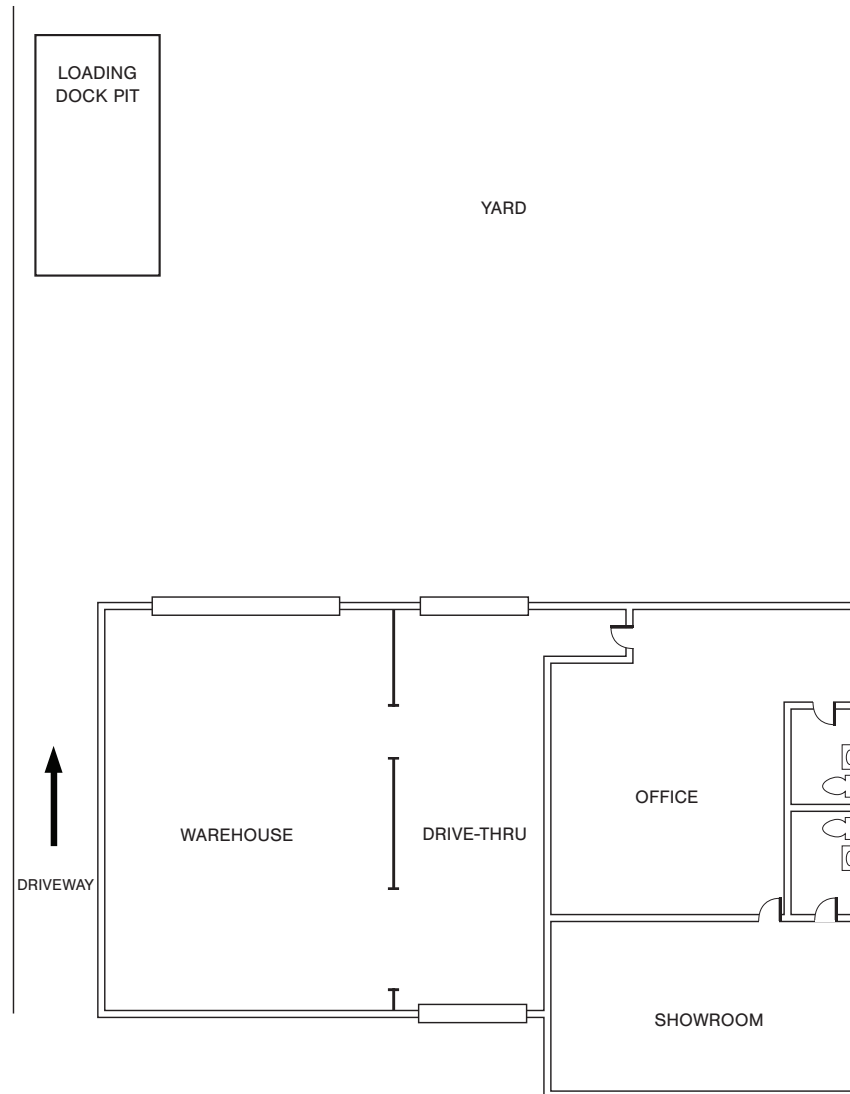
1054 EL CAMINO
AVENUE

1054 El Camino Avenue offers an ideal space with large concrete yard for an auto service retail use, strategically located directly on El Camino Avenue, one of the busiest thoroughfares in Sacramento County. Available for sale, this property contains 4,150 square feet of showroom, office, and warehouse space, 2,000 square feet of warehouse area, a roll-away door, and a breakroom, all with excellent visibility on El Camino Avenue. Additionally, it features a fully fenced concrete yard with drive thru access. Situated just 0.8 miles away from Business 80 and minutes from Arden Fair Mall and Cal Expo, this prime location is located close to major auto service retailers such as Niello, Epic Chevrolet, Calliber Collision, O'Reilly Auto Parts, Autozone, Costco Tire Center, and more, offering endless opportunities for auto businesses to thrive.



Highlights

- Drive Thru Yard
- Loading Dock Pit
- Fully Fenced Concrete Yard on Half Acre
- Multiple Access Points
 - El Camino
 - Green Street
- Drive Thru Grade Level Doors



PROPERTY PHOTOS

1054 EL CAMINO
AVENUE



LOCAL RETAILERS

1054 EL CAMINO
AVENUE

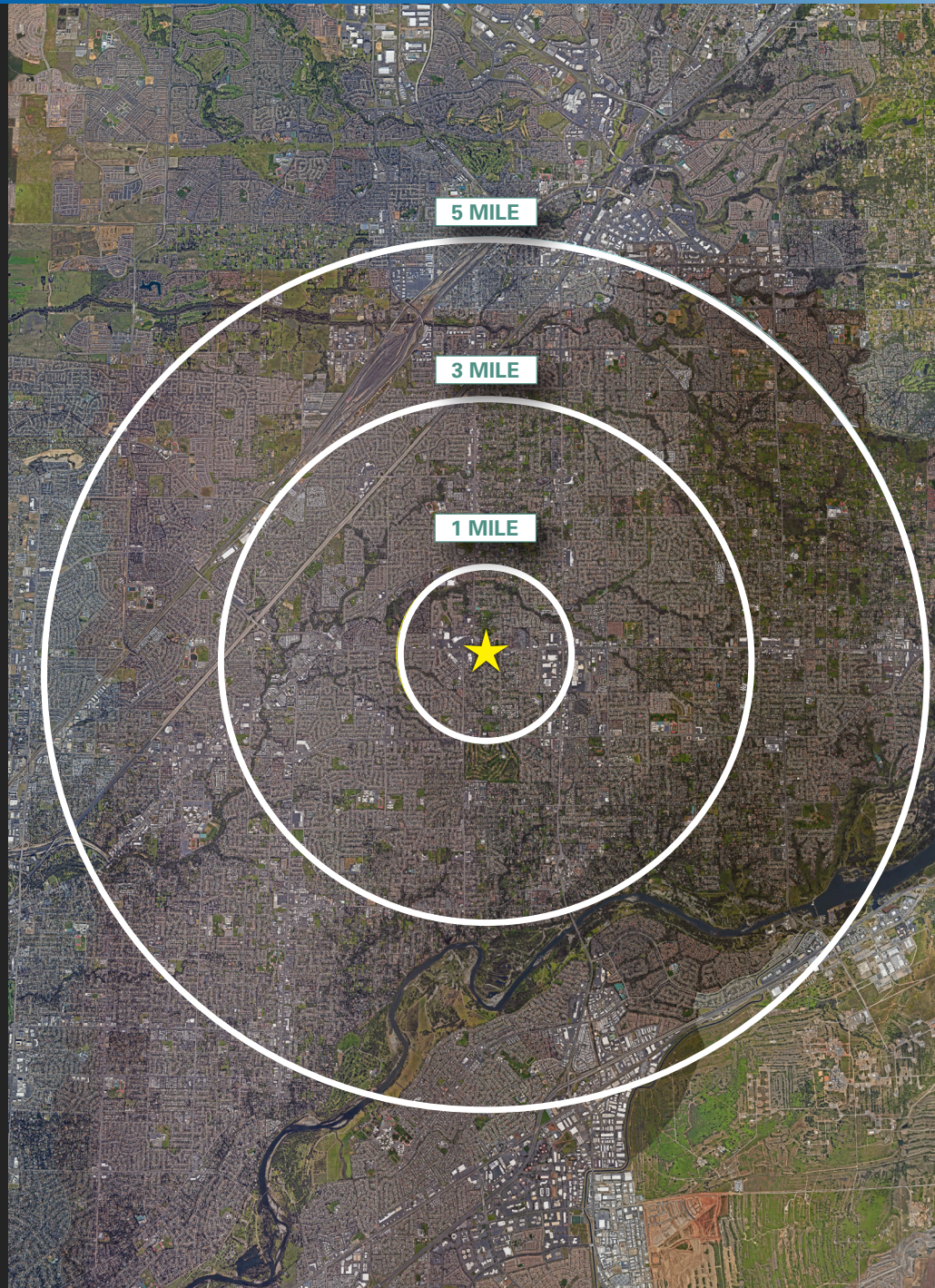


DEMOGRAPHICS

1054 EL CAMINO
AVENUE

KEY FEATURES

- **Signage:**
Excellent building signage is visible from El Camino Ave.
- **Excellent Location:**
Situated on one of the busiest arterials in Sacramento County on El Camino Ave.
- **Surrounding Retailers:**
Surrounded by a high concentration of major retailers including Niello, Epic Chevrolet, Caliber Collision, O'Reilly Auto Parts, AutoZone, and Arden Fair Mall.



Miles	1 Mile	3 Mile	5 Mile
Population	18,128	161,761	387,339
Average HH Income	\$70,189	\$96,097	\$110,017
Daytime Population	10,820	74,753	294,609
Median Age	34.4	35.0	35.8



INCOME
1-Mile Radius
\$70,189



POPULATION
5-Mile Radius
387,339



DAYTIME WORKERS
3-Mile Radius
74,753



TRAFFIC COUNTS
El Camino Ave - 20,375
Business 80 - 161,936



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