

THE
EDWARDS
COMPANY
commercial real estate services

For further information, contact:

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1330 Florin Road Sacramento, CA

±0.90 Acre Land For Sale Asking Price: \$525,000

**Buyer is responsible for completing the required conditions*

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PARTNER **XTEAM**
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

SACRAMENTO, CA



- ±0.90 acre parcel located on the SWC of Florin Rd & Freeport Blvd
- Located in a densely populated area and well-established community
- Close proximity and convenient access to the heavily traveled I-5
- Commercial - office use
- Zoning: OB-R-EA-2
- APN: 031-0620-002



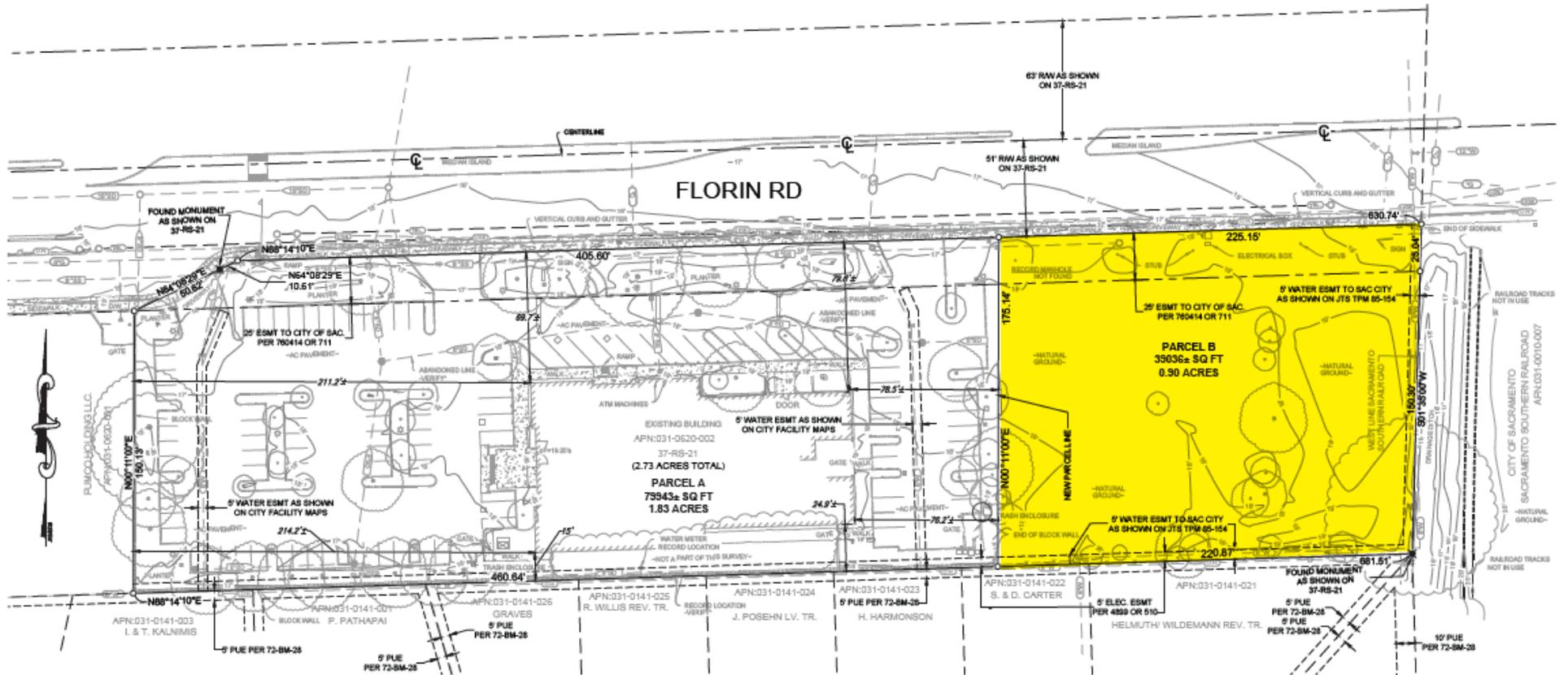
2025 DEMOGRAPHICS

POPULATION	AVERAGE HOUSEHOLD INCOME
1-Mile: 16,519	1-Mile: \$122,823
3-Mile: 121,143	3-Mile: \$115,449
5-Mile: 293,194	5-Mile: \$116,779

PARCEL MAP

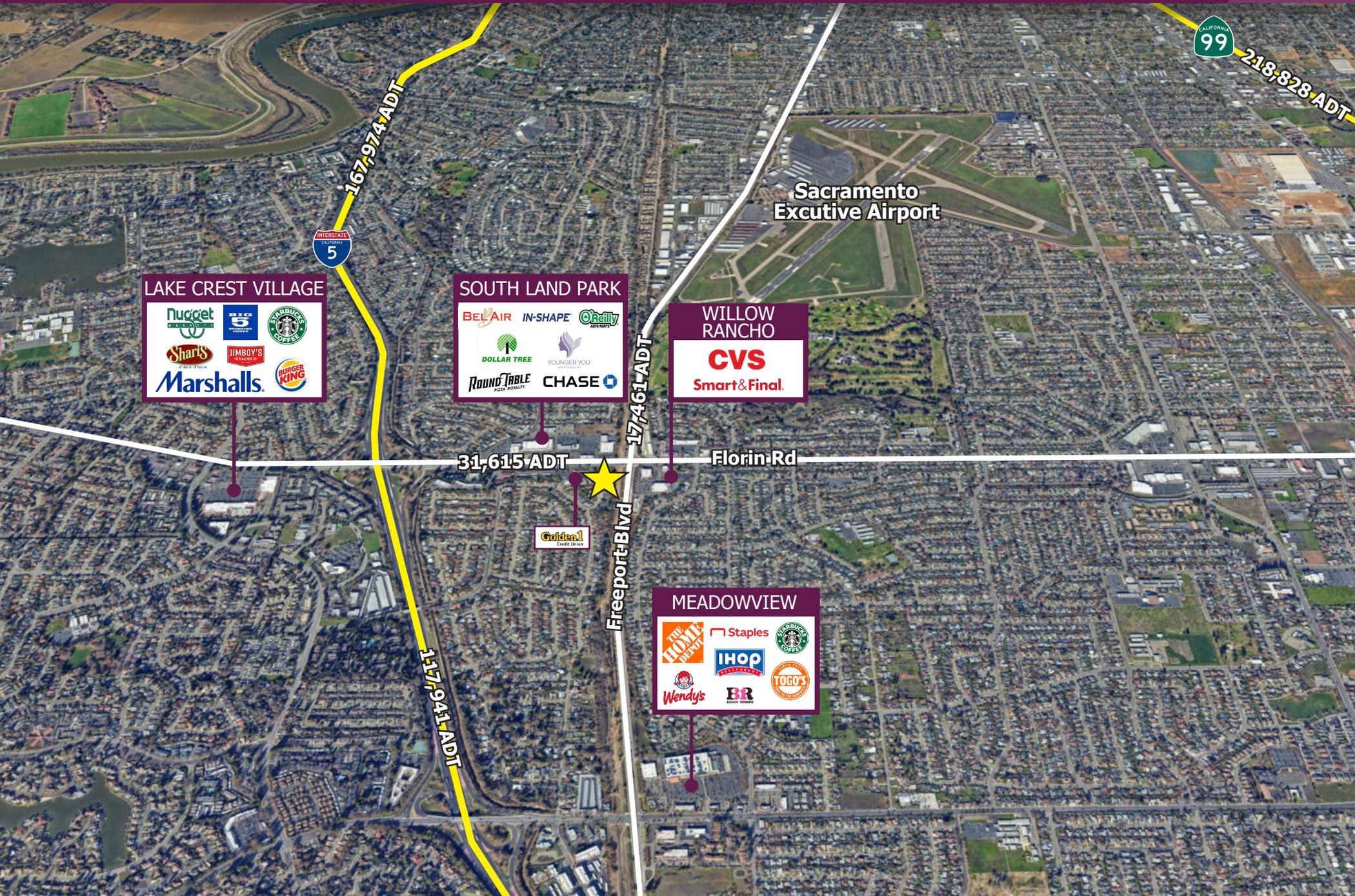
SACRAMENTO, CA

±0.90 Acre



LOCATION OVERVIEW

SACRAMENTO, CA



CALIFORNIA 99
218,828 ADT

Sacramento
Executive Airport

LAKE CREST VILLAGE

- Nugget
- Starbucks
- Starbucks Coffee
- Shari's Cafe-Pies
- Jim Boy's Tacos
- Marshall's
- Burger King

SOUTH LAND PARK

- BEL AIR
- IN-SHAPE
- O'Reilly Auto Parts
- Dollar Tree
- Younger You
- Round Table Pizza
- Chase

WILLOW RANCHO

- CVS
- Smart & Final

31,615 ADT

Florin Rd

17,461 ADT
Freeport Blvd

Golden 1
Credit Union

MEADOWVIEW

- The Home Depot
- Staples
- Starbucks
- IHOP
- Wendy's
- BBQ
- Togo's

INTERSTATE CALIFORNIA 5