

IN-FILL COMMERCIAL PAD SITE

5139 Hillsdale Blvd, Sacramento, CA 95842



PROPERTY DESCRIPTION

KW Commercial is pleased to present this exceptional opportunity to acquire a rare infill development parcel in a dense, established neighborhood of Sacramento County. The ± 0.68 -acre site is ideally situated just off of Madison Ave, less than one mile from Interstate 80, and surrounded by a strong mix of residential rooftops, daily-needs retail, and schools.

With visibility and exposure to approximately 19,300 vehicles per day, the property is well-positioned for a variety of commercial uses, including quick-service restaurant, coffee drive-thru, neighborhood retail, medical or dental office, service-oriented businesses, and potentially multi-family (subject to County approvals).

This is one of the few remaining developable commercial parcels in the North Highlands corridor and is ideal for owner-users, investors, or developers seeking to capitalize on the area's growth and demand for quality commercial services.

OFFERING SUMMARY

Sale Price:	\$325,000
Price Per Sq Ft	\$10.97
Lot Size:	0.68 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,780	53,801	145,319
Total Population	25,239	148,023	401,884
Average HH Income	\$69,276	\$88,801	\$96,581

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BILL JOHNSON

Director - Associate Broker

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bill.johnson@kwcommercial.com

CA #01992157

KW COMMERCIAL

3133 W. March Lane
Stockton, CA 95219

PROPERTY DETAILS

Sacramento, CA 95842

LOCATION INFORMATION

Street Address	5139 Hillsdale Blvd
City, State, Zip	Sacramento, CA 95842
County	Sacramento
Nearest Highway	Interstate 80
Nearest Airport	Sacramento International Airport (SMF)

PROPERTY INFORMATION

Zoning (County)	Business & Professional Office
Parcel Size	0.68 Acres
APN	228-0182-021
Corner Property	No
Sewer	- Sacramento Area
Water	- Sacramento Suburban
Fire	- Sacramento Metro
Waste	- Sacramento County Waste Management & Recycling
Storm	- Sacramento County Water Resources



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HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Prime in-fill location surrounded by established residential neighborhoods and daily-needs retail.
- Less than one mile from I-80, with convenient connectivity to Madison Ave, Walerga Rd, and Elkhorn Blvd
- Close to major retailers such as Target, Smart & Final, 7-Eleven, Bojangles, Starbucks, etc.
- Partially paved with trash enclosure
- Access & Reciprocal Parking Agreement with Bojangles Parcel to provide direct access to Madison Ave
- Limited supply of available commercial land in the area supports strong long-term value for hold or build-to-suit strategies.
- Strong Demographics with 142,000 residents in a 3 mile radius

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LAND FOR SALE

SITE PHOTOS

Sacramento, CA 95842



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LAND FOR SALE

SITE PHOTOS

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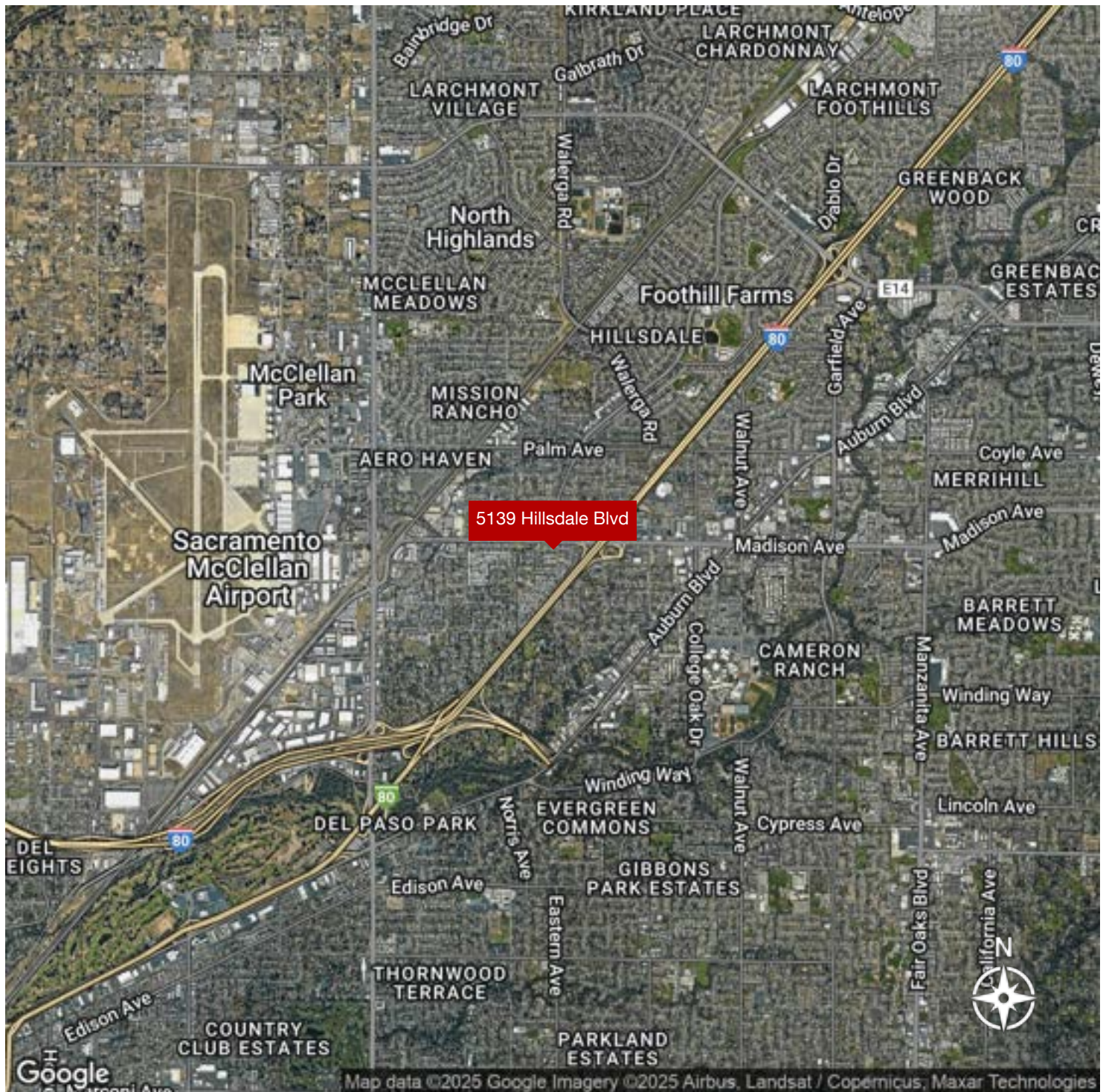
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LAND FOR SALE

REGIONAL MAP

Sacramento, CA 95842



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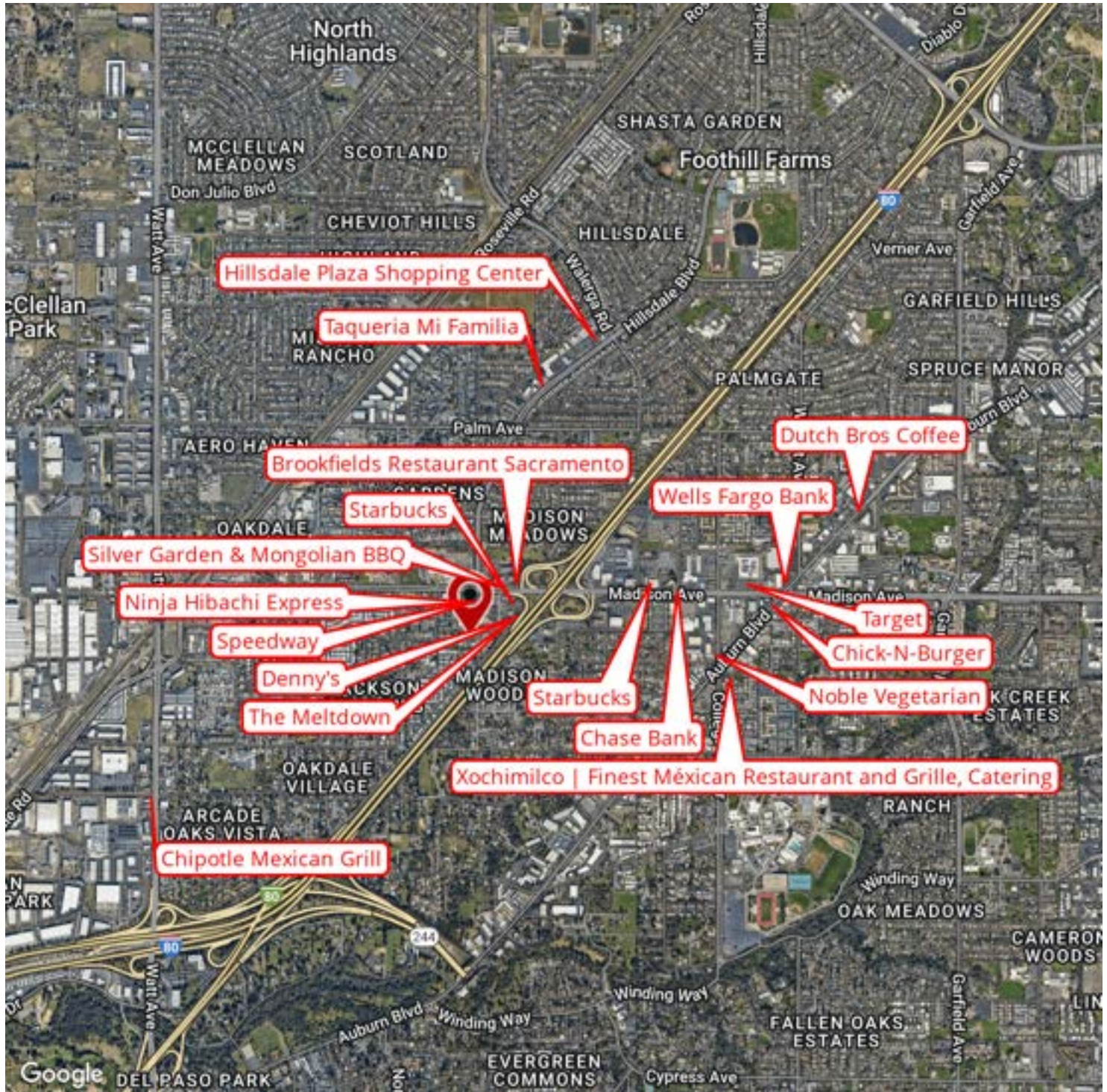
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RETAILER MAP

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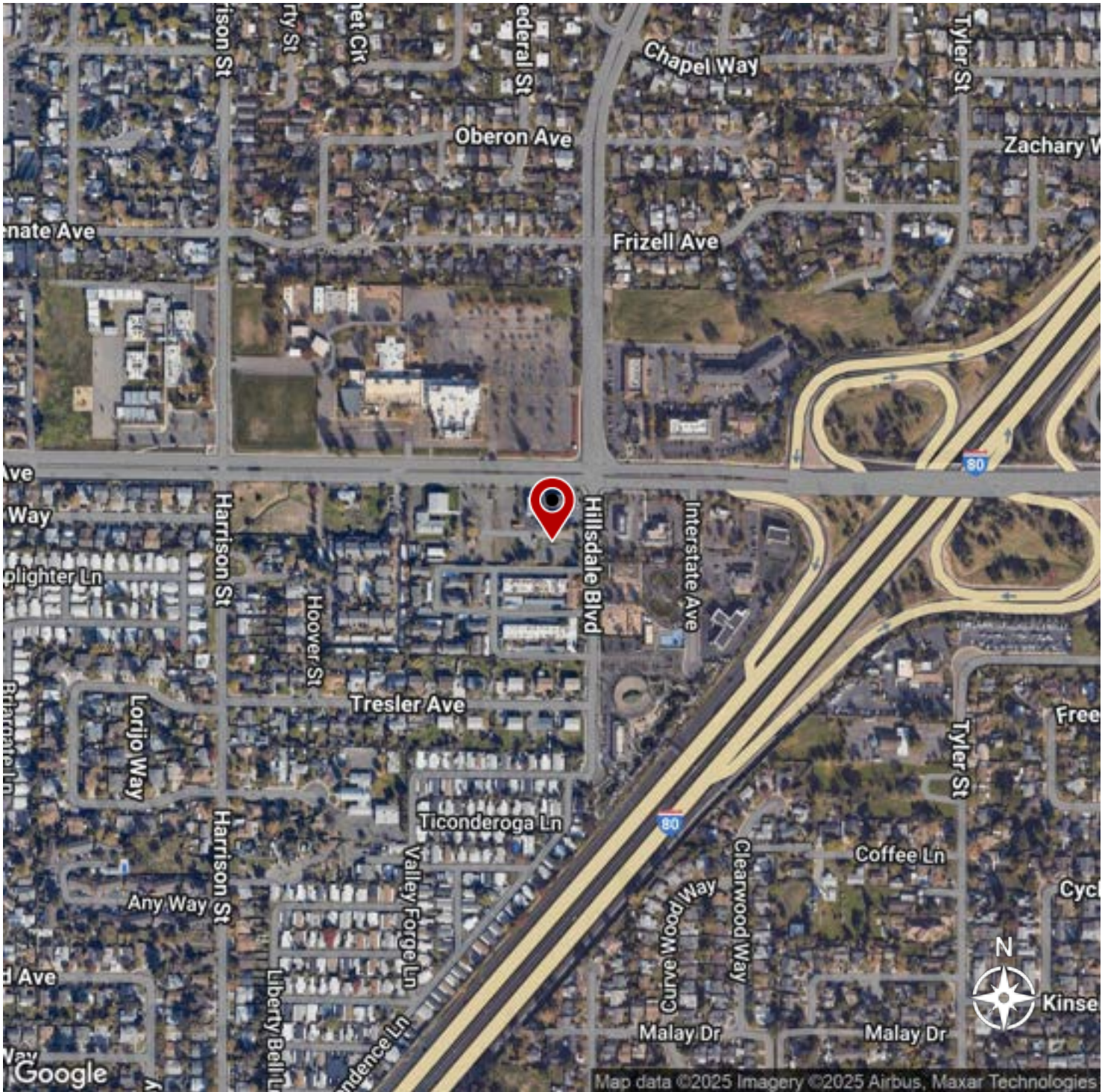
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LOCATION MAP

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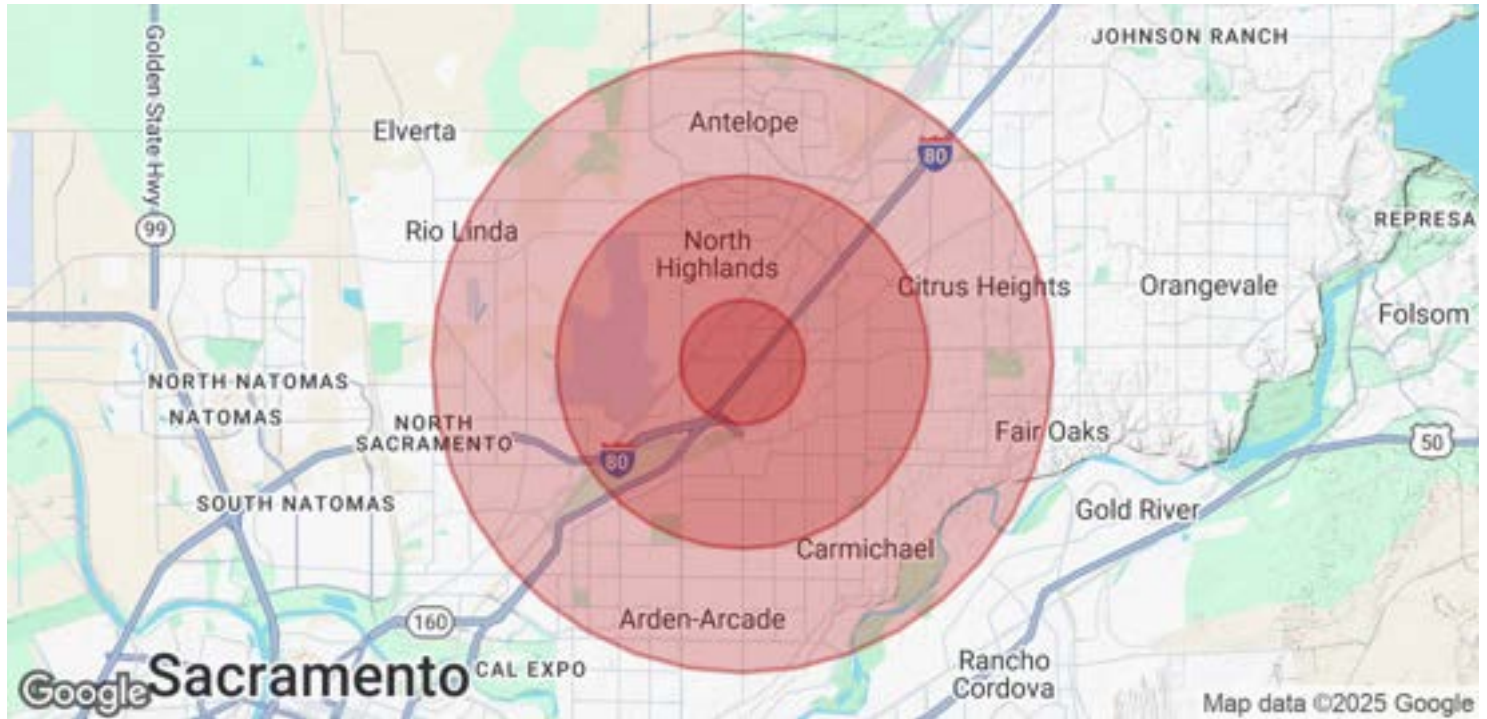
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,239	148,023	401,884
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,780	53,801	145,319
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$69,276	\$88,801	\$96,581
Average House Value	\$348,453	\$456,426	\$507,520

** Demographic data derived from 2020 ACS - US Census*

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