



Metro Air Parkway @ Elkhorn Blvd.

Ground Lease or Build-to-Suit



CONNIE BRADLEY
(707) 484-1091
cb@commercialnnlease.com
01034413, California



Property Features

This proposed corner lot at the southeast corner of Metro Parkway and Elkhorn Blvd. is an exceptional location for a gas station, convenience store, car wash, and/or quick-service restaurants. The site offers flexibility with the option to ground lease a portion of the project or secure a build-to-suit long-term lease agreement tailored to your business needs

Situated in the thriving Metro Air Park, this site benefits from a built-in customer base with a daytime population exceeding 30,000. Its strategic location, adjacent to Sacramento International Airport, ensures high visibility and accessibility. Elkhorn Blvd. serves as the main thoroughfare connecting Hwy 99 to the airport, while Interstate 5 features a direct off-ramp to Metro Air Parkway, boasting over 120,000 vehicles per day (VPD).

Overview

- 2.16 +/- AC Ground lease, or Build-to-suit
- Metro Air Park Specific Plan Area (SPA) allowable Uses: industrial/manufacturing, retail sales & services, hotel and office use
Gas Station may require a CUP.
- Strategic Location: Situated in Metro Air Park, directly adjacent to Sacramento International Airport, and positioned along Elkhorn Blvd., the primary route connecting Hwy 99 to the airport.
- Immediate access and visibility from I-5 freeway
- APN: 201-1020-175



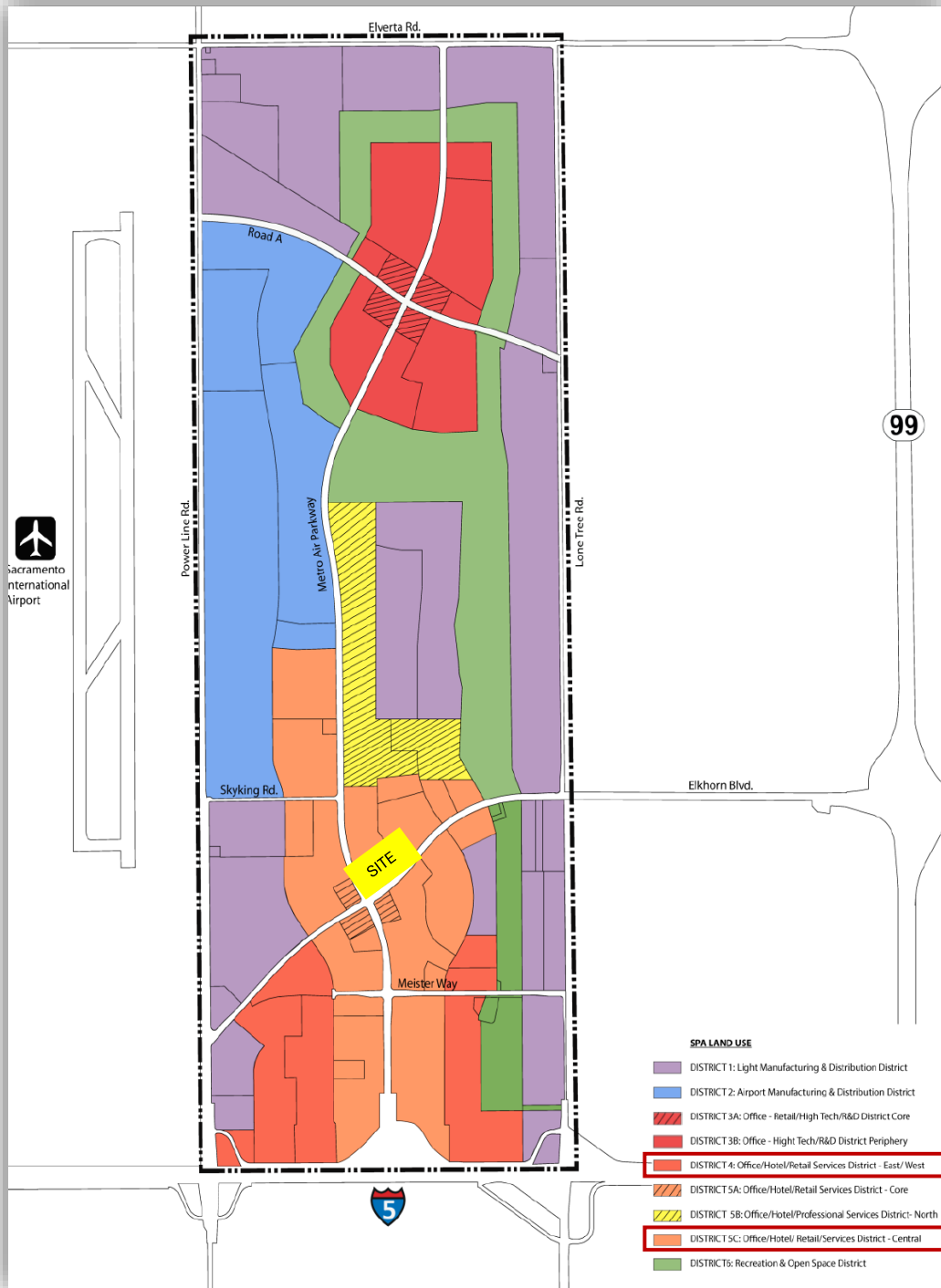
GAS STATION, CONVIENCE-STORE, CAR WASH, QUICK-SERVICE RESTAURANT, AND RETAIL SPACE



GROUND LEASE OR BUILD-TO-SUIT







**SUBDISTRICT 5C & 4 ZONING CODES:
METRO AIR PARK WEST: ALLOWABLE
USES**

Metro Air Park is a Master Planned Business Park with over 1,320 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.



INFRASTRUCTURE SUMMARY

Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.

Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District

12" Water Main from Sacramento County Water Agency

12 kV Electrical Line from Sacramento Municipal Utility District

Natural Gas is supplied via 8" line.

Fiber & Phone: AT&T, Consolidated Communications



INTEGRAL
Communities
A DIVERSIFIED REAL ESTATE COMPANY

Northlake

SACRAMENTO, CA

Northlake is a new 577-acre master-planned community serving the dynamic Sacramento, California, marketplace. Strategically located within the city of Sacramento, Northlake is bounded by both Sacramento River Delta's major transportation corridors with exposure to I-5 on the south and Highway 99 on the east.

LOCATION

Sacramento, CA
3900 Eventide Avenue

NUMBER OF HOMESITES

376 apartment homes
2,175 homesites

DENSITY

8.2 homesites/acre

PRODUCT TYPE

Single-family detached homes, multifamily apartments and commercial land

TARGET MARKET

First-time and move-up homebuyers, young professionals and young families

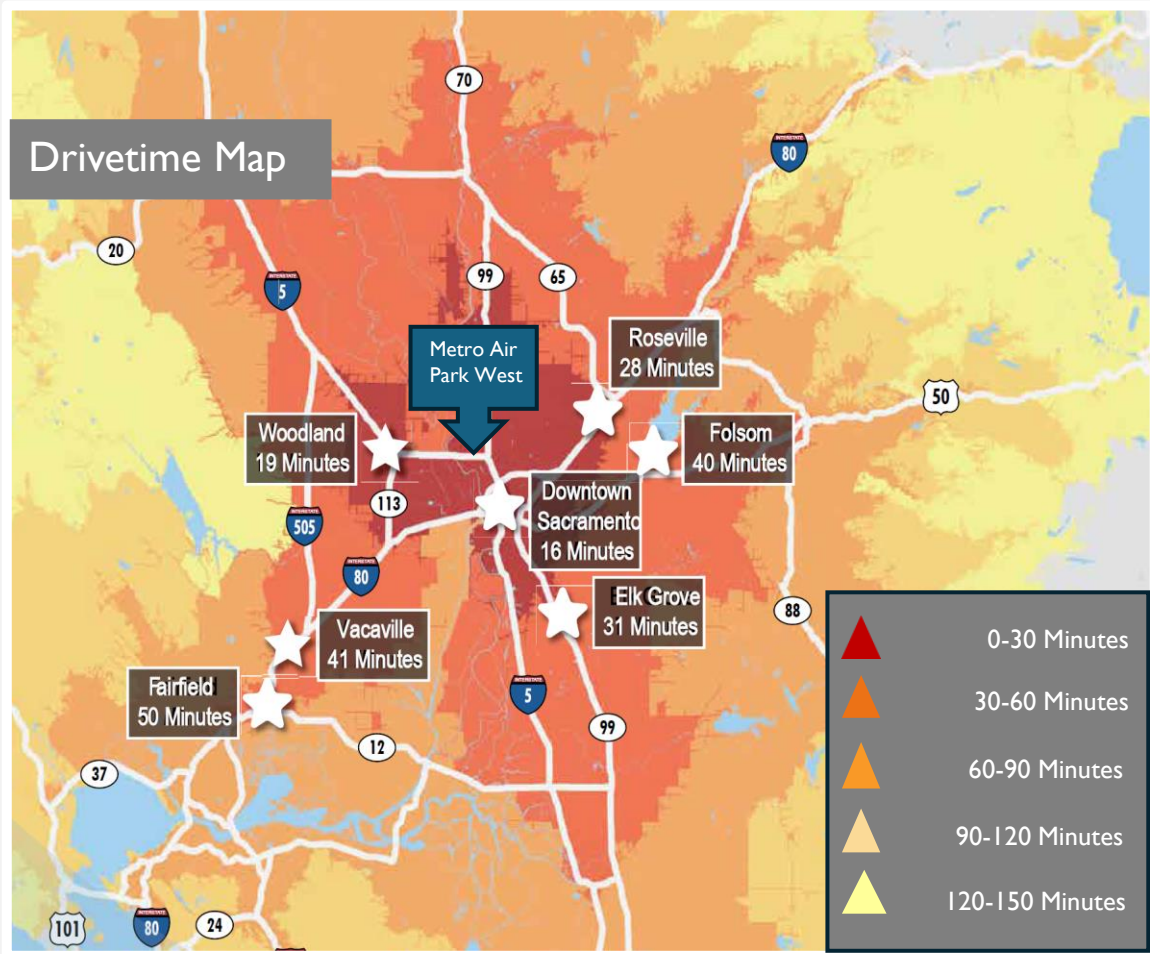


Northlake is well positioned within the market sector that has historically attracted the most new-home sales over the last decade just west of the nearly built-out North Natomas Community Plan and east of Sacramento International Airport and the recently developed new Metro Air Park.

Integral Communities acts as the master developer of Northlake, which will bring 376 apartment homes and 2,175 homesites to the marketplace. Upon build-out, Northlake will include approximately 380 acres of residential land, 41 acres of lakes, 65 acres of walking and biking trails and open space, 20.8 acres of neighborhood and community parks, a 1.5-acre private Resident's Club and Lake House for resident use, 29 acres of commercial land and a 16.8-acre K-8 planned school site.

Sourced By: <https://integralcommunities.com/>





TRAFFIC COUNTS

I-5 Fwy & Metro Air Pkwy	120,000 ADT
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DEMOGRAPHICS

	3 mile	5 Mile	10 Mile
Daytime Population	32,097	79,743	370,699
Household Population	11,806	28,929	139,587
College Graduates	45.9%	40.4%	54.8%
Average Household Income	\$128,007	\$111,911	\$94,322
Median Home value	\$450,340	\$435,981	\$488,175

Source: Costar



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