

7190 BRADSHAW RD, SACRAMENTO | CA

# DRIVE-THRU PAD

AVAILABLE FOR GROUND LEASE



**NORTH VINEYARD  
SPECIFIC PLAN**  
±6,063 RESIDENTIAL UNITS  
(UNDER CONSTRUCTION.  
EST. BUILD-OUT 10-20 YEARS)

BRADSHAW RD — 28,190 ADT\*

FLORIN RD — 7,306 ADT\*

**FLORIN VINEYARD  
SPECIFIC PLAN**  
±9,919 RESIDENTIAL UNITS  
(PLAN APPROVED)

ARCO  
PLANNED

AVAILABLE

\*Last traffic counts on Bradshaw Rd was taken in 2022. Last traffic counts on Florin Rd was taken in 2021. 2025 projections are based on a 2% annual increase.



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# DRIVE-THRU PAD

## AVAILABLE FOR GROUND LEASE



## PROPERTY PROFILE

Proposed drive-thru pad available for ground lease at the crossroads of two major thoroughfares, Florin Road and Bradshaw Road.

Next to the new planned ARCO gas station. Site is part of a rapidly growing part of Sacramento County with over 33,000 proposed, planned, or in development residential units. At full build-out there will be close to 10,000 new homes at this intersection inclusive of the Florin Vineyard Specific Plan and the North Vineyard Specific Plan.

- » **Pad Size:**  $\pm 23,067^{\text{SF}}$  ( $\pm 0.53^{\text{AC}}$ )
- » **Zoning:** General Commercial (GC)
- » Up to  $\pm 2,500^{\text{SF}}$  building with drive-thru
- » 15 car stacking lane
- » Monument signage
- » **Proposed Delivery Date:** Q2 2027
- » Signalized Intersection with  $\pm 35,000$  ADT
- » The planned gas station will be an ARCO AM/PM with 8 MPD's,  $\pm 4,200^{\text{SF}}$  c-store, and a  $\pm 1,080^{\text{SF}}$  car wash

**NO FAST FOOD COMPETITION WITHIN A 2 MILE RADIUS!**

## DEMOGRAPHICS (EST. 2024)

### POPULATION

1 mile	3,437
3 mile	36,84

### AVERAGE HOUSEHOLD INCOME

1 mile	\$131,634
3 mile	\$132,989

### MEDIAN HOUSEHOLD INCOME

1 mile	\$108,423
3 mile	\$108,585

### DAYTIME EMPLOYMENT

1 mile	206
3 mile	7,311

### TRAFFIC COUNTS

Bradshaw Rd	28,190 ADT*
Florin Rd	7,306 ADT*

### NEARBY SCHOOLS (2-MILE)

Arnold Adreani Elementary School	836 Students
Robert J. Fite Elementary School	645 Students

### MAJOR EMPLOYERS

Matsudas Nursery	120 employees
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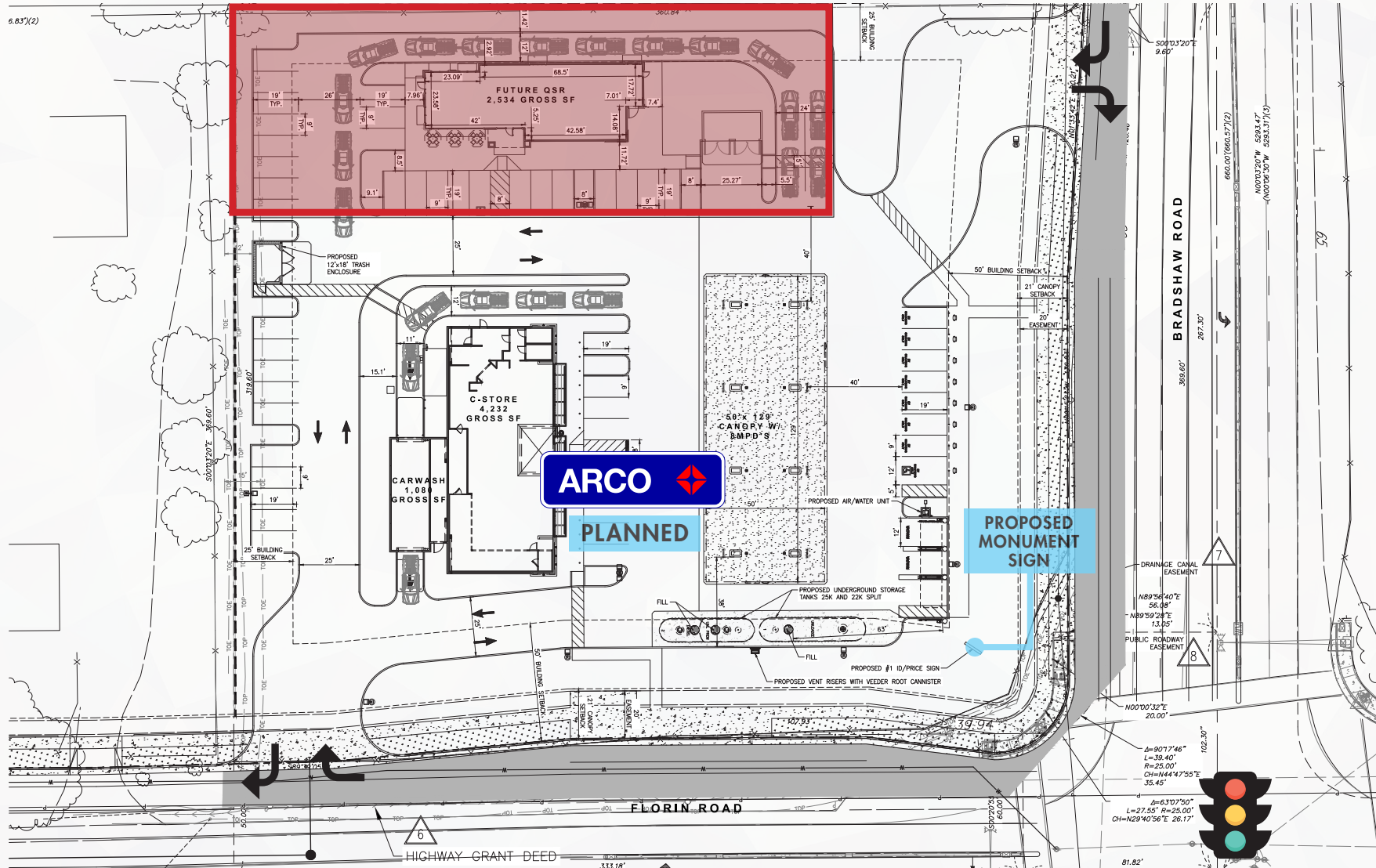
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PLANNED SITE PLAN

AVAILABLE



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## AVAILABLE FOR GROUND LEASE

JOIN  
ARCO

OVERHEAD AERIAL

### West Jackson MP Legend

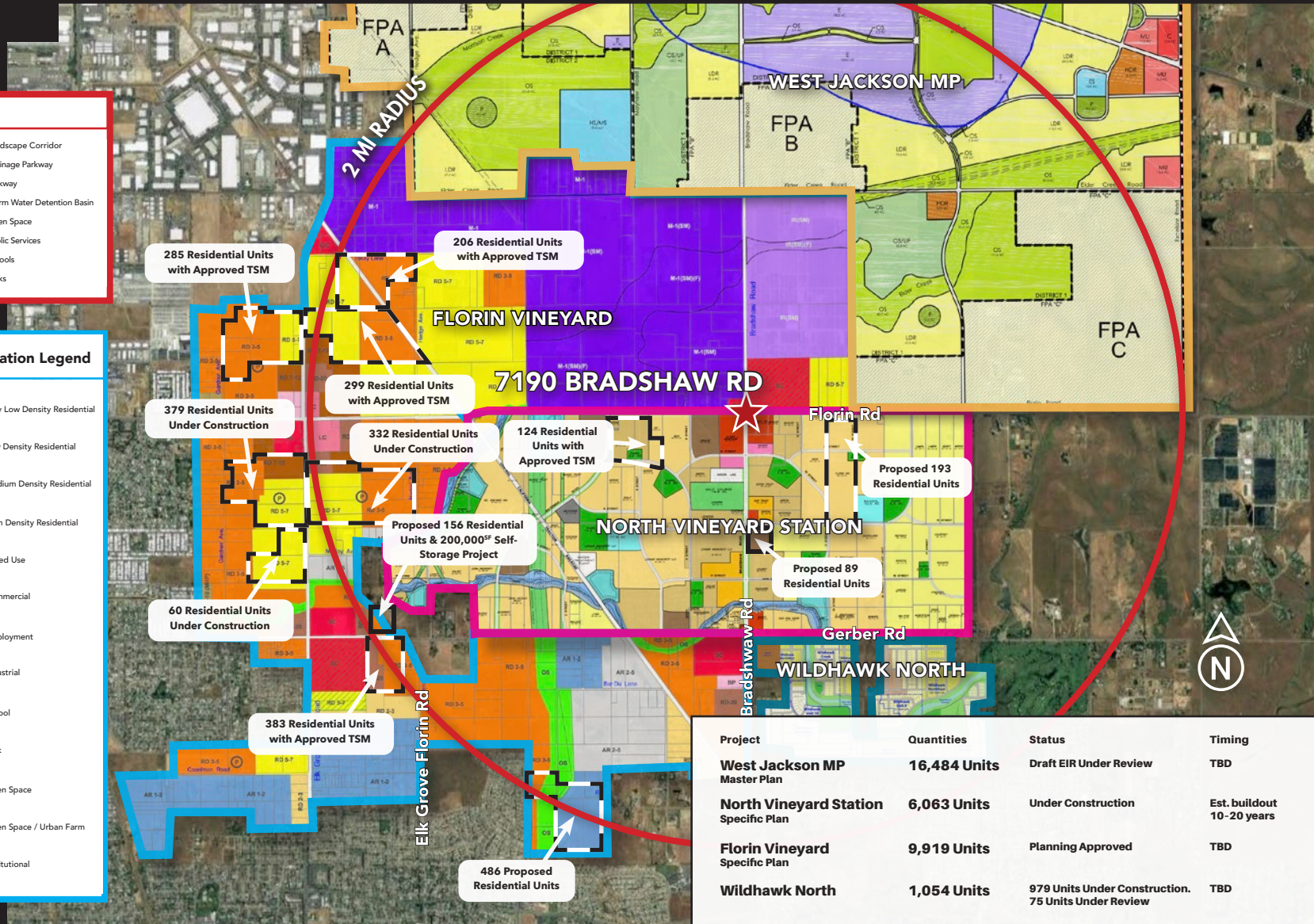
Business/Professional	Landscape Corridor
Commercial	Drainage Parkway
Single Family Residential (1-3)	Parkway
Single Family Residential (3-5)	Storm Water Detention Basin
Single Family Residential (4-7)	Open Space
Medium Density Residential (7-12)	Public Services
Multi Family Residential (12-22)	Schools
	Parks

### Florin Vineyard Legend

AR 2-5
AR 1-2
RD-20
RD 7-13
RD-10(MHP)
RD 5-7
RD 3-6
RD 2-3
Commercial
BP
MI
IR
Open Space
MIXED USE
Neighborhood or Mini Park

### Vineyard Station Legend

VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
MU	Mixed Use
C	Commercial
E	Employment
I	Industrial
HS/MS/ES	School
P	Park
OS	Open Space
OS/UF	Open Space / Urban Farm
INS	Institutional



Project	Quantities	Status	Timing
West Jackson MP Master Plan	16,484 Units	Draft EIR Under Review	TBD
North Vineyard Station Specific Plan	6,063 Units	Under Construction	Est. buildout 10-20 years
Florin Vineyard Specific Plan	9,919 Units	Planning Approved	TBD
Wildhawk North	1,054 Units	979 Units Under Construction. 75 Units Under Review	TBD



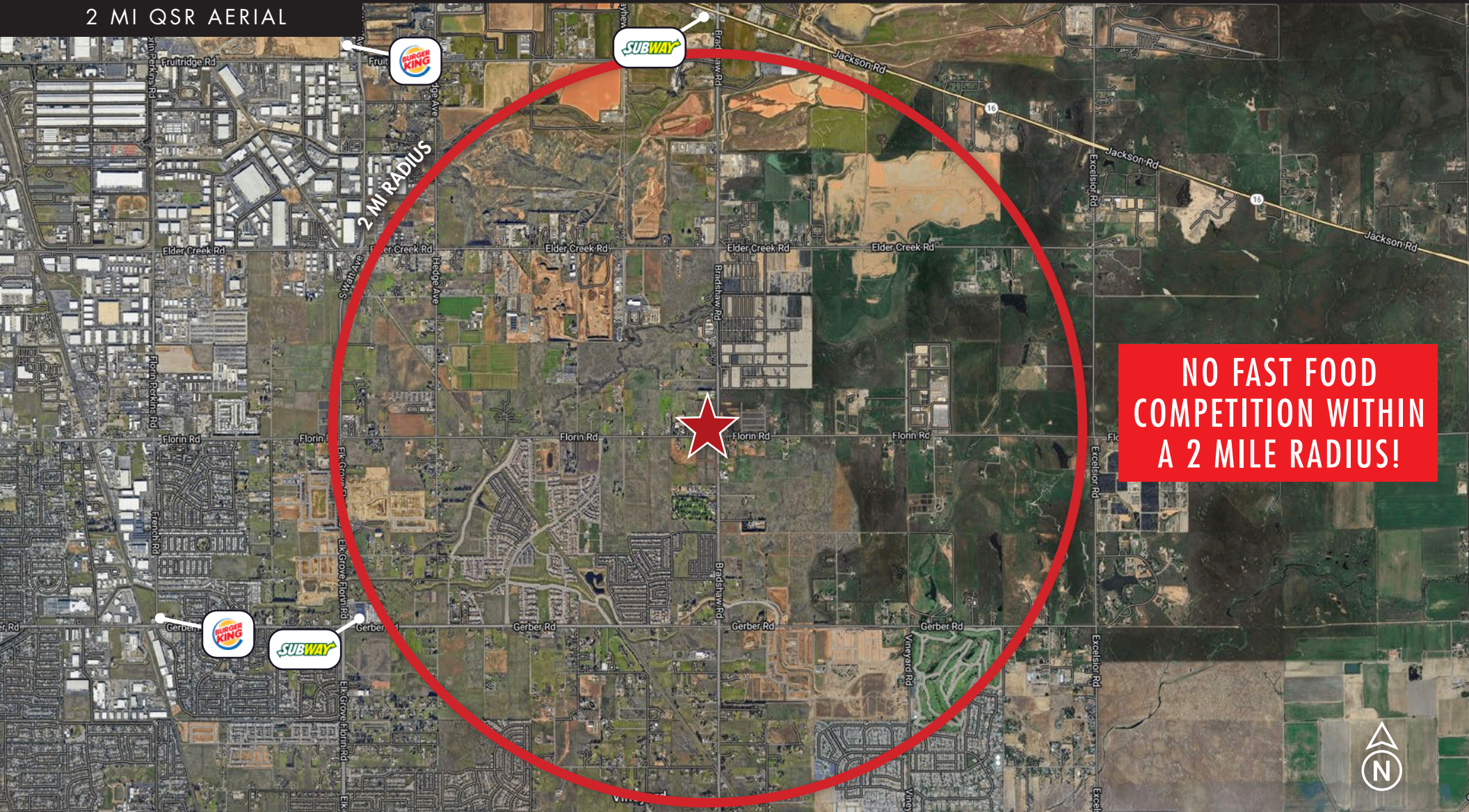
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2 MI QSR AERIAL



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