



FOR LEASE

3220-3232 51st Ave | Sacramento, CA



Light Industrial Space For Lease

NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

NAINorthgate
LEASING TEAM

PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Industrial

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: M-1 Light Industrial

3220, Unit 4: ±4,280 sq ft

3232, Unit 1: ±4,250 sq ft

3232, Unit 3: ±1,785 sq ft

3232, Unit 5: ±7,734 sq ft

LOT SIZE: ±1.43 acres



3220 - 3232 51ST AVENUE IS A MULTI-TENANT LIGHT INDUSTRIAL PARK WITH SECURED PARKING AND YARD SPACE.

- 3220, Unit 4 is comprised of ± 360 SF first floor office, $\pm 1,280$ SF second level space, and a $\pm 2,640$ SF warehouse with two (2) grade level doors.
- 3232, Unit 1 is a 2-story unit with a $\pm 3,570$ SF bottom level and a ± 680 SF upper level. It is equipped with one (1) grade level door.
- 3232, Unit 3 is a $\pm 1,785$ SF with small office and warehouse with one (1) grade level door.
- 3232, Unit 5 is $\pm 7,734$ SF warehouse space with a small office, four (4) grade level doors, and existing infrastructure for auto repair use.



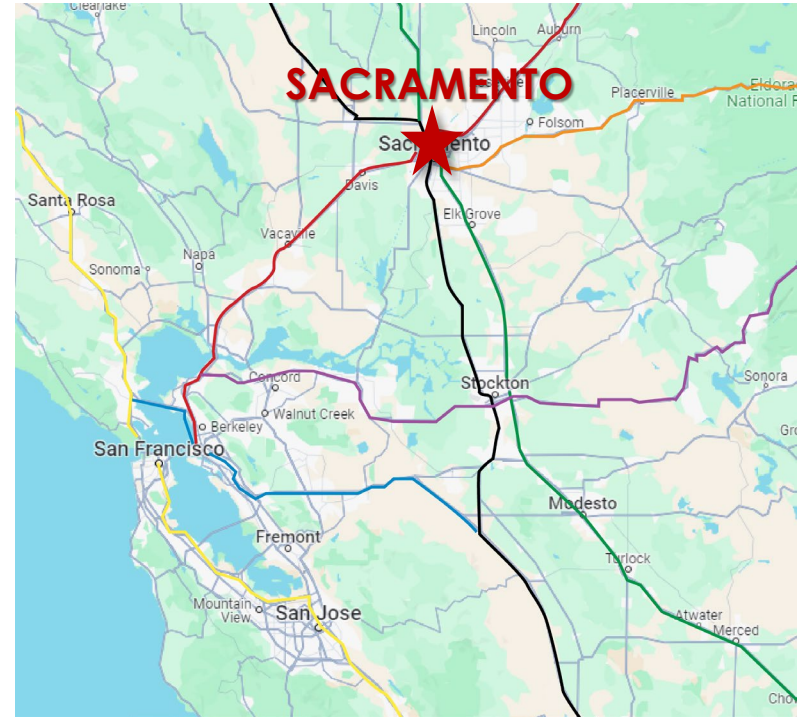


DEMOGRAPHICS

Sacramento, the capital city of California, is known for its strategic location at the confluence of the Sacramento and American Rivers, Sacramento serves as a central hub for commerce and government. The city boasts a diverse and growing economy, supported by sectors such as technology, healthcare, and education, alongside its traditional strengths in agriculture and government. Sacramento's commitment to sustainable development and infrastructure improvement is evident in projects like the revitalization of the Downtown Commons (DoCo) and the expansion of the Golden 1 Center, which enhance the city's appeal. With a lower cost of living compared to other major California cities, a highly educated workforce, and a high quality of life with numerous parks, cultural attractions, and a vibrant dining scene, Sacramento is an ideal location for businesses seeking growth and investment opportunities in a dynamic and supportive environment.

POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	18,602	186,055	398,527
2028 PROJECTION:	18,770	187,948	405,302
PROJECTED GROWTH:	0.903%	1.017%	1.7%
DAYTIME POPULATION:	19,465	150,058	396,271
MEDIAN AGE:	34	36	38

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE:	2,742	40,117	122,056
BLACK:	2,993	26,312	49,281
ASIAN:	4,236	43,711	89,992
HISPANIC:	43.11%	37.77%	30.96%
NATIVE AMERICAN:	344	3,107	5,578
MIXED RACE:	2,317	24,708	54,508



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	6,003	63,332	150,269
2028 PROJECTION	6,053	63,959	152,972
PROJECTED GROWTH:	0.82%	0.98%	1.78%
2023 MEDIAN HOME VALUE:	\$329.4K	\$399.3K	\$507.2K

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$72.4K	\$84.7K	\$101.1K
2023 MEDIAN HH INCOME:	\$55.6K	\$67K	\$79.5K

DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS



NICKOLAS SALDIVAR III

Leasing & Investments Partner

T 916.672.4112

nick.saldivar@ngcip.com

LIC# 01766394

DRE# 01910787

ADVISORY SERVICES

Asset Management



Acquisitions & Dispositions



Appraisal & Valuation



Corporate Services



1031 Exchange Acquisitions (CA to FL)



Comprehensive Investment Strategy Advisory