

AVAILABLE  
**FOR SALE &  
FOR LEASE**

**5305 EXCELSIOR ROAD**  
**Sacramento, CA**  
APN# 067-0050-005

**+/- 191.35 Acres of M-1 Zoned Land**  
**NEGOTIABLE**



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**CENTURY 21**  
Select Real Estate, Inc




**Unparalleled Yard & Parking Opportunities for a Wide Range of Uses**





# THE PROPERTY

 **5305 Excelsior Road, Sacramento, CA 95827**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**SACRAMENTO  
SACRAMENTO  
COUNTY**



**-/+ 191.35 ACRES  
OF M-1 ZONED  
LAND**




**M-1**





**LAND  
FLEXIBLE YARD/  
LAND SIZES  
AVAILABLE**





**NEGOTIABLE  
PRICING BASED  
ON USE AND  
SPACE NEEDED**


 The site offers single storage and parking sites as well as fleet parking opportunities.


 APN: 067-0050-005 Sacramento County.

 The zoning offers a multitude of parking storage uses in the facility in the facility.

 Easy Access to Jackson Road.

 Flexible Yard/Land Sizes Available.

 Secure and Gated Facility.

 Major Thoroughfare for Trucking Companies.







**SMUD East Campus  
Operation Center**

**Bradview  
Business Park**



**Sacramento Mather  
Airport**



**Stone Creek  
Community Park**



**EXCELSIOR RD**

**Mather Heights  
Elementary School**

**Khalsa  
Darbar**

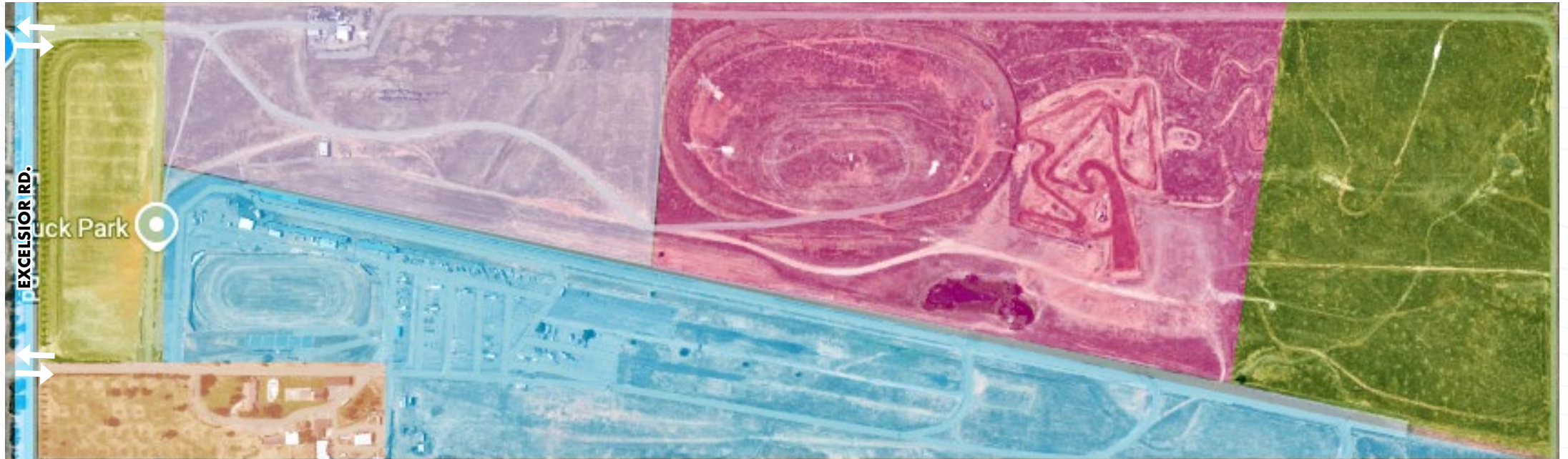
**5305  
EXCELSIOR RD.  
SACRAMENTO  
CA 95827**

**EXCELSIOR RD**





# THE LAND

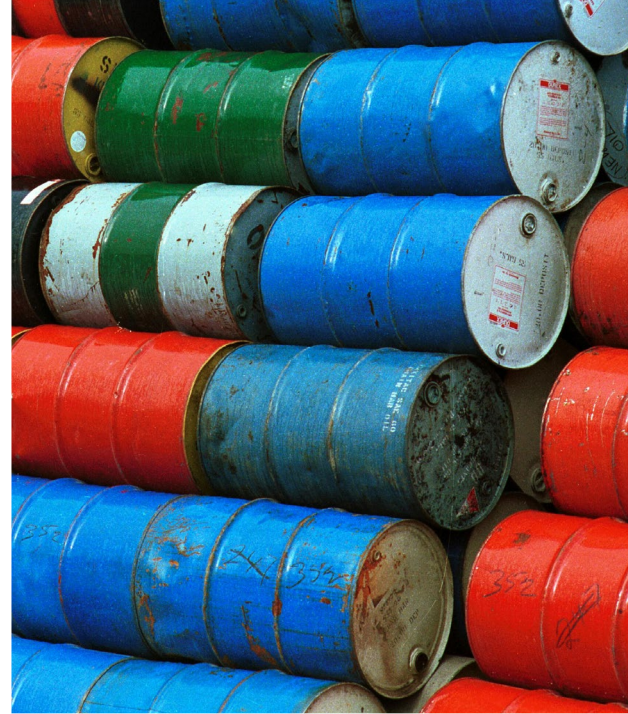


- +/- 473,402.82 Sq Ft.
- +/- 1,373,887.77 Sq Ft.
- +/- 1,169,667.89 Sq Ft.
- +/- 393,408.61 Sq Ft.
- +/- 2,051,819.64 Sq Ft.
- +/- 2,250,145.93 Sq Ft.

All images used for illustrative purposes only and are intended to convey the concept and vision for asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.









# THE REGION

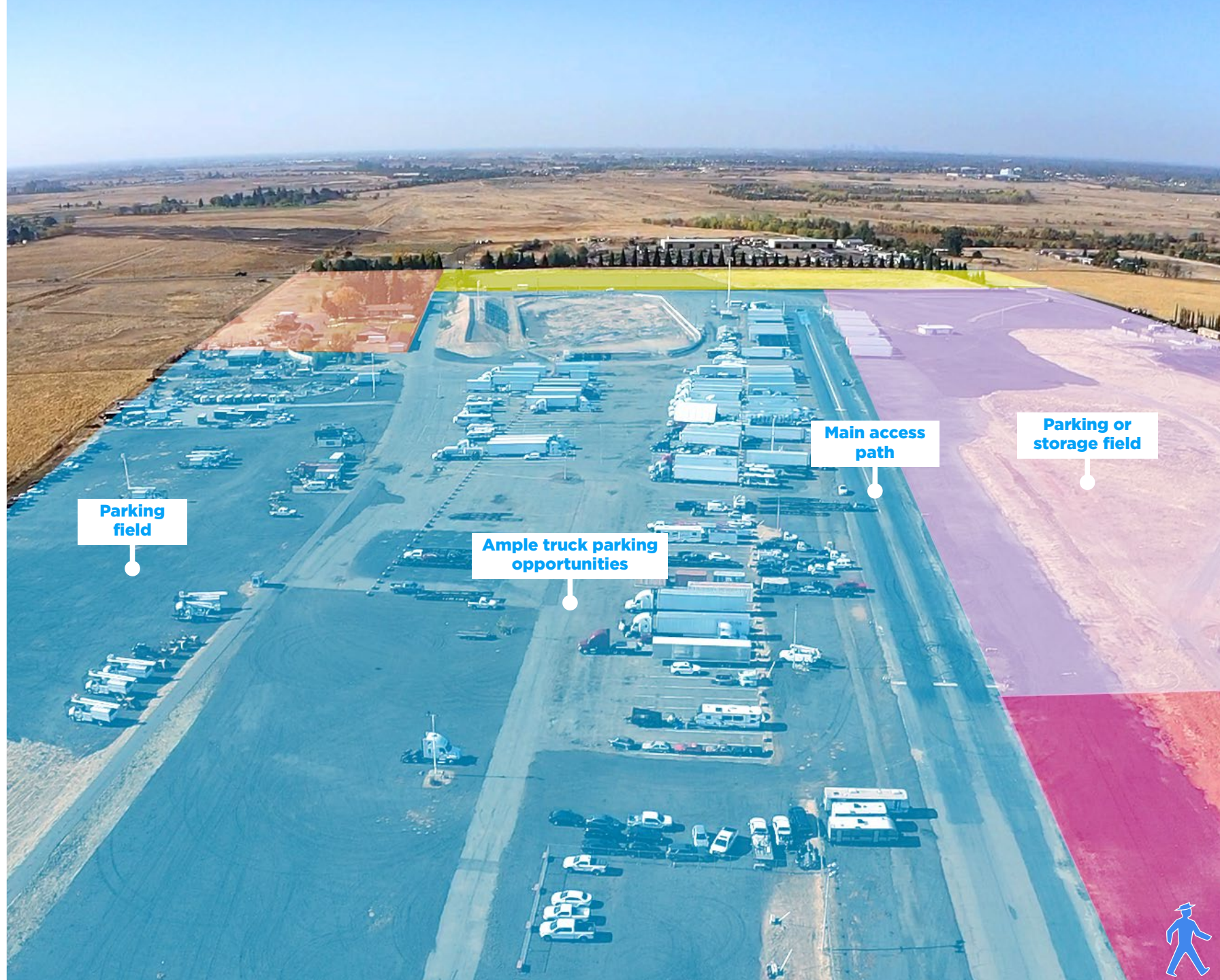
California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles. The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.

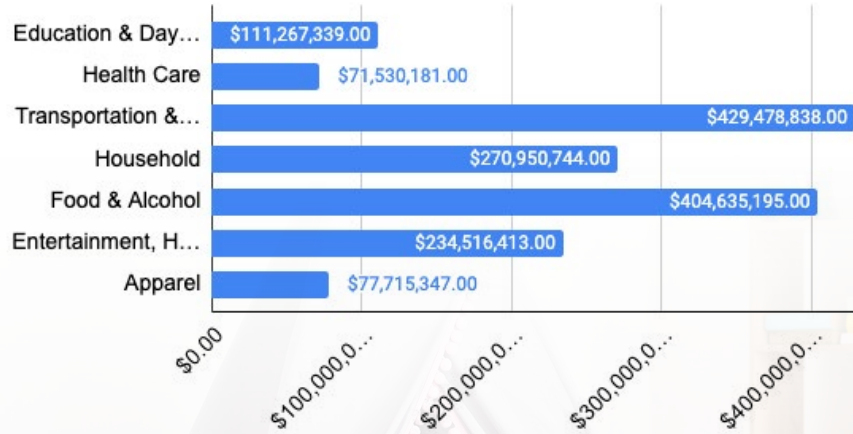




# DEMOGRAPHICS

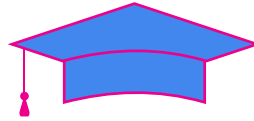
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



- 38%** Some College, No Degree
- 17%** Bachelor's Degree
- 22%** High School Graduate
- 8%** Advanced Degree
- 9%** Some High School, No Diploma
- 6%** Associate Degree

## HOUSE HOLD INCOME



5 mile 2024 Households

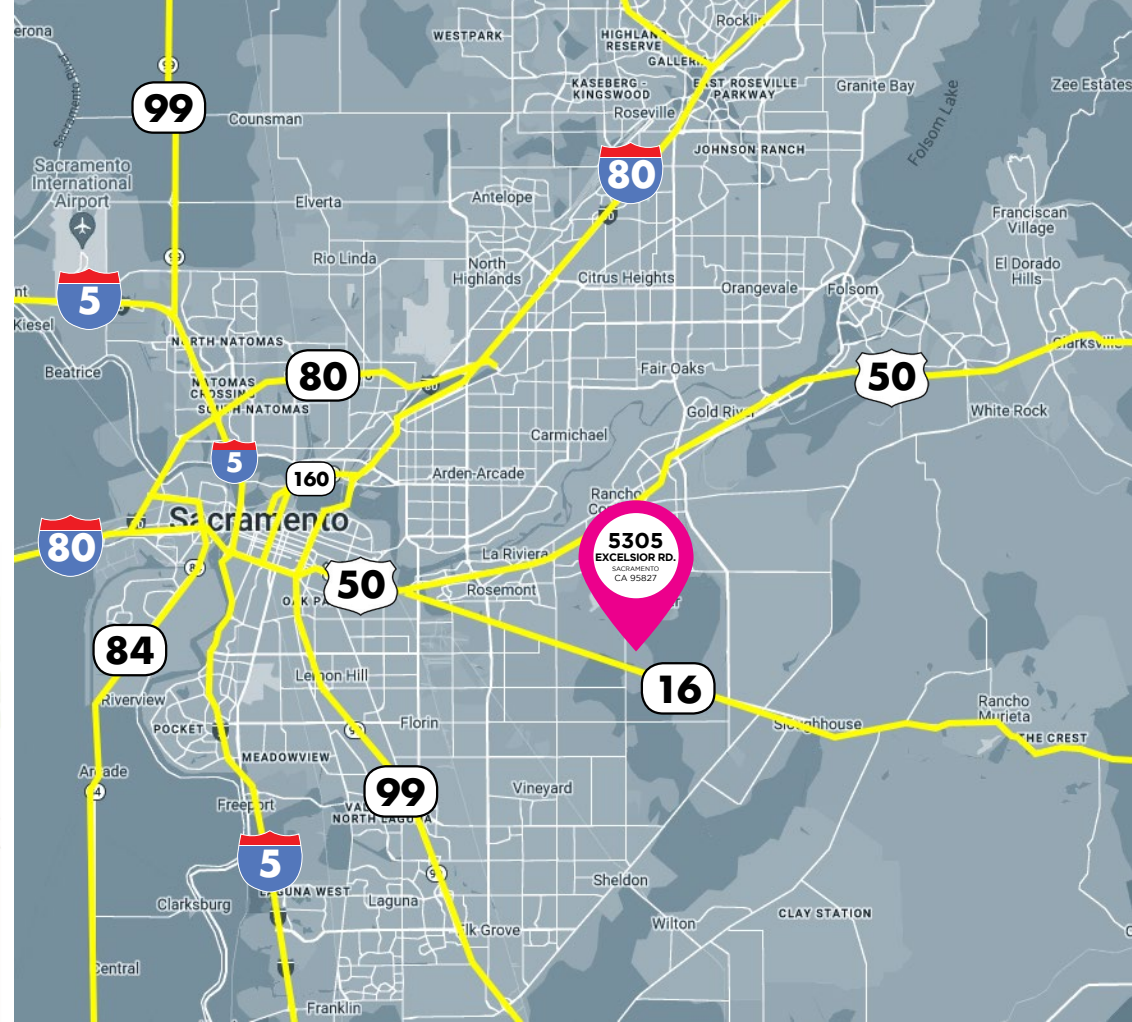
< \$25K	<b>3,850</b>
\$25K - 50K	<b>4,910</b>
\$50K - 75K	<b>5,300</b>
\$75K - 100K	<b>5,562</b>
\$100K - 125K	<b>5,625</b>
\$125K - 150K	<b>3,357</b>
\$150K - 200K	<b>5,131</b>
\$200K+	<b>5,681</b>

## RESIDENT POPULATION

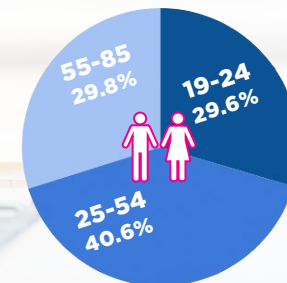


5 mile Population 2024

2020	116,410
2024	115,422
2029	114,426



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	23,998
5 mile	39,416
10 mile	82,214





# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

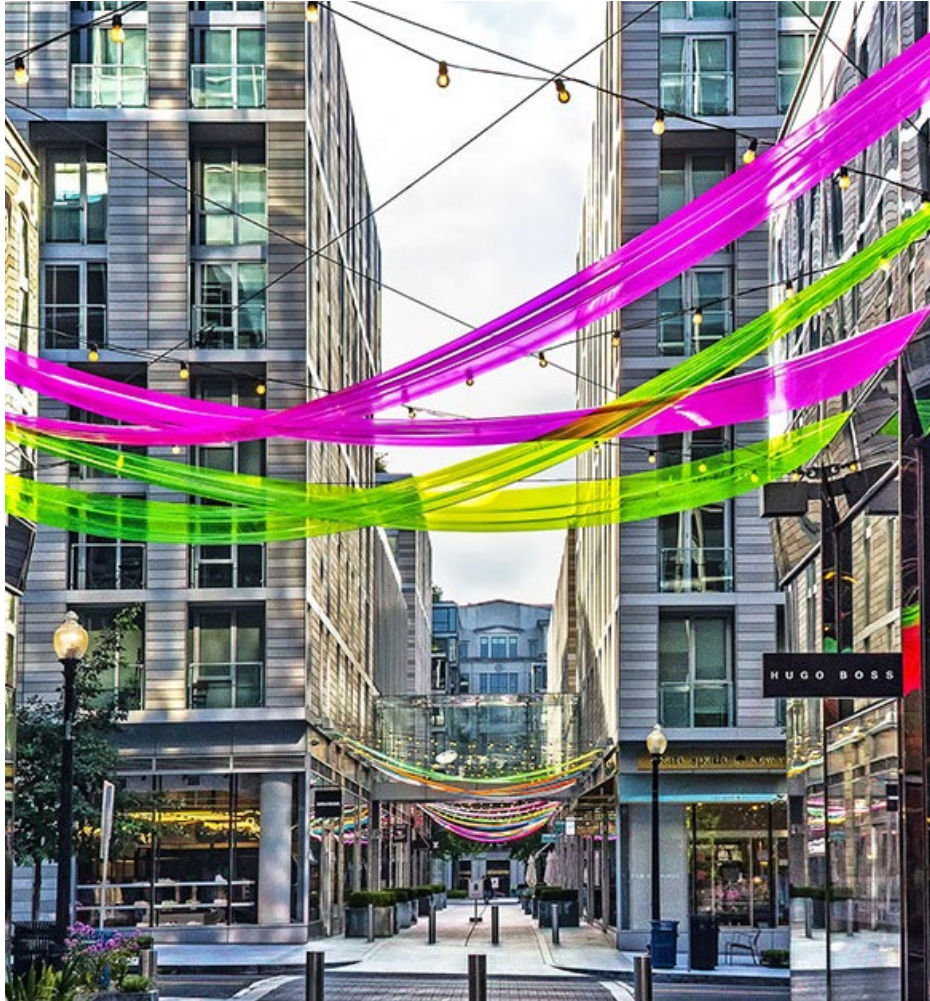
We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

**CENTURY 21.**  
Select Real Estate, Inc





# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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# SALE or LEASE

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