

# FOR SALE

*15.2 ACRES OF PRIME INFILL LAND  
Zoned Retail / Commercial / Multi-residential  
NE Corner Florin Rd & Stockton Blvd, Sacramento, CA*



- High density population
- Easy freeway access
- Super Walmart across the street
- High traffic intersection

*Exclusively Listed by:*

**Jim Roessler**

Roessler Investment Group

(415) 837-3722

Jim@RoesslerInvestmentGroup.com

CADRE 00339311

**Gallagher & Miersch, Inc.**

1390 Willow Pass Rd, Ste 350

Concord, CA 94520

www.gmre.net

CADRE 01209208

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# FOR SALE

## 15.2 Acres Prime In-fill Land

### Sacramento, CA

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Asking Price                      \$10,000,000 (\$15 per square foot)

Land:

Acres                                15.2 Acres  
Square Feet                      661,674 SF

### Zoning

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The property is a now-vacant shopping center located in the County of Sacramento and is zoned Retail/Commercial which allows for retail and office uses as well as multi residential up to 20 units per acre. Sacramento County Planning Officials are available to discuss potential projects with developers. Attached is a summary of the Commercial Zoning Districts from the Sacramento County Zoning Guide effective 9/15/2015, as well as updates from the 2023-2024 Zoning Interim Guide dated 4/23/2024.

### Demographics

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	1 Mile	3 Miles	5 Miles
Population	25,870	179,789	397,833
Median Household Income	\$53,658	\$60,671	\$77,194
Median Age/Years	34.7	34.9	35.9
Average Family Size	3.96	3.88	3.67
Owner Occupied Homes	43.8%	48.7%	53.7%
Renter Occupied Homes	53.3%	48.0%	42.5%
Race/Ethnicity			
White	15.1%	18.0%	25.6%
Black	12.9%	14.3%	12.9%
Asian	38.9%	32.2%	30.7%
Hispanic	33.6%	37.0%	30.9%
Other	22.5%	23.3%	17.7%

### Little Saigon

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This site is located within the designated “Little Saigon” district. The Little Saigon retail district specializes in goods and services from Asia – Vietnam, China, India, Cambodia, Philippines, and Korea – the largest portion being from Vietnam.

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#### Traffic Counts (Florin Rd & Stockton Blvd)

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Florin Rd	35,920 cars/day
Stockton Blvd	24,477 cars/day

#### Freeway Access

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Interstate Hwy 99 is located less than one mile to the west with easy access to the property.

#### Nearby Retail

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Directly to the west across Stockton Avenue is a Super Walmart with adjacent shops, including Petco and Dollar Tree. To the north half a block are several Asian centers



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**Sacramento, CA**

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Sacramento County – Summary Commercial Zoning Districts

**2.9.2. Table of Commercial Zoning Districts**

<b>TABLE 2.7: TABLE OF COMMERCIAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning Summary</b>	<b>Purpose</b>
Business Professional Office	BP  (1)	The BP zoning district generally permits office building and related uses such as banks, doctor's offices, general business office, and general uses.	To provide an area for business and professional office and compatible related uses. This zoning district is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development.
Light Commercial	LC	The LC zoning district permits a wide spectrum of commercial uses, ranging from apartments (with use permit) to grocery stores, to minor auto repair shops.	To provide an area that will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zoning district be used in those locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development.
General Commercial	GC	The GC zoning district permits a broad range of commercial uses, including more intense use such as small warehousing operations, auto repair shops, and truck service stations.	To provide an area for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.

Footnote

(1) Multi-family projects shall be developed at a maximum density of 20 units per acre.  
 (source: 2023-2024 Interim Guide dated 4/23/24)