

OWNER USER OR INVESTMENT OPPORTUNITY | I-80 FRONTAGE



3325-3327 LONGVIEW DRIVE

SACRAMENTO, CA

Marcus & Millichap



149,000+ VPD

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OFFERING SUMMARY

SALE PRICE
\$4,500,000

PRICE PSF
\$159.86

SALE SUMMARY

Sale Price	\$4,500,000
Price/SF	\$150.83
Total Square Feet	±28,149 SF
Total Lot Size	±1.87 Acres
Paved Parking/Yard Space	±1.0 Acres
Zoning	M-1 Light Industrial (Sacramento County)
3325 Year Built	1963 / 1998
3327 Year Built	1972 / 2009
APN	240-0153-075-0000

INVESTMENT HIGHLIGHTS

- FLEXIBLE LAYOUT FOR MULTIPLE TENANTS OR A SINGLE OWNER-USER WITH ADDITIONAL INCOME (INDUSTRIAL/WAREHOUSE, TRADE SCHOOL, CHURCH, INDOOR PLAYGROUND, CATERING, ETC)
- ± 1.87 -ACRE LOT WITH 1-ACRE OF FENCED PAVED YARD/PARKING SPACE
- ± 400 FEET OF I-80 FRONTAGE (149,000+ VPD)
- HEAVY POWER: 800 AMPS (3P, 480V and 208/120V) AND HIGH-CAPACITY GAS LINE
- BUILDING COMPRISED OF OFFICES, BANQUET HALL WITH COMMERCIAL KITCHEN, AND WAREHOUSE
- PROXIMITY TO BUSINESS-80 AND I-80 VIA WATT DRIVE, OFFERING REGIONAL ACCESS TO DOWNTOWN SACRAMENTO AND ROSEVILLE
- INVESTMENT OR OWNER-USER OPPORTUNITY

INVESTMENT OVERVIEW

3325–3327 Longview Drive presents a unique opportunity to acquire a versatile industrial/mixed-use property with unmatched accessibility and visibility along Sacramento’s I-80 corridor. Positioned just north of the Business 80 interchange, the property enjoys exposure to over 149,000 vehicles per day and offers direct access to the region’s major transportation routes, making it a prime location for a wide range of businesses.

This ±28,149 SF property is comprised of approximately 16,220-square feet of office space (with 37 individual rooms with individual thermostat controls and mini-split systems in each office which could be leased as executive offices), a 6,400-square foot Banquet Hall with a commercial kitchen with all FF&E’s still present, and 5,600-square foot adjacent warehouse with its own truck loading dock, heavy power, and two grade level doors.

The property’s flexible M1 Zoning, combined with its highly visible and central location, as well as the mixed-use nature of the existing improvements allows for a variety of uses including most industrial uses, executive offices, event centers, indoor playgrounds, churches, trade schools, catering facilities, and more.

The warehouse is currently leased on a short-term lease, and the seller is leasing out some of the offices as executive office spaces. With additional cosmetic improvements to modernize the common area and given the property’s central location in Sacramento an astute investor could turn the executive offices into a lucrative profit center, while leasing out the prime Banquet Center and Warehouse Space to long-term tenants. Nearby landmarks such as Haggin Oaks Golf Complex and McClellan Airport and Business Park, as well as the property’s access to Interstate 80 and Business 80 (Capital City Freeway) further emphasize the site’s convenient and centrally located position within the Sacramento market.

With its combination of highly functional space, income potential, and unbeatable location, 3325–3327 Longview Drive is perfectly suited for an owner-user seeking a long-term home for their business while capitalizing on Sacramento’s strong industrial market fundamentals.

POTENTIAL USES

POTENTIAL PROPERTY USES (BUYER TO VERIFY WITH SACRAMENTO COUNTY)

PERMITTED USES

Warehousing	Ambulance Service	Food Production
Equipment Rental	Manufacturing	Wholesale
Veterinarian Services	General Repair / Tool or Equipment Repair	Nursery
Private Social Center/Lodge	Catering	Automotive Repair (Major & Minor)
Church/Religious Institution	Boat & RV Storage	Truck Repair, Sales, Storage
	Business Services	

CONDITIONAL USE PERMIT, PLANNING COMMISSION (UPP)

College/University	Automotive Sales (New & Used)	Food Markets
Private School	General Retail	Vehicle Auctions
	Rehabilitation Facility	

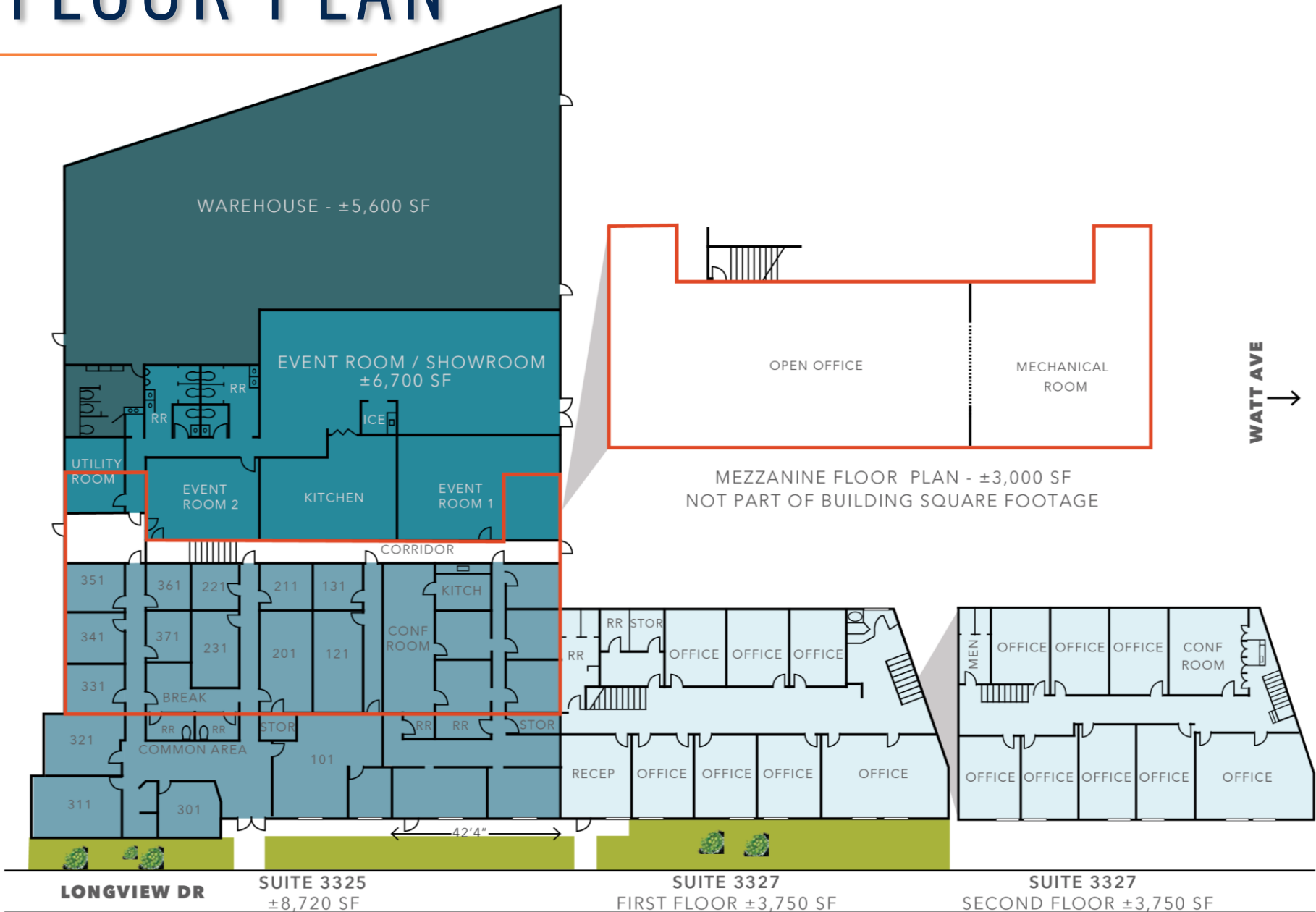
CONDITIONAL USE PERMIT, ZONING ADMINISTRATOR (UPZ)

Adult/Child Daycare Facility	Indoor/Outdoor Recreation	Hookah/Vape Lounge
Animal Boarding	Restaurant	Event Center
	Boat Sales/Rental	

MINOR USE PERMIT (UPM)

Tow Yard

FLOOR PLAN



LOCAL MAP



MARKET OVERVIEW

The Sacramento industrial market remains one of the most attractive investment locations in Northern California, with demand for well-located small- to mid-bay product continuing to outpace available supply. For properties under 50,000 square feet, vacancy sits at a remarkably low 3.7% as of Q3 2025, demonstrating strong tenant demand and limited turnover. This tight market has helped push average rents to \$1.02 per square foot, with spaces leasing in an average of just 3.4 months, signaling a highly liquid market for both landlords and investors.

Investment metrics further highlight the strength of the market. The average sale price has climbed to \$189 per square foot, a 5% increase year-over-year, reflecting the confidence of investors in the Sacramento industrial sector. Importantly, there are no projected deliveries of comparable product in the near term, indicating the competitive supply environment is expected to remain favorable for owners and developers.

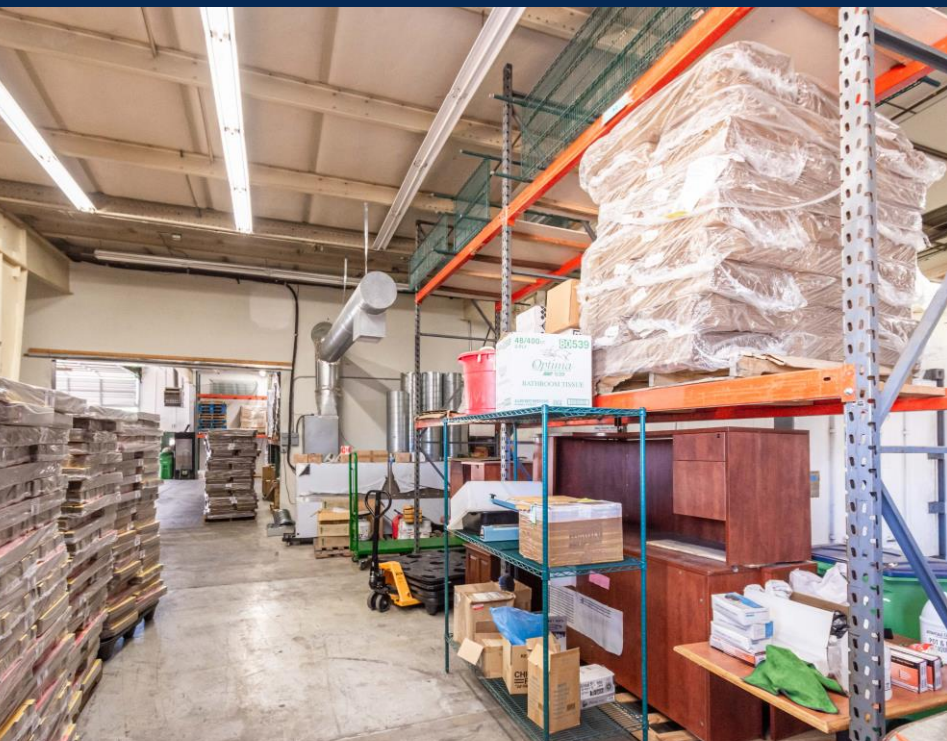
The property's location benefits from outstanding regional access and visibility, positioned just north of the Business 80 interchange along I-80 with average daily traffic counts exceeding 149,000 vehicles per day. This strategic positioning enhances user demand by providing efficient connectivity to the greater Sacramento region and key distribution corridors.

Overall, the Sacramento industrial market offers an exceptional combination of low vacancy, strong rental growth, limited new supply, and investor confidence—making 3325–3327 Longview Drive a rare opportunity to acquire a high-quality asset in one of the most stable and sought-after industrial markets in the state.













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