



# Metro Air Park West 20 Commercial Lots

Build to Suit & Ground Lease



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Developed By:  
Lifetime  
Communities &  
RJ Gill Ventures Inc.



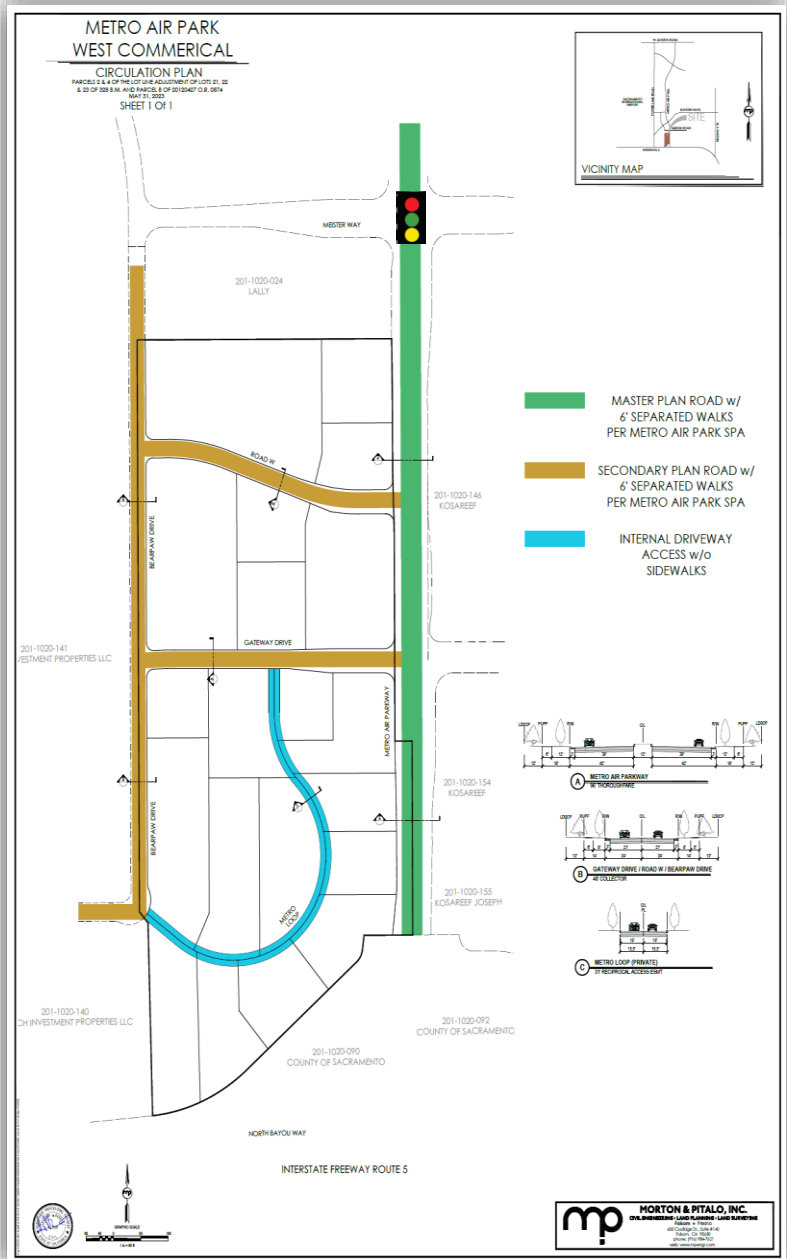
### Property Features

- **31.13 +/- AC** Ground lease, Build-to-suit or purchase
- 20 subdivided parcels – varying in size from **0.69 – 3.52 AC**
- Metro Air Park Specific Plan Area allowable Uses: **industrial/manufacturing, retail sales & services, hotel and office use**
- **Suitable for immediate development** – environmental mitigation & entitlements are complete
- **Immediate access and visibility** from I-5 freeway

### Overview

This is an excellent opportunity to take advantage of new, quality inventory available to the market – **Metro Air Park West** - can be your gateway to barrier of entry for the NW Sacramento Metro area.

Located in the mixed-use cluster of the Metro Air Park development on the intersection of Interstate 5 and Metro Air Pkwy. The variety of ground lease and build-to-suit options provides for maximum flexibility and efficiency. With the new I-5 interchange (over 120,000 average daily traffic along I-5 fwy), excellent geographic location, adjacent to Sacramento International Airport (over 526,000 average monthly passengers). Metro Air Park is becoming the destination for industrial and logistics facilities within the Sacramento region, and Northern California. This attracts a large workforce and demand for housing and retail and shopping demand.



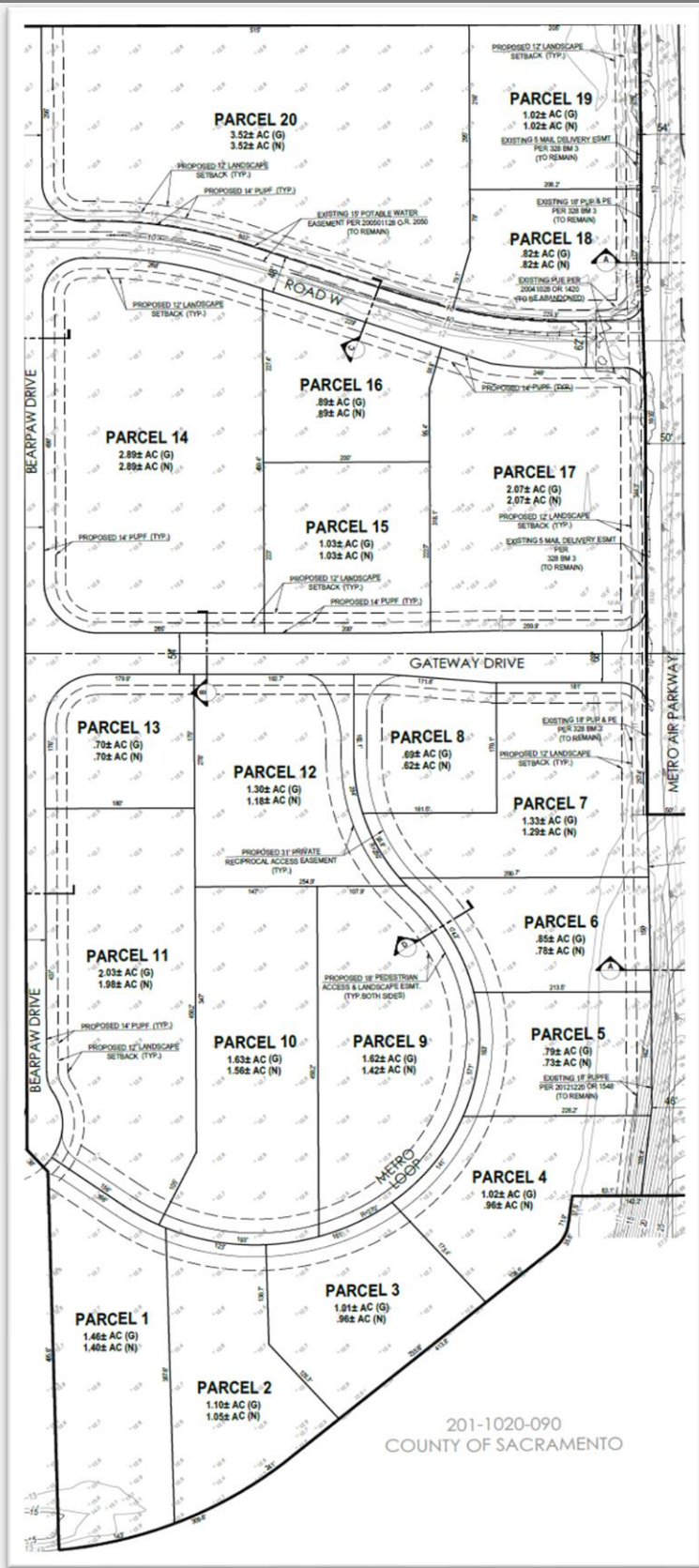
TENATIVE CIRCULATION MAP

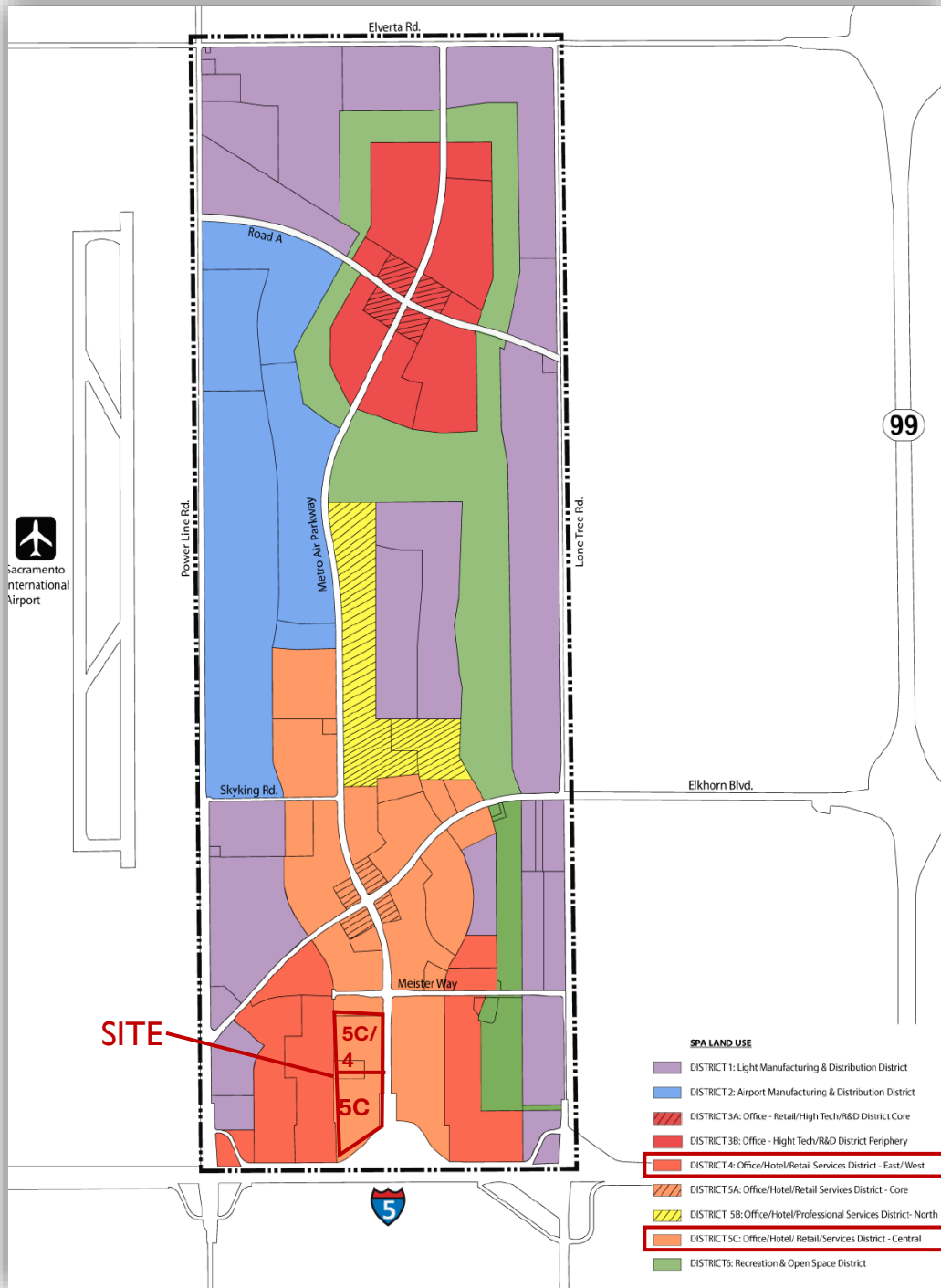
| Parcel # | +/- Net Parcel Size (ACRE) |
|----------|----------------------------|
| 1        | 1.40                       |
| 2        | 1.05                       |
| 3        | .96                        |
| 4        | .96                        |
| 5        | .73                        |
| 6        | .78                        |
| 7        | 1.29                       |
| 8        | .62                        |

| Parcel # | +/- Net Parcel Size (ACRE) |
|----------|----------------------------|
| 9        | 1.42                       |
| 10       | 1.56                       |
| 11       | 1.98                       |
| 12       | 1.18                       |
| 13       | .70                        |

| Parcel # | +/- Net Parcel Size (ACRE) |
|----------|----------------------------|
| 14       | 2.89                       |
| 15       | 1.03                       |
| 16       | .89                        |
| 17       | 2.07                       |

| Parcel # | +/- Net Parcel Size (ACRE) |
|----------|----------------------------|
| 18       | .82                        |
| 19       | 1.02                       |
| 20       | 3.52                       |





**SUBDISTRICT 5C & 4 ZONING CODES:  
METRO AIR PARK WEST:ALLOWABLE  
USES**

Metro Air Park is a Master Planned Business Park with over 1,320 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.



INFRASTRUCTURE SUMMARY

Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.

Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District

12" Water Main from Sacramento County Water Agency

12 kV Electrical Line from Sacramento Municipal Utility District

Natural Gas is supplied via 8" line.

Fiber & Phone: AT&T, Consolidated Communications



**INTEGRAL**  
Communities  
A DIVERSIFIED REAL ESTATE COMPANY

# Northlake

SACRAMENTO, CA

Northlake is a new 577-acre master-planned community serving the dynamic Sacramento, California, marketplace. Strategically located within the city of Sacramento, Northlake is bounded by both Sacramento River Delta's major transportation corridors with exposure to I-5 on the south and Highway 99 on the east.

#### LOCATION

Sacramento, CA  
3900 Eventide Avenue

#### NUMBER OF HOMESITES

376 apartment homes  
2,175 homesites

#### DENSITY

8.2 homesites/acre

#### PRODUCT TYPE

Single-family detached homes, multifamily apartments and commercial land

#### TARGET MARKET

First-time and move-up homebuyers, young professionals and young families

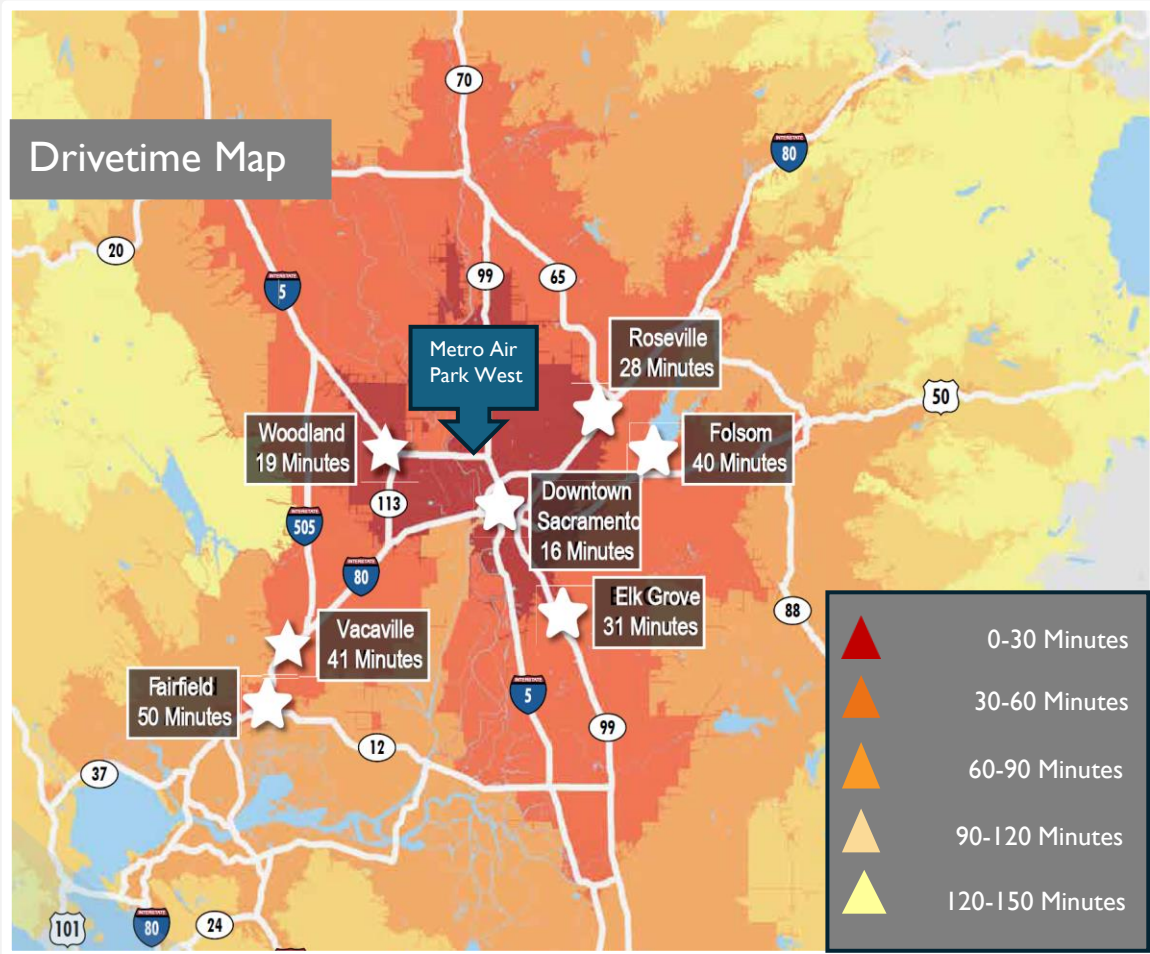


Northlake is well positioned within the market sector that has historically attracted the most new-home sales over the last decade just west of the nearly built-out North Natomas Community Plan and east of Sacramento International Airport and the recently developed new Metro Air Park.

Integral Communities acts as the master developer of Northlake, which will bring 376 apartment homes and 2,175 homesites to the marketplace. Upon build-out, Northlake will include approximately 380 acres of residential land, 41 acres of lakes, 65 acres of walking and biking trails and open space, 20.8 acres of neighborhood and community parks, a 1.5-acre private Resident's Club and Lake House for resident use, 29 acres of commercial land and a 16.8-acre K-8 planned school site.

Sourced By: <https://integralcommunities.com/>





**TRAFFIC COUNTS**

|                          |             |
|--------------------------|-------------|
| I-5 Fwy & Metro Air Pkwy | 120,000 ADT |
|--------------------------|-------------|

**DEMOGRAPHICS**

|                          | 3 mile    | 5 Mile    | 10 Mile   |
|--------------------------|-----------|-----------|-----------|
| Daytime Population       | 32,097    | 79,743    | 370,699   |
| Household Population     | 11,806    | 28,929    | 139,587   |
| College Graduates        | 45.9%     | 40.4%     | 54.8%     |
| Average Household Income | \$128,007 | \$111,911 | \$94,322  |
| Median Home value        | \$450,340 | \$435,981 | \$488,175 |

Source: Costar





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