



9249 FOLSOM BLVD
SACRAMENTO, CA 95826



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SACRAMENTO

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UNITY of SACRAMENTO CENTER

PROPERTY SUMMARY

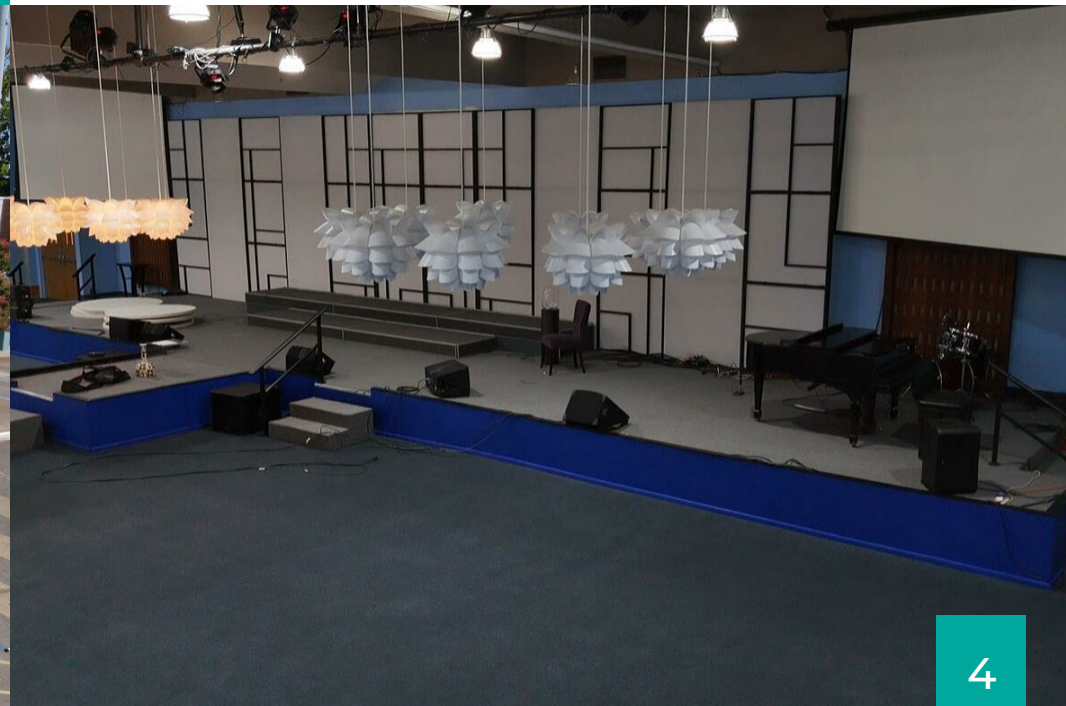
Offering Price	\$0
Building SqFt	27,491 SqFt
Year Built	1975
Lot Size (acres)	2.51
Parcel ID	075-0600-031-0000
Zoning Type	OTHER / UNKNOWN
County	Sacramento
Frontage	0.00 Ft
Coordinates	38.562923,-121.357607

INVESTMENT SUMMARY

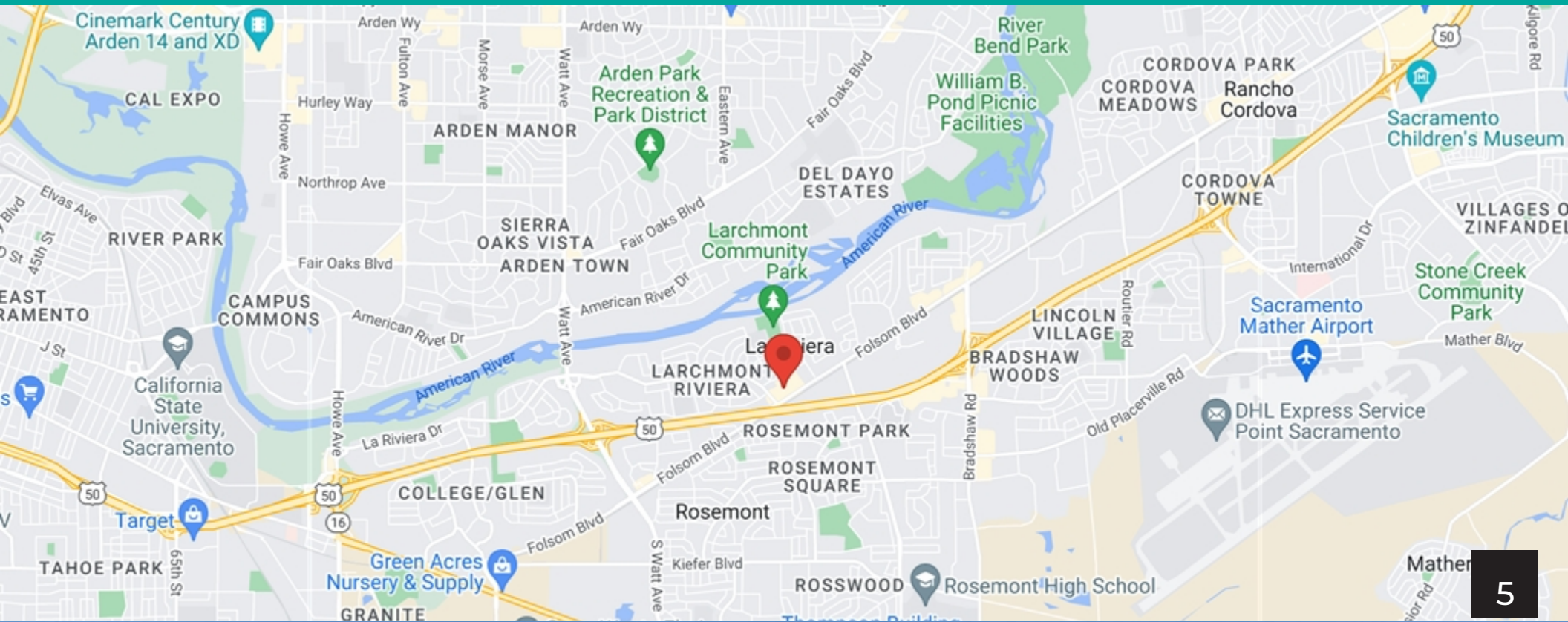
Fit For Life Real Estate is pleased to present the exclusive listing for this property located at 9249 Folsom Blvd, Sacramento, Ca 95826. Built in 1975, this property is comprised of 27,491 square feet of building space and sits on roughly 2.51 acres of land. This property was most recently utilized as a Church Facility, convention and concert facility. Discover an unparalleled opportunity in the heart of this bustling district with this exceptional commercial building. contemporary facade, of versatile space, ideal for a range of business ventures.

Step inside to find meticulously designed interiors featuring high ceilings, ample natural atrium light in the main area., The layout includes private offices, conference rooms, and expansive open areas perfect for collaborative workspaces.

This property is strategically located for maximum visibility and accessibility, with Light Rail nearby. Surrounded by a thriving business community, it promises significant exposure and growth potential for businesses looking to establish or expand their presence in the city.



INVESTMENT HIGHLIGHTS

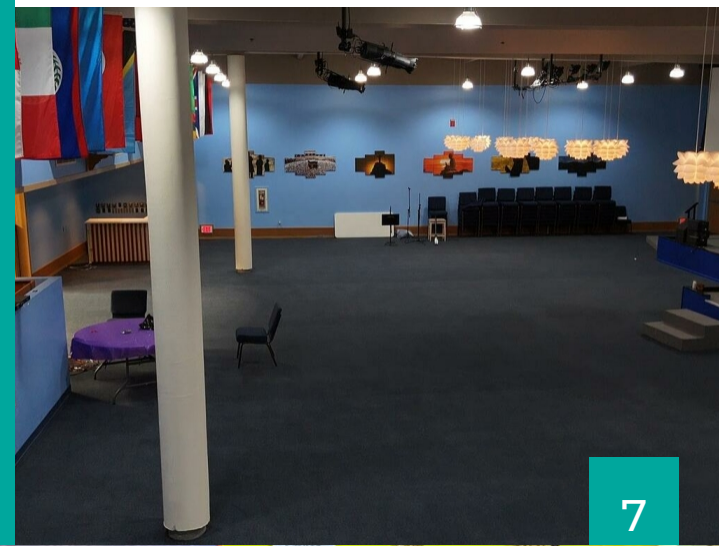


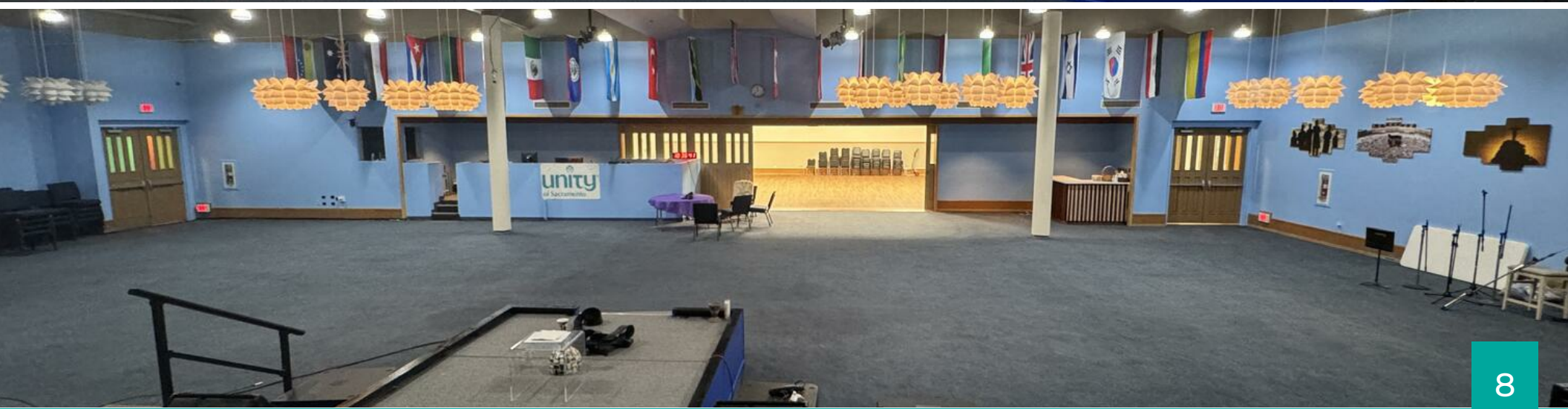
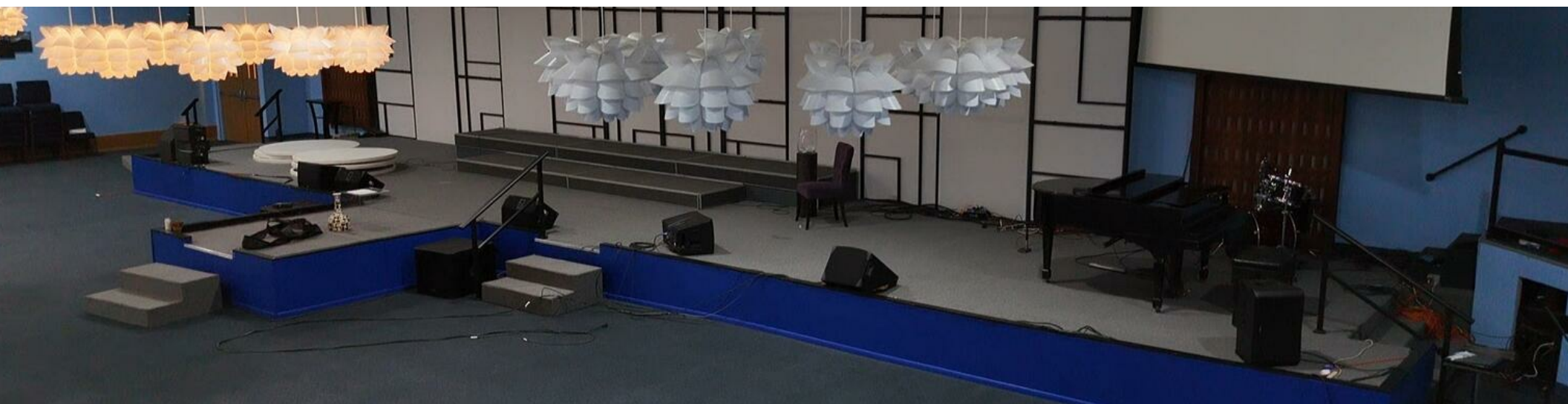
unity of Sacramento
INTERNATIONAL SPIRITUAL CENTER



LOCATION HIGHLIGHTS

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SALES COMPARABLES

2501 Arden Way Sacramento , 95825

Built in Former auto dealership and service center building. Arden Way and Bell Ave and a fully paved site. Zoned AC and LC and GC, opportunity zone. Built in 1961 renovated 2023. 165 parking spaces front and back



3225 Longview Drive North Highlands, California 95821

Conferencing Facility. First floor is 14,917 second floor 14,917. Building can be converted to a showroom to exhibit various products. Prime opportunity to relocate from Bay Area to this property which offers affordability and a community needing various services that can thrive here.



4301 Sunrise Fair Oaks, California 95628

Retail Storefront or office. Vacant Zoning SPA



PRICE	\$6,000,000.00
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SALE DATE	ACTIVE
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BUILDING SIZE	22,000 SQFT
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LOT SIZE	2.53 ACRES
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NUMBER OF UNITS	1.00
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PRICE	\$5,500,000.00
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SALE DATE	ACTIVE
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BUILDING SIZE	29,834 SQFT
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LOT SIZE	1.90
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NUMBER OF UNITS	1.00
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PRICE	\$4,750,000.00
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SALE DATE	07/09/2024
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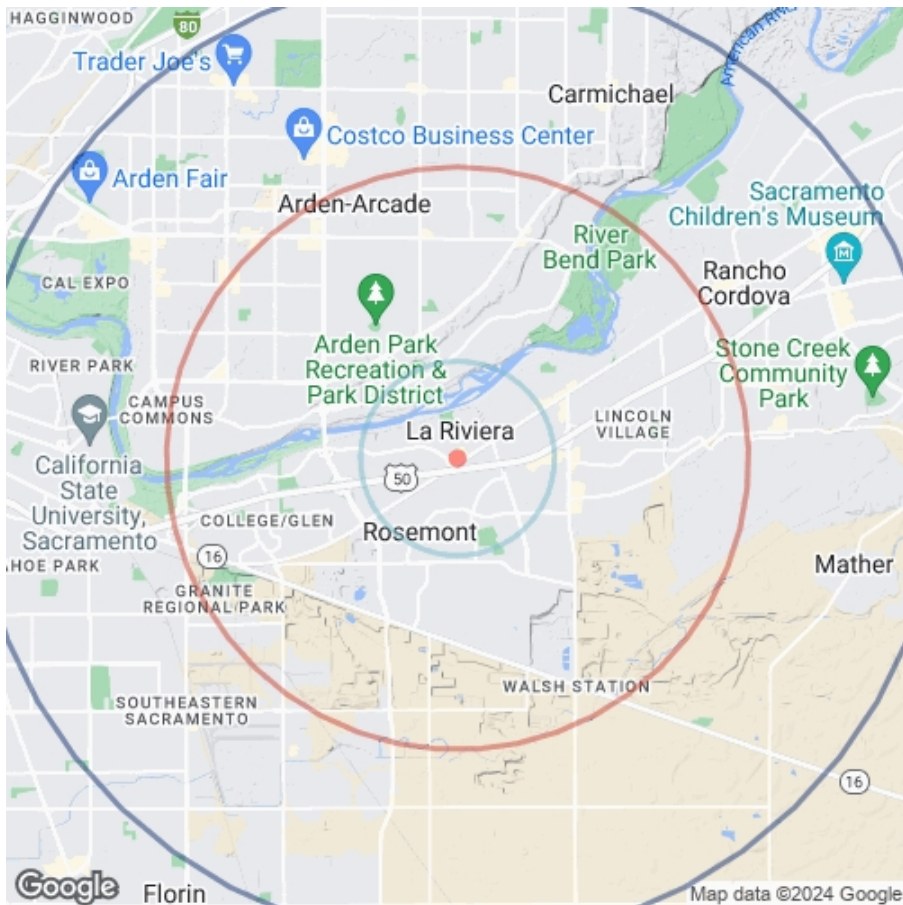
BUILDING SIZE	31,000 SQFT
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LOT SIZE	327 ACRES
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DEMOGRAPHICS

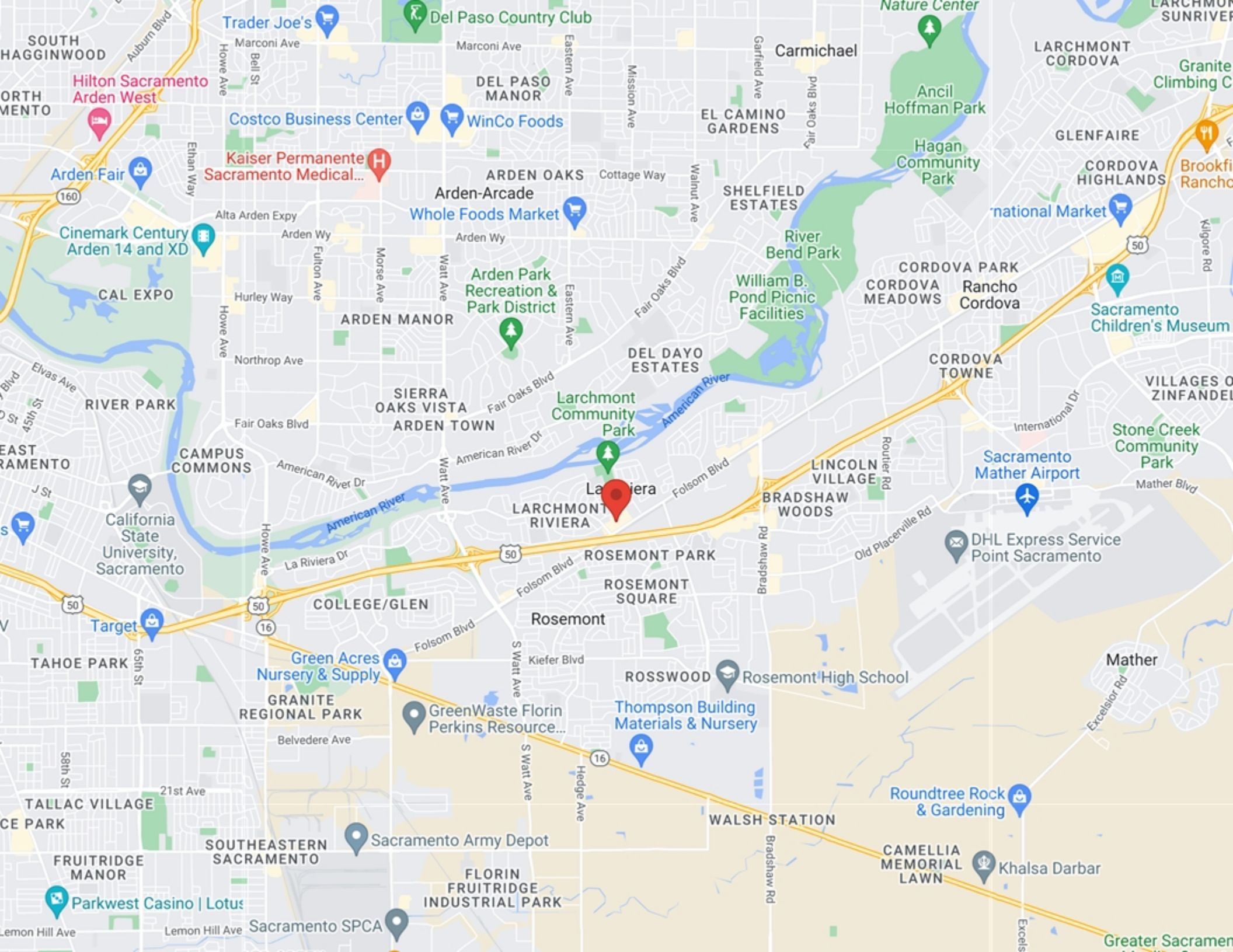
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,373	95,351	248,898
2010 Population	15,975	93,723	253,446
2024 Population	16,564	100,273	285,472
2029 Population	16,540	100,590	287,925
2024-2029 Growth Rate	-0.03 %	0.06 %	0.17 %
2024 Daytime Population	12,970	102,148	318,211

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	296	2,971	9,811
\$15000-24999	249	1,929	6,343
\$25000-34999	280	2,046	6,752
\$35000-49999	576	3,258	10,821
\$50000-74999	1,011	6,135	17,535
\$75000-99999	1,009	5,542	15,361
\$100000-149999	1,336	7,355	19,657
\$150000-199999	705	4,272	10,843
\$200000 or greater	884	6,387	13,366
Median HH Income	\$ 92,404	\$ 89,642	\$ 80,173
Average HH Income	\$ 122,201	\$ 129,889	\$ 113,027



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,306	39,595	103,675
2010 Total Households	6,138	38,501	103,396
2024 Total Households	6,346	39,893	110,489
2029 Total Households	6,274	39,616	110,209
2024 Average Household Size	2.58	2.47	2.52
2024 Owner Occupied Housing	3,769	23,039	55,788
2029 Owner Occupied Housing	3,800	23,412	57,022
2024 Renter Occupied Housing	2,577	16,854	54,701
2029 Renter Occupied Housing	2,474	16,204	53,187
2024 Vacant Housing	220	1,661	4,908
2024 Total Housing	6,566	41,554	115,397





La Riviera

LARCHMONT RIVIERA

ROSEMONT PARK

ROSEMONT SQUARE

Rosemont

ROSSWOOD

Rosemont High School

16

50

16

50

65th St

58th St

21st Ave

S Watt Ave

S Watt Ave

Folsom Blvd

American River Dr

Fair Oaks Blvd

Arden Wy

Marconi Ave

Eastern Ave

FLORIN FRUITRIDGE INDUSTRIAL PARK

SOUTHEASTERN SACRAMENTO

GRANITE REGIONAL PARK

TAHOE PARK

California State University, Sacramento

RIVER PARK

Cinemark Century Arden 14 and XD

Arden Fair

Hilton Sacramento Arden West

SOUTH HAGGINWOOD

Sacramento SPCA

Sacramento Army Depot

GreenWaste Florin Perkins Resource...

Green Acres Nursery & Supply

Target

Campus Commons

CAL EXPO

Kaiser Permanente Sacramento Medical...

Costco Business Center

DEL PASO MANOR

Whole Foods Market

Arden-Arcade

WinCo Foods

Trader Joe's

Del Paso Country Club

WALSH STATION

Roundtree Rock & Gardening

CAMELLIA MEMORIAL LAWN

Khalsa Darbar

DHL Express Service Point Sacramento

Sacramento Mather Airport

Mather

Stone Creek Community Park

VILLAGES OF ZINFANDEL

Sacramento Children's Museum

national Market

CORDOVA HIGHLANDS

GLENFAIRE

LARCHMONT CORDOVA

LARCHMONT SUNRIVER

Granite Climbing C

Brook Ranch

Hagan Community Park

Ancil Hoffman Park

CORDOVA PARK

CORDOVA MEADOWS

Rancho Cordova

CORDOVA TOWNE

LINCOLN VILLAGE

BRADSHAW WOODS

Folsom Blvd

Fair Oaks Blvd

Walnut Ave

Garfield Ave

Mission Ave

Bradshaw Rd

Hodge Ave

S Watt Ave

Kiefer Blvd

Excelsior Rd

International Dr

Cottage Way

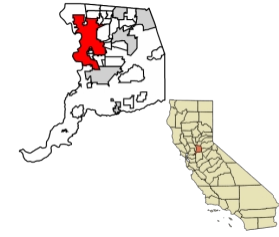
Marconi Ave

Eastern Ave

Greater Sacramento

ABOUT SACRAMENTO

Sacramento (Spanish for "sacrament") (SAK-rə-MEN-toh; Spanish: [sakra'mento]) is the capital city of the U.S. state of California and the seat of government of Sacramento County. Located at the confluence of the Sacramento and American Rivers in Northern California's Sacramento Valley, Sacramento's 2020 population of 524,943 makes it the fourth-most populous city in Northern California, sixth-most populous city in the state, and the ninth-most populous state capital in the United States. Sacramento is the seat of the California Legislat...



CITY OF SACRAMENTO

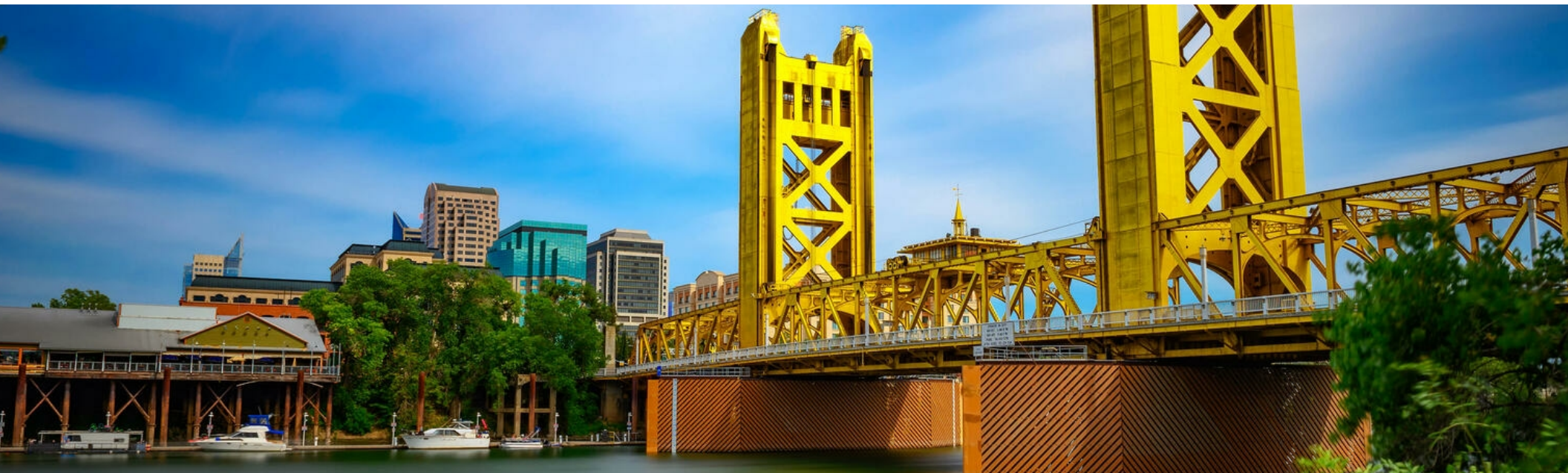
INCORPORATED 2/26/1850

AREA

CITY 99.8 SQ MI
LAND 97.7 SQ MI
WATER 2.1 SQ MI
ELEVATION 30 FT

POPULATION

POPULATION 524,943
RANK 35
DENSITY 5,374.11 SQ MI
URBAN 1,946,618



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PLEASE CONTACT THE FIT FOR LIFE REAL ESTATE TEAM FOR MORE
DETAILS.**