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CENTURY 21

Select Real Estate, Inc



EL CAMINO AVE

DEL PASO BLVD

AVAILABLE
FOR SALE



SUBJECT

SUBJECT

2125 DEL PASO BLVD & 680 EL CAMINO AVE
Sacramento, CA 95815

-/+25,238 SQ FT Buildings for Sale on
+/-21,712 Sq Ft of Land Zoned C-2 SPD
Adjacent Land Parcel of +/-17,415 Sq Ft
Zoned C-2 SPD

For Sale: \$3,200,000.00
Priced to Sell \$126.79 Sq Ft

Priced to Sell Investment / Owner User Retail Opportunity with Additional Parcel of Land \$126.79 Sq Ft



THE PROPERTY

 **Building 2125 Del Paso Blvd & Adjacent Parcel 680 El Camino Ave**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
Building APN:
275-0043-017-0000
Parcel APN:
275-0043-019-0000



**For Sale: Retail
Buildings**
+/- 25,238 Sq Ft on
+/- 0.5 acres with
adjacent Parcel of
0.4 acres
For Lease: N/A



**Shopping Center
Retail**



**Investment / Owner
User**
Buildings and Land
Monument Signage



**For Sale:
\$3,200,000**



This Strategically located +/-25,238 sq ft retail building with extensively prominent street frontage along the highly trafficked Del Paso Blvd. The building offers a large expansive floorplan, high ceilings and glass store front. The building has a second floor that had open rooms and boasts a large freight elevator for east access from the ground floor roll up doors.



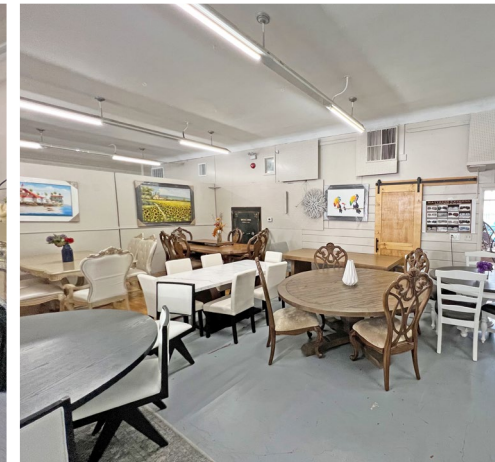
Positioned within Sacramento's Del Paso Boulevard commercial corridor, 2125 Del Paso Blvd represents a compelling investment or owner-user opportunity. Possessing favorable C-2 zoning, the property allows for a diverse array of commercial applications or potential long-term repositioning. Located just minutes from the urban core and surrounded by ongoing revitalization efforts, craft breweries, and local eateries, this property offers significant upside potential.



The building is currently occupied by a furniture retailer with expansive showrooms and ample storage areas. The tenant will vacate the building with a sale of the asset.



Del Paso Boulevard commercial corridor in Old North Sacramento, 2125 Del Paso Blvd presents a flexible commercial footprint with strong street presence and C-2 zoning





DEL PASO BLVD

EL CAMINO AVE

ASSEMBLAGE FOOTPRINT (~0.90 ACRES TOTAL)

2125 DEL PASO BLVD
~25,238 SF Building
High Street Exposure

680 EL CAMINO AVE
0.40 Acre Parcel
C-2 Zoned

Retail / Showroom
Customer Traffic

Parking / Expansion /
Staging / Loading





THE BUILDING

Key Investment Features

Gateway Tri-Corner Position: 2125 Del Paso Blvd sits at the convergence of three primary corridors—Del Paso Blvd, El Camino Ave, and Rio Linda Blvd. This positions it as a major visual anchor and entry point to the Old North Sacramento commercial corridor.

Scale Advantage in an Infill Zone: Most storefronts along Del Paso Blvd are smaller urban lots (2,000–6,000 sq ft) with zero-lot-line setbacks and limited dedicated parking. At ~25,238 sq ft, this building is one of the few large-format commercial/flex structures in the district capable of accommodating a major regional credit tenant, an urban market/grocery, or a large multi-tenant creative/retail collective.

Revitalization Alignment: The Del Paso corridor is undergoing steady urban transition, drawing art studios, local eateries, craft beverage spots, and housing developments. A site of this scale allows an owner-user or developer to capture early market upside or anchor a catalytic neighborhood redevelopment project.

The 680 El Camino directly solves the primary operational challenge for legacy urban commercial buildings: parking, ingress/egress, and flexible zoning. Large commercial footprints in urban corridors often struggle to secure high-density tenants due to strict city parking minimums. Utilizing the 0.40-acre parcel primary for parking creates 40–50+ dedicated off-street vehicle spaces. This significantly elevates the parking ratio, enabling high-traffic uses that would otherwise be rejected by the city or avoided by operators (e.g., medical clinics, restaurants/brewpubs, grocery stores, fitness centers, or event spaces).

B. Direct Access & Dual-Corridor Logistics

Dual Ingress/Egress: Frontage along both Del Paso Blvd and El Camino Ave allows traffic to enter from one main street and exit onto another, preventing traffic congestion.

Loading & Deliveries: The 680 El Camino lot acts as a staging area for heavy vehicle access, delivery trucks, and trash/recycling enclosures, keeping service operations out of sight of the primary storefront on Del Paso Blvd."

Dual-Parcel Flexibility: The portfolio split across two distinct parcels allows an investor future flexibility to hold, or separately dispose of the assets.



HEAT MAP



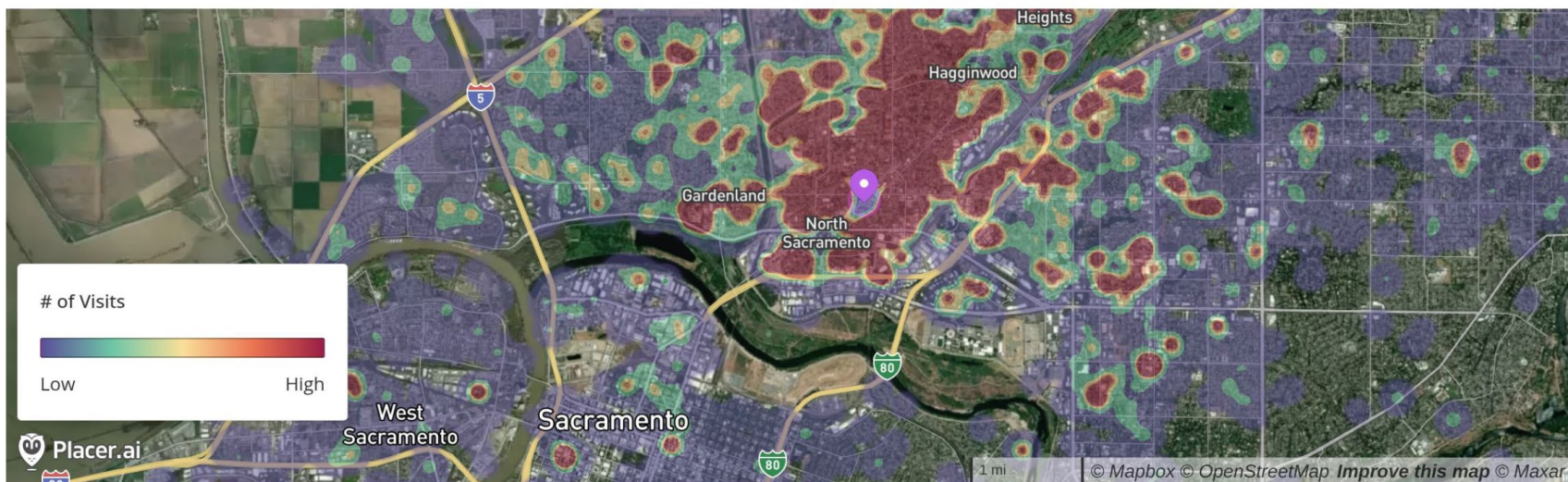
Trade Area

Sep 1, 2025 - Aug 31, 2026

Trade Area

Furniture Love Mattress ...

Del Paso Blvd, Sacramento, CA



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Sep 1st, 2025 - Aug 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



GROCERY
OUTLET
bargain market



Little Caesars Pizza



THE AREA

The Del Paso Boulevard corridor serves as the historic “main street” and primary commercial arterial of Old North Sacramento. Positioned just 3 miles north of Downtown Sacramento and directly adjacent to Highway 160, the district is defined by its transit-oriented urban layout, classic mid-century storefront architecture, and active public-private revitalization momentum.

High-Density Infill & Gateway Location

Strategic Transit Node: Del Paso Blvd connects Downtown/ Midtown Sacramento directly to Arden-Arcade and North Natomas via Highway 160 and Interstate 80.

Walkable Trade Area: Unlike suburban retail strip malls, Del Paso features an urban, walkable layout backed by dense surrounding residential communities seeking local neighborhood-serving uses.

City-Backed Revitalization & Grant Capital

Public Investment: The corridor is actively targeted by public economic development initiatives, such as the City of Sacramento’s North Sacramento Business Investment Program and Forward Together Action Plan, which provide hundreds of thousands in grants and forgivable loans for storefront improvements, equipment, and building restorations.

Active Business District: Managed by the Del Paso Boulevard Partnership (PBID), which drives district maintenance, public safety, marketing, and business attraction initiatives along the boulevard.

Emerging Mix of Uses & Essential Services

Commercial Mix: The corridor is home to an eclectic mix of creative studios, local eateries, craft beverage spots, community services, and key essential retail anchors like Grocery Outlet (located nearby at Del Paso & Rio Linda Blvd).

Transitioning Real Estate: The district is increasingly attracting adaptive-reuse investments, flex-space operators, and residential/mixed-use urban infill developers looking for accessible entry pricing relative to Midtown Sacramento.

By pairing a large-format commercial anchor with a dedicated contiguous parking/flex parcel, 2125 Del Paso Blvd solves the corridor’s biggest friction points—parking and scale—making it one of the most versatile commercial opportunities in Old North Sacramento.

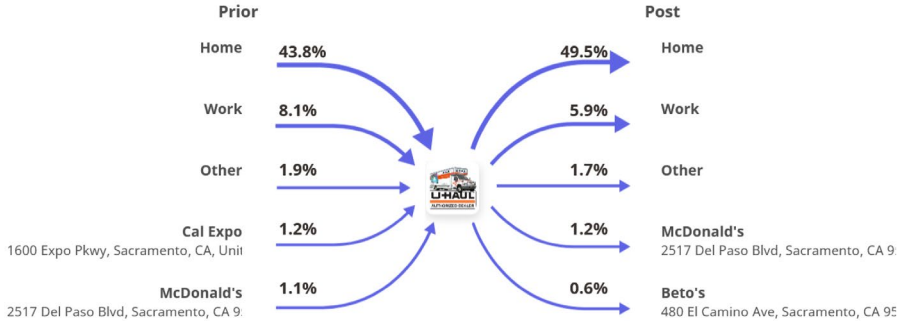


Visitor Journey

Sep 1, 2025 - Aug 31, 2026

Visitor Journey

Furniture Love Mattress Desi
Del Paso Blvd, Sacramento, CA



Show by: | Sep 1st, 2025 - Aug 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai





DEMOGRAPHICS

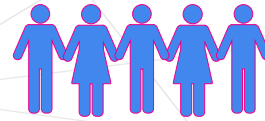
CONSUMER SPENDING

5 mile Households



POPULATION BY RACE

3 Mile Radius



152,296	White
40,402	Black or African American
1,277	American Indian & Alaskan
48,546	Asian
3,976	Native Hawaiian & Pacific Islander
31,393	Two or More Races

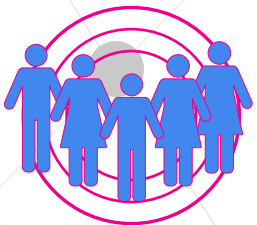
HOUSE HOLD INCOME



5 mile 2024 Households

Avg. Household Income	99,141
< \$25K	26,695
\$25K - 50K	23,407
\$50K - 75K	22,886
\$75K - 100K	20,306
\$100K - 125K	16,094
\$125K - 150K	11,097
\$150K - 200K	15,407
\$200K+	18,179

RESIDENT POPULATION

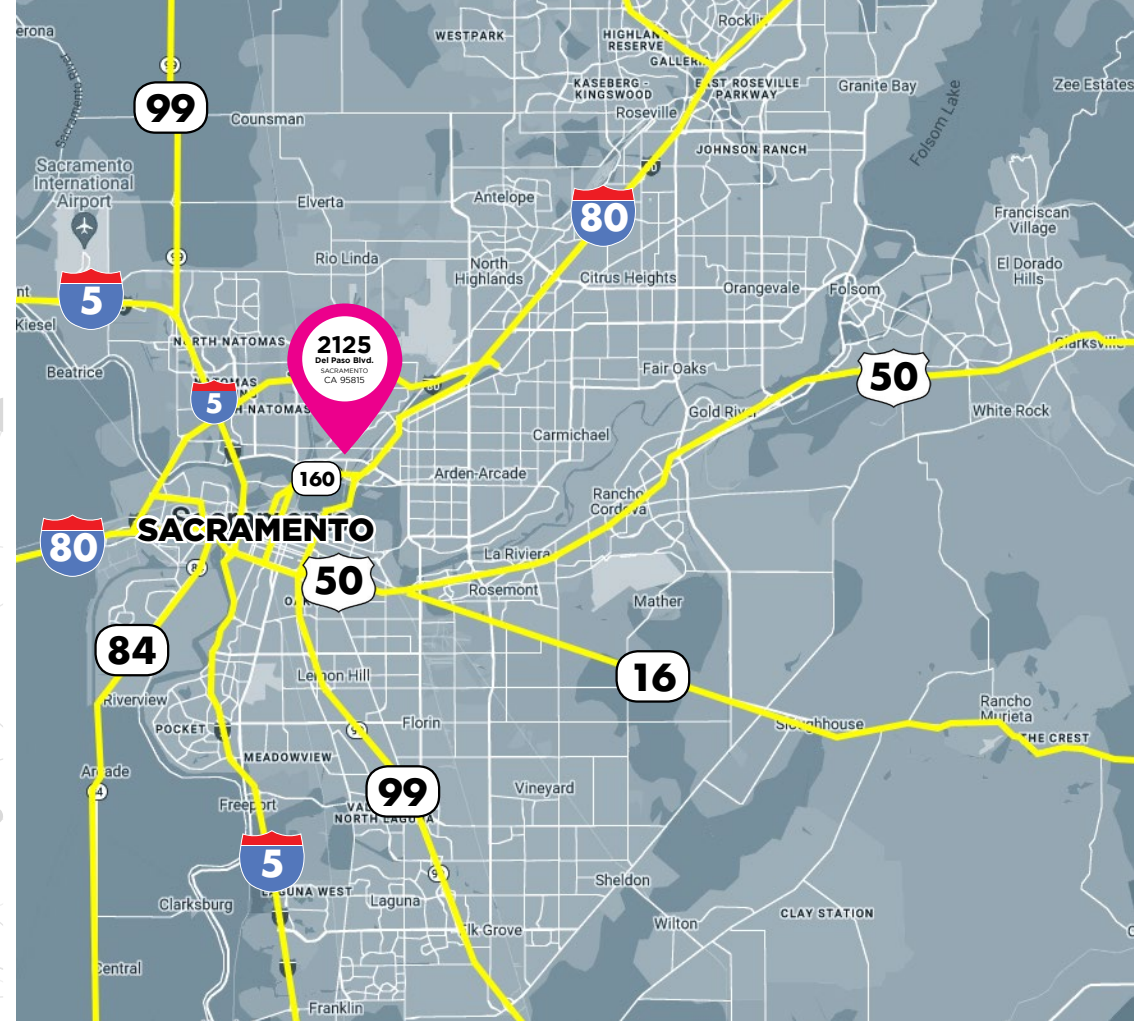


2 Mile	62,300
3 Miles	389,634
5 Miles	1,109,367

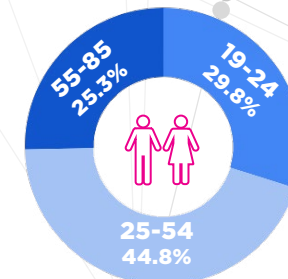
TRAFFIC COUNT



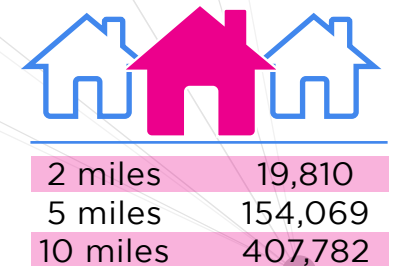
-/+ 15,441
Vehicles Per Day



POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



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.

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SALE

CENTURY 21
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