

# 1051 El Camino Ave

Sacramento, CA 95815

Industrial Investment  
For Sale & For Lease

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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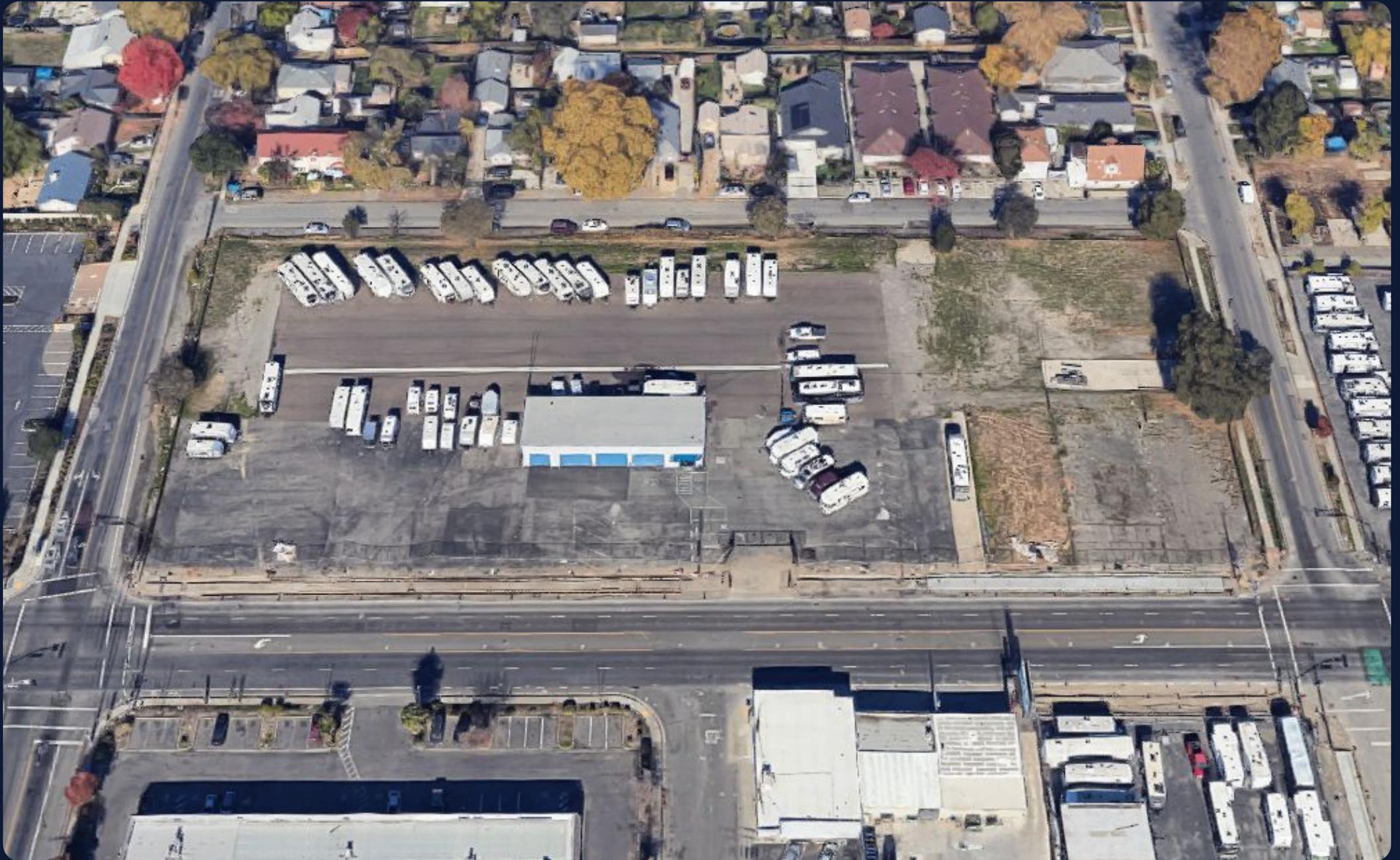


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# Property Overview

1051 El Camino Ave  
Sacramento, CA 95815



# Investment Highlights

## Property Highlights

- ±4,000 SF Industrial Building with Four (4) Grade-Level Roll-Up Doors and 16' Clear Height
- Fully Fenced, Partially Paved Yard — ideal for storage, trucking, or contractor use
- ±156,816 SF Total Lot Area with extremely low site coverage (<3%)
- C-2 & RMX Zoning allows wide range of commercial/auto-related uses
- High-Exposure Location on El Camino Avenue with ±20,600–24,500 VPD
- Immediate Freeway Access to I-80, I-5, and Business 80 / Capital City Freeway
- Scarce Product Type — large yard sites in central Sacramento are in short supply





El Camino Ave ± 19,800 VPD

80 ± 84,000 VPD



Arden Fair Shopping Mall



**BEST BUY** **CRUNCH FITNESS** **H&M**  
**BARNES & NOBLE**  
**macy's** **DSW**  
DESIGNER DRESS WAHHOUSE  
**JCPenney** **Bath & Body Works**  
**SEPHORA**



80 ± 84,000 VPD

Arden Way ± 26,000 VPD

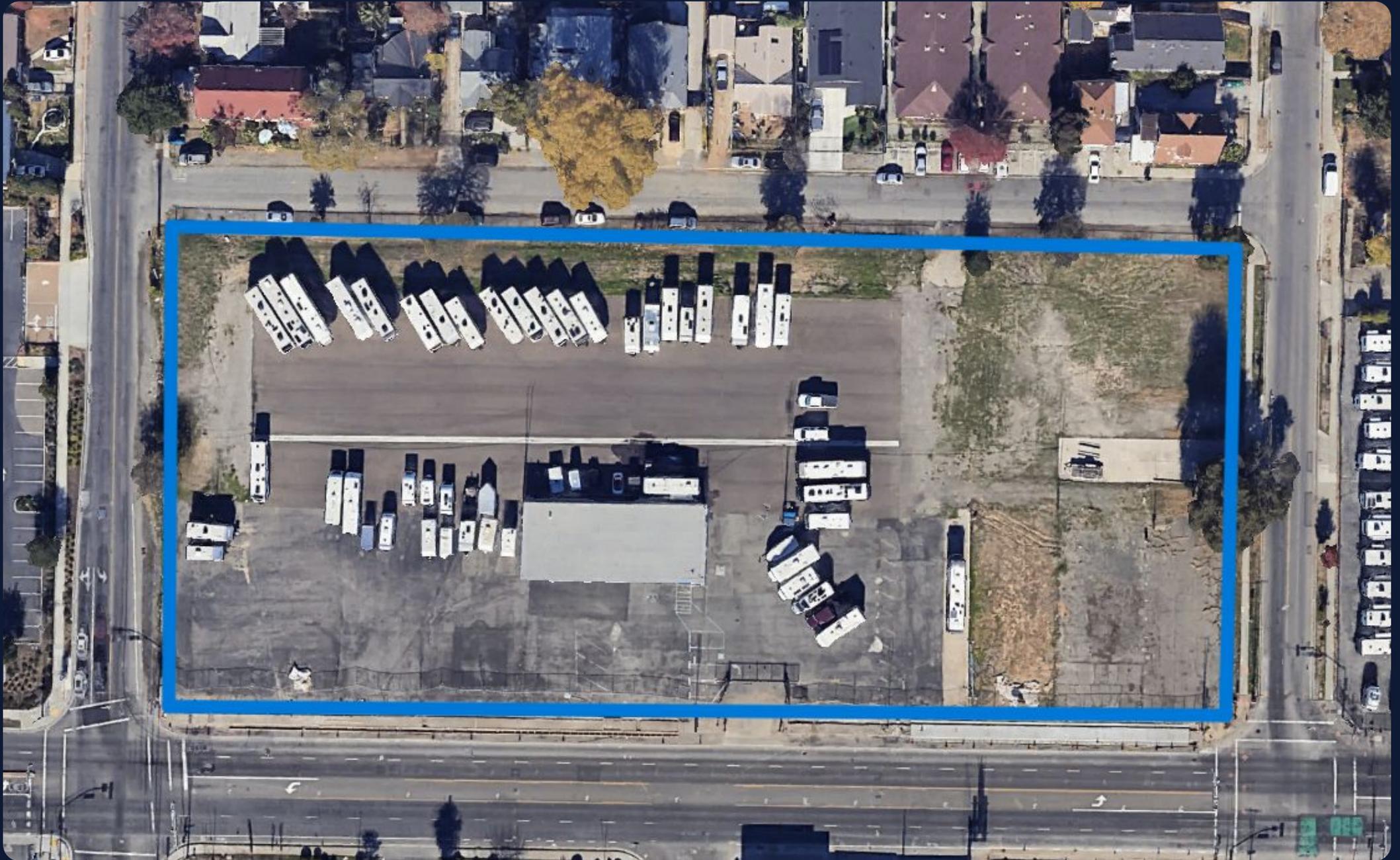
160 ± 37,800 VPD

# Photos



# Financial Overview

1051 El Camino Ave  
Sacramento, CA 95815



# Financial Summary

**\$2,995,000**

List Price

**\$19.09**

Price Per Land SF

**±4,000 SF**

GLA

**±3.60 AC**

Lot Size

## Property Summary

Address 1051 El Camino Ave Sacramento, CA 95815

Price \$2,995,000

Rent \$20,000 Per Month + NNN

Lot Size 156,816 SF | 3.60 AC

Building Area 4,000 SF

Clear Height Varies

Power 200 amps \* Buyer to verify

Door 4 Grade Doors

Zoning C-2 General Commercial  
RMX Residential Mixed Use

## Lease Information

**Negotiable**  
Lease Term

**Vacant**  
Lease Type



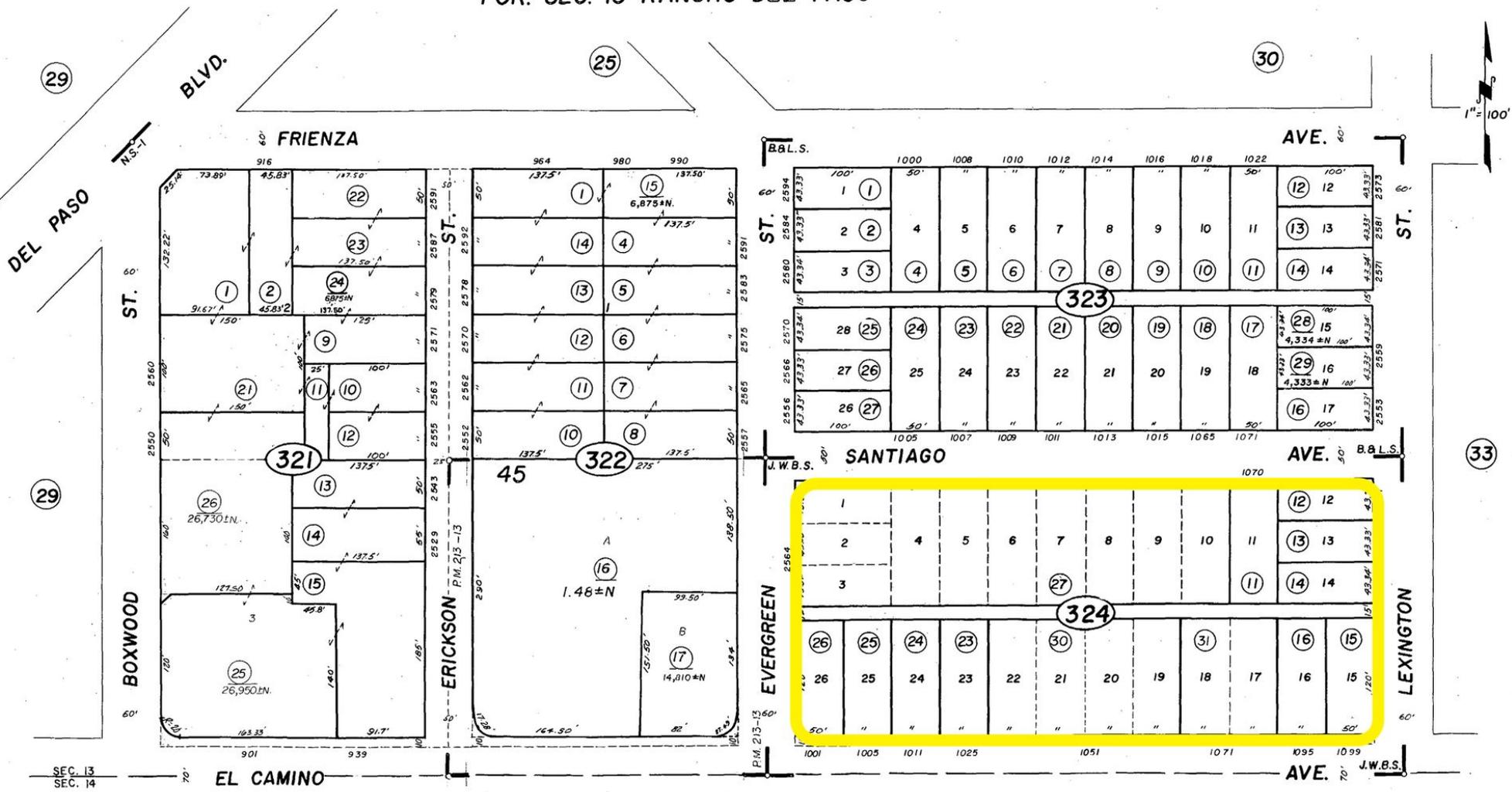
# Parcels

1051 El Camino Ave  
Sacramento, CA 95815

POR. SEC. 13 RANCHO DEL PASO

Tax Area Code

265-32



Bell & Leroy Sub., R. M. Bk. 15, Pg. 27  
 J. W. Bird Sub., R. M. Bk. 16, Pg. 32  
 North Sacramento Sub. No. 1, R. M. Bk. 11, Pg. 26

NOTE—Assessor's Block Numbers Shown in Ellipses.

CITY OF SACRAMENTO  
 Assessor's Map Bk. 265-Pg. 32  
 County of Sacramento, Calif.

# Market Overview

1051 El Camino Ave  
Sacramento, CA 95815



# Sacramento, CA

## Market Demographics



**525,000**  
Total Population

**\$83,753**  
Median HH Income

**192,560**  
# of Households

**51.5%**  
Homeownership Rate

**63%**  
Employed Population

**22%**  
% Bachelor's Degree

**35.7**  
Median Age

**\$484,600**  
Median Property Value

### Local Market Overview

Sacramento is a key population and economic center in Northern California, offering strong fundamentals for retail and restaurant operators. The city's steady population growth and healthy household incomes contribute to consistent consumer demand across retail corridors. Its diverse population and relatively young median age support a wide range of dining preferences and spending patterns, making it an attractive location for both national brands and local operators.

The area surrounding central and suburban Sacramento benefits from a mix of residential density, commuter traffic, and proximity to major employment centers. High visibility retail nodes and accessible shopping centers generate steady foot traffic, particularly in well-established dining districts. With continued residential development and economic investment, the Sacramento retail-restaurant landscape remains well-positioned for long-term stability and growth.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,884	158,407	395,287
Current Year Estimate	18,253	160,127	388,890
2020 Census	16,911	154,624	372,209
Growth Current Year-Five-Year	-2.02%	-1.07%	1.65%
Growth 2020-Current Year	7.93%	3.56%	4.48%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,365	60,212	163,711
Current Year Estimate	6,360	59,738	158,154
2020 Census	5,698	56,705	146,720
Growth Current Year-Five-Year	0.07%	0.79%	3.51%
Growth 2020-Current Year	11.63%	5.35%	7.79%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,161	\$100,551	\$116,245

# Economic Drivers

**Sacramento's economy is bolstered by its status as California's capital and a growing mix of government, healthcare, and knowledge-based sectors.**

**Centrally located in the Sacramento Valley with direct shipping access to the Bay Area, the city benefits from strong regional logistics and connectivity.**

## Economic Drivers

Sacramento's economy is anchored by government institutions, UC Davis Medical Center, and diversified healthcare services. In recent years, retail has rebounded with strong owner-user activity and stable investor interest, even amid broader economic headwinds

## Primary Industries

- Government (state capital functions)
- Healthcare & education (e.g., UC Davis Medical Center)
- Logistics & shipping (river port, central location)
- Retail & hospitality (farm-to-fork, food tourism)

## Top Employers

- State of California (legislature and agencies)
- UC Davis Medical Center
- Sutter Health
- Regional retail and hospitality chains (e.g., restaurants, hotels)
- Educational institutions (California State University Sacramento, etc.)

## Recent Developments

- Expansion of regional logistics and port capacity (shipping channels)
- New owner-user retail developments in suburbs (e.g., Elk Grove purchases)
- Continued investment in healthcare facilities (UC Davis Medical Center)
- Retail construction pipelines, though limited, remain active with niche growth

**\$176 Billion**

Regional Gross Domestic Product (Sacramento MSA)

**±13.8 Million**

Annual Passengers (SMF)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1051 El Camino Ave, Sacramento, CA, 95816 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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