

# INVESTMENT OR OWNER-USER OPPORTUNITY | KNIGHTS LANDING

**9410 LOCUST ST  
KNIGHTS LANDING, CA 95645**

**FORMER BANK OF AMERICA LOCATED ON A  
HARD CORNER OF LOCUST ST AND 4TH ST  
(HIGHWAY 113 AND HIGHWAY 45)**



**Steve Perez**  
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LIC: #01366920

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661





### About the Property

Former Bank of America located across from a new Valero gas station in Knights Landing, approximately 10 minutes North of Woodland, the closest large community. Currently being used as an artist space, the property will be vacant at the close of escrow.

### Property Highlights

- Located on a hard corner and the main thoroughfare in Knights Landing
- Building Signage and Large Pylon Signage
- Two (2) Private Offices
- Break Room with Kitchen
- Thirteen (13) Parking Stalls located behind the building



# FOR SALE | OWNER-USER OPPORTUNITY

## EXECUTIVE SUMMARY

**ADDRESSES:** 9410 Locust St,  
Knights Landing, CA 95645

**OFFERING PRICE:** \$350,000.00

**TOTAL BLDG SQ.FT.:** ±4,400 SF

**LOT SIZE:** 14,810 SF (0.34 Acres)

**APN:** 056-283-001-000

**PARKING:** Thirteen (13) Stalls in a Private Parking  
Lot Behind Building

**CONSTRUCTION:** Masonry

**ZONING:** C - Commercial

**YEAR BUILT:** 1960



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## PROPERTY PHOTOS





# FOR SALE | OWNER-USER OPPORTUNITY

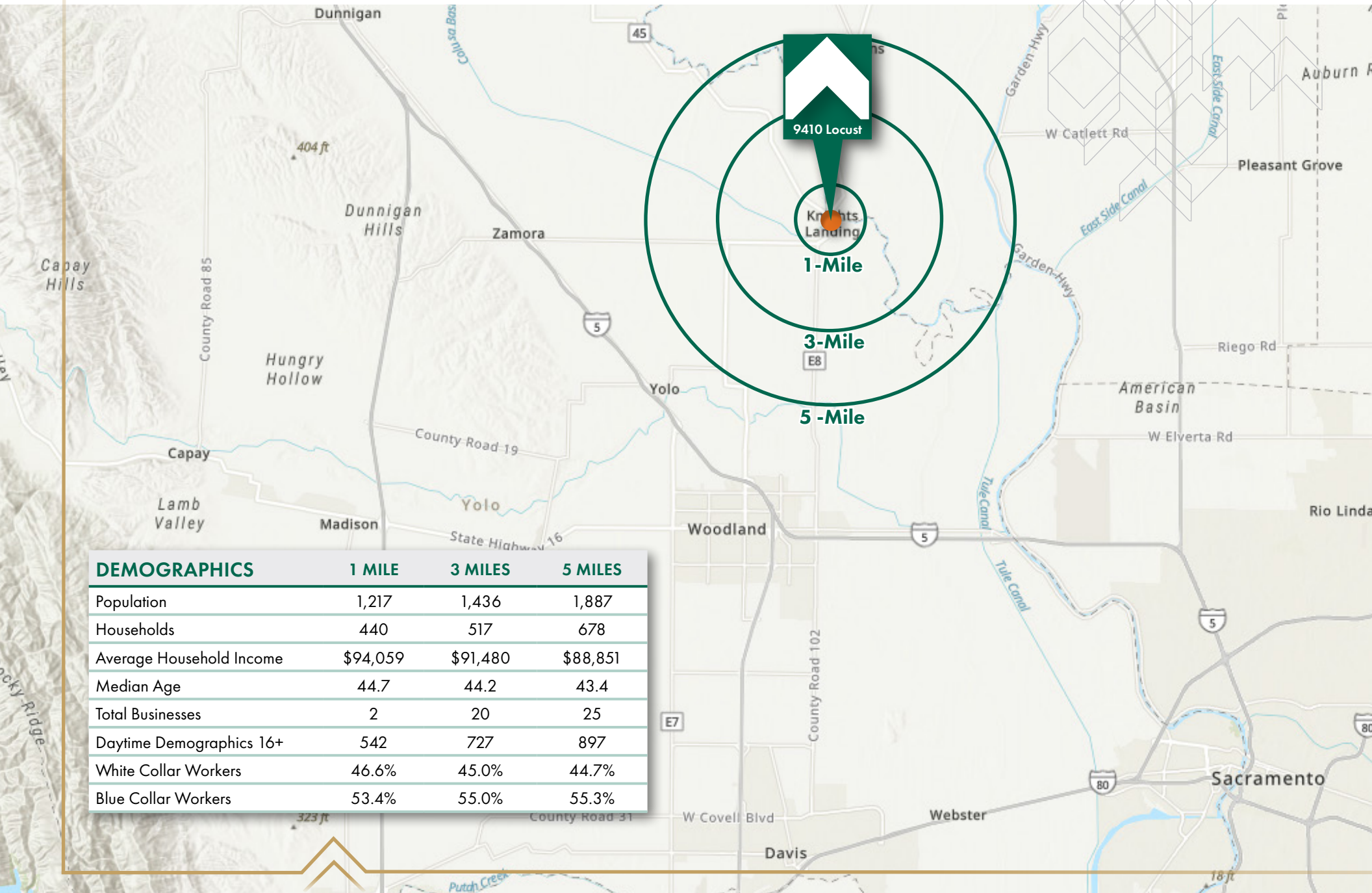
## INTERIOR PHOTOS





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## DEMOGRAPHIC REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,217	1,436	1,887
Households	440	517	678
Average Household Income	\$94,059	\$91,480	\$88,851
Median Age	44.7	44.2	43.4
Total Businesses	2	20	25
Daytime Demographics 16+	542	727	897
White Collar Workers	46.6%	45.0%	44.7%
Blue Collar Workers	53.4%	55.0%	55.3%



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## **ABOUT TRI COMMERCIAL** DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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