

# FOR SALE FREEWAY COMMERCIAL LAND

7600 KLOTZ RANCH COURT, SACRAMENTO, CA



**NEWMARK**

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CA RE License #00777705



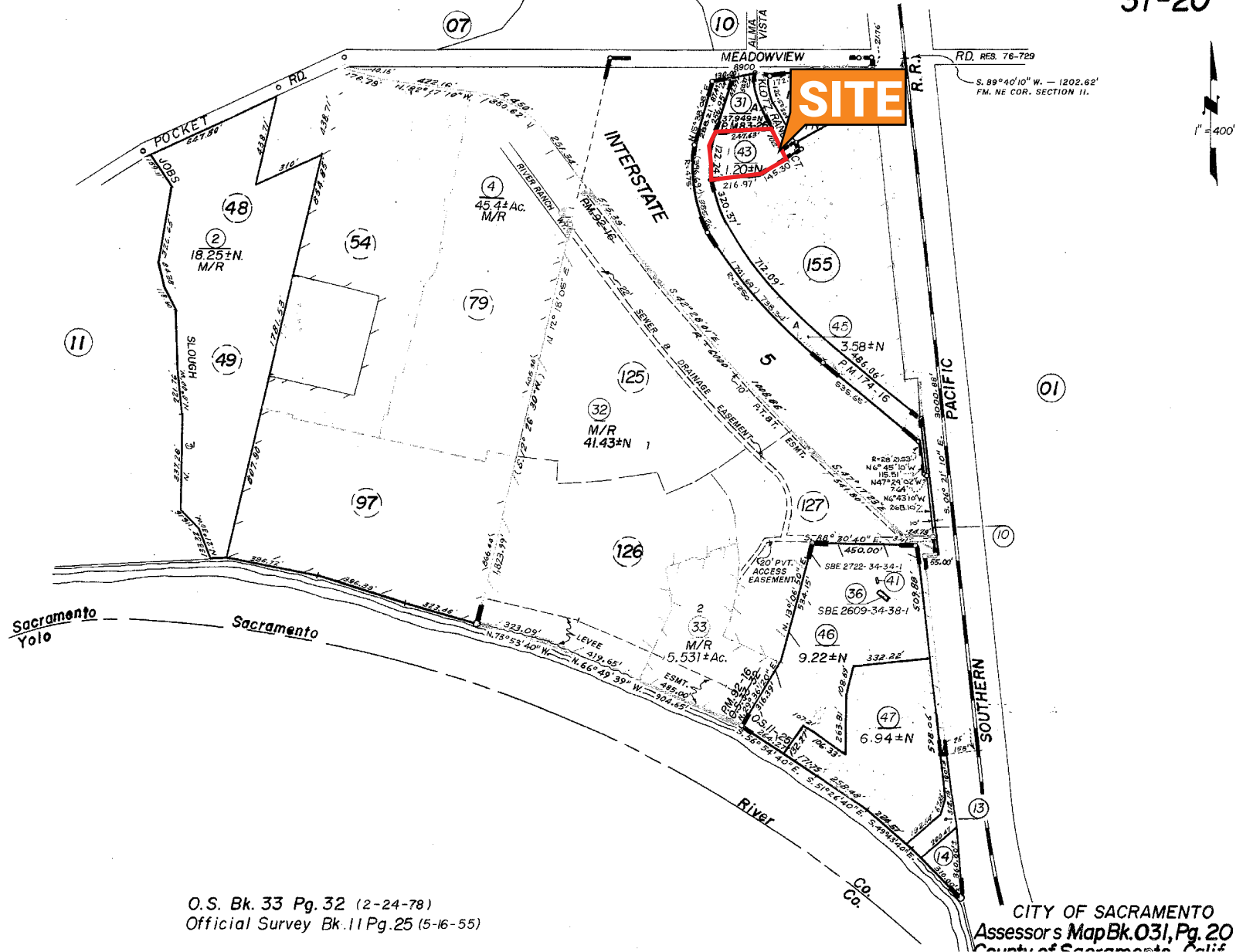


## 7600 KLOTZ RANCH COURT SACRAMENTO, CA

APN#: 031-0200-043 - ±1.2 Acres  
ZONED: SC-PUD

- **GAS STATIONS NOT ALLOWED**
- Freeway oriented commercial parcel
- Curb/gutter/sidewalk installed
- Entrance to a newly completed ±266 unit apartment complex
- ±8 miles to Downtown Sacramento
- Directly off I5 on Ramp with Easy Access to Highway 80
- ± 2.5 Miles from Delta Shores Shopping Center





O.S. Bk. 33 Pg. 32 (2-24-78)  
 Official Survey Bk. 11 Pg. 25 (5-16-55)

CITY OF SACRAMENTO  
 Assessor's Map Bk. 031, Pg. 20  
 County of Sacramento, Calif.

SEP 15 2008

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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2019 Population	19,896	113,049	284,396
Average Age	36	37	36.5
Households	6,171	38,787	94,526
Average HH Income	\$68,522	\$74,112	\$72,355

# FOR SALE

## Freeway

### Commercial

### Land

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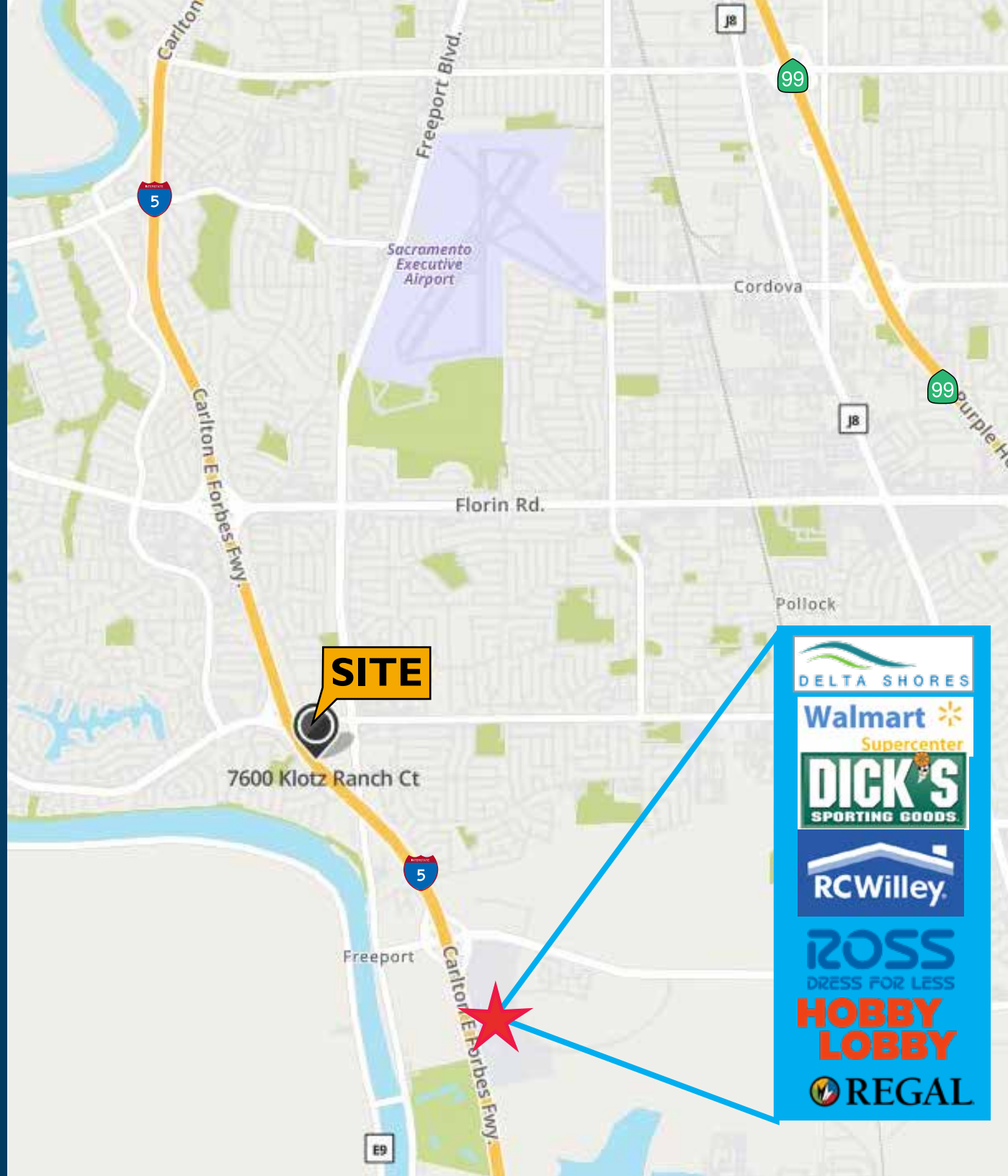
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**NEWMARK**



**DELTA SHORES**

**Walmart** Supercenter

**DICK'S** SPORTING GOODS

**RC Willey**

**ROSS** DRESS FOR LESS

**HOBBY LOBBY**

**REGAL**