

**FOR
SALE**

2469 RIO LINDA BLVD,
SACRAMENTO, CA

+/- 9,656 SQ. FT. BUILDING



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

2469 RIO LINDA BLVD

PROPERTY	BUILDING SIZE	SALE PRICE
2469 Rio Linda Blvd	+/- 9,656 SF	\$1,500,000.00

- **Income-Generating Property:**

- Current Tenant: Child Day Care Center (3,000 SF)
 - \$3,390/month, Modified Gross. Lease Term expires 3/31/28

- **Vacancy for Owner User or Tenant:**

- 6,656 SF suite available for occupancy or for lease at a promotional Year 1 rate of \$1.00 PSF (Modified Gross).

- **Prime Location & Growth Potential:**

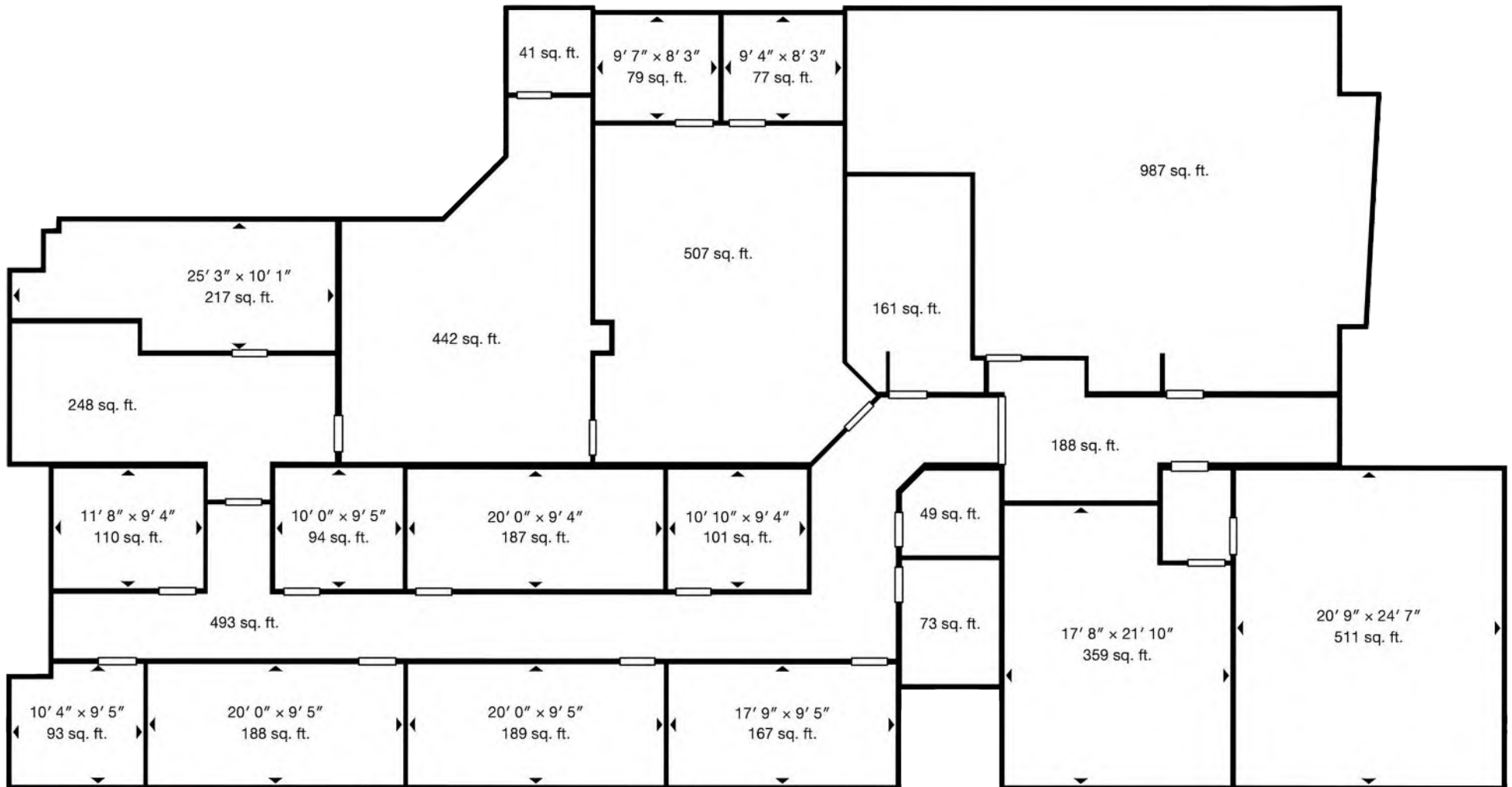
- Heart of Sacramento: High-traffic area with seamless access to I-80 and Hwy 160
- Tailored for Medical Use: A rare opportunity for healthcare practitioners and investors, perfect for launching or expanding medical practices
- Nearby Amenities: Close to restaurants, shopping centers, and other conveniences

- **Features & Benefits:**

- Secure Parking: Gated spaces at both the front and back
- Versatile Zoning: Perfect for diverse commercial and medical applications

FLOOR PLAN: SUITE B

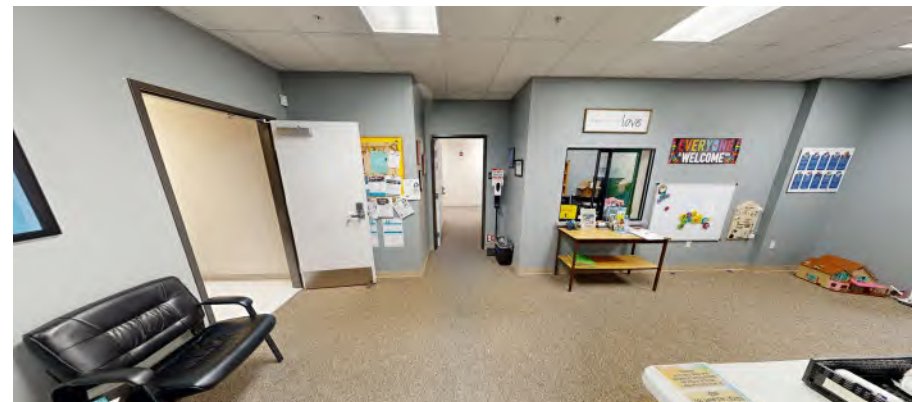
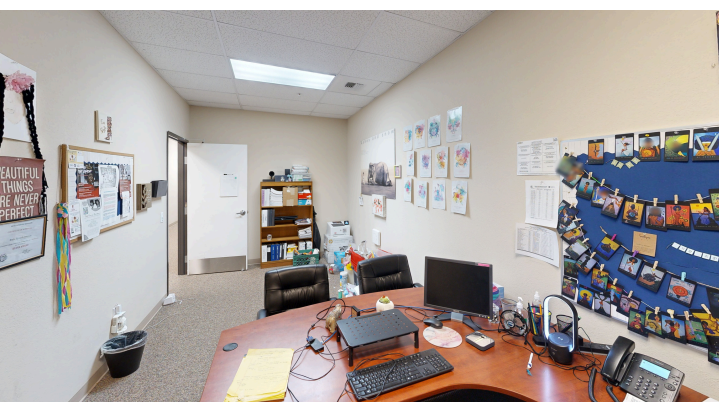
3D Tour
Click Here



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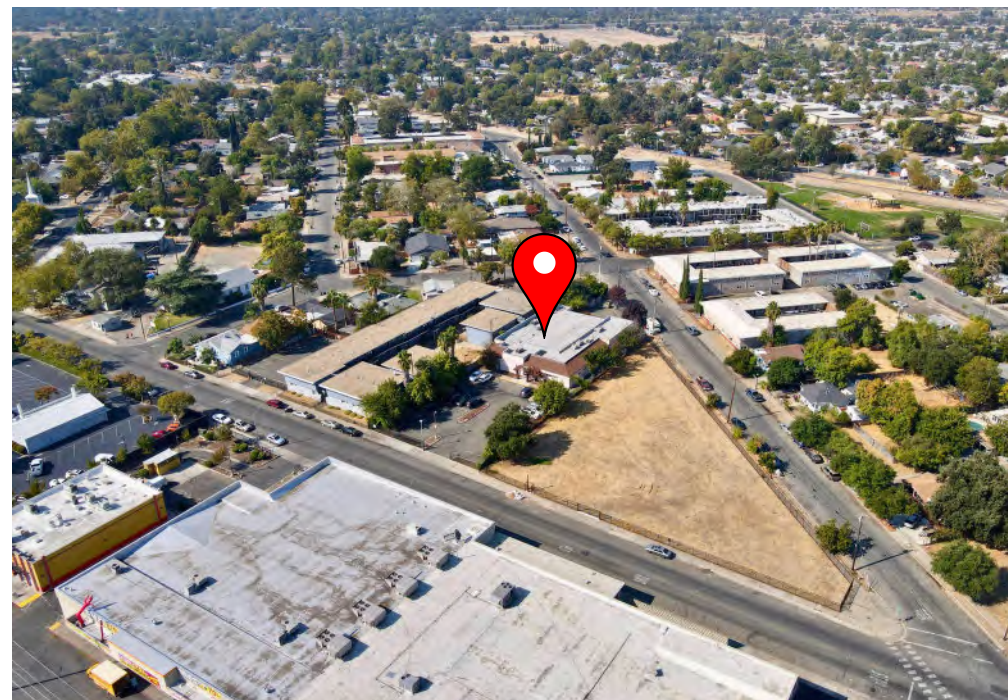
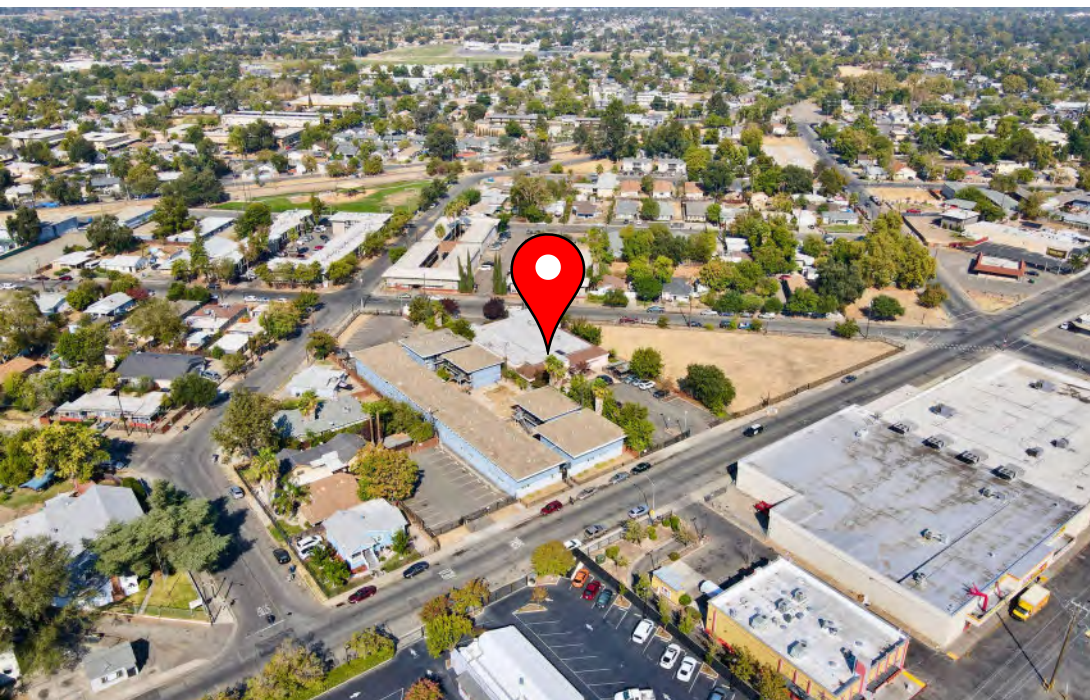


INTERIOR PICTURES





EXTERIOR PICTURES



arden fair
MALL 150+ Retailers



Arden Way

El Camino Ave



GENERAL AUTO SALES CORP





**PROPERTY
LOCATION**

Del Paso Blvd







IMMEDIATE VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

2469 RIO LINDA BLVD, SACRAMENTO, CA 95815



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,562
3-MILE RADIUS	152,113
5-MILE RADIUS	369,908

POPULATION 2028 PROJECTION

1-MILE RADIUS	19,087
3-MILE RADIUS	156,872
5-MILE RADIUS	380,881



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$57,610.00
3-MILE RADIUS	\$77,115.00
5-MILE RADIUS	\$87,574.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$37,764.00
3-MILE RADIUS	\$55,636.00
5-MILE RADIUS	\$63,601.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,870	93,430	235,486
BLACK	2,313	22,280	46,235
HISPANIC ORIGIN	8,811	55,635	107,844
AM.INDIAN & ALASKAN	515	3,806	7,776
ASIAN	2,286	18,962	48,934
HAWAIIAN/PACIFIC	285	2,737	4,759
ISLAND	285	2,737	4,759
OTHER	1,292	10,899	26,717



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