

AVAILABLE
FOR LEASE

2114 BARSTOW ST.
SACRAMENTO, CA 95815
+/-2,024 SF +/- 0.16 Acres

SUBJECT

EL MONTE AVE

BARSTOW ST.

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CENTURY 21
Select Real Estate, Inc
MUELLER COMMERCIAL TEAM

M1 Warehouse with 2 Roll Up Doors & Yard Space

THE PROPERTY

2114 BARSTOW ST. SACRAMENTO, CA 95815

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO, CA
APN:
275-0113-016



+/- 2,024 SF
+/- 0.16
ACRES



M1 - SPD
LIGHT
INDUSTRIAL



INDUSTRIAL
WAREHOUSE
YARD SPACE



\$ 1.25
+ NNN



EL CAMINO AVE.

DEL PASO BLVD

ARDEN WAY

Sacramento
Forklift dealer

Sacramento Rack
& Shelving

BARSTOW ST.

EL MONTE AVE

ACOMA ST.

HARBOR FREIGHT 7 ELEVEN Auto Zone CVS Grocery Outlet

SUBJECT

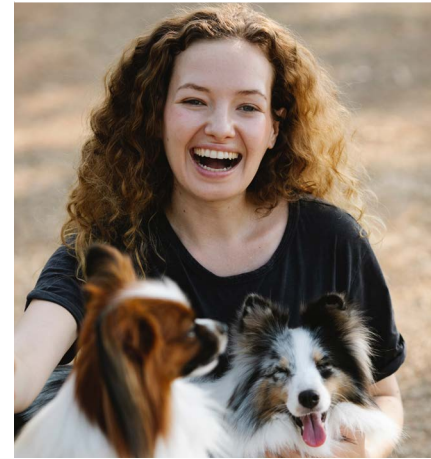
COSTCO WHOLESALE **CAL EXPO**

160 80 99 50





2114
BARSTOW ST.

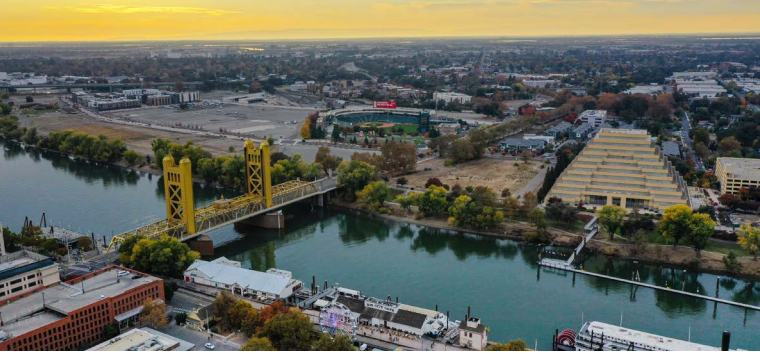


THE BUILDING

This building free-standing building is zoned M-1 and sits on 0.16 Acres and consists of +/- 2,024 SF located just south of Arden Way. The building consists of a small office in the front of the building and the remainder is open warehouse with 2 roll - up doors, bathroom, storage shed, and the additional yard space. The property is conveniently located less than 0.5 miles from HWY 160 and approximately 1.5

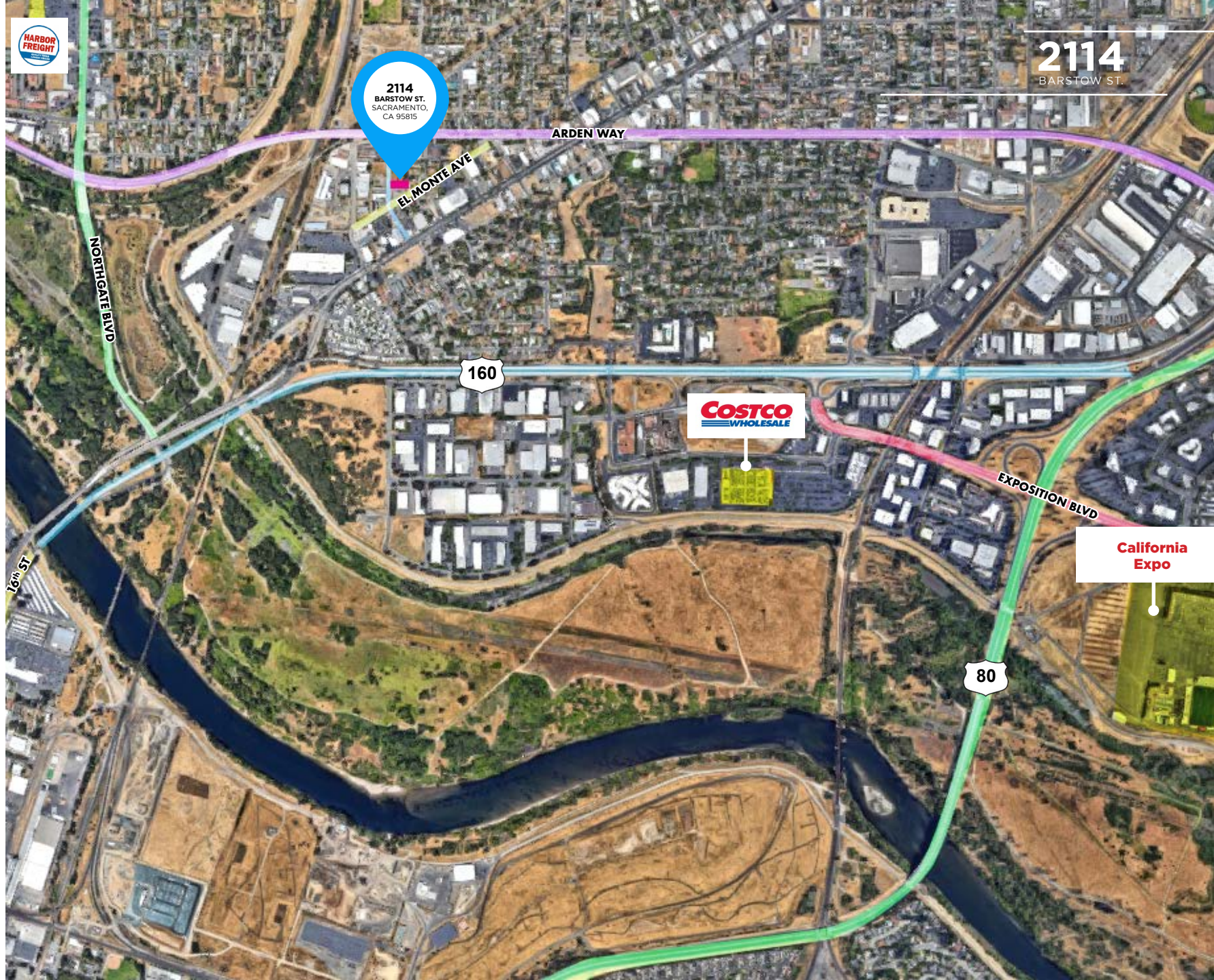
miles from HWY 80 which provides access to HWY 99 & 50. HWY 160 provides an ingress point into downtown Sacramento which can provide access to thousands of potential new clients. This building is surrounded by prime access points to enable more efficient transportation routes or gives access to an immediate new client network.

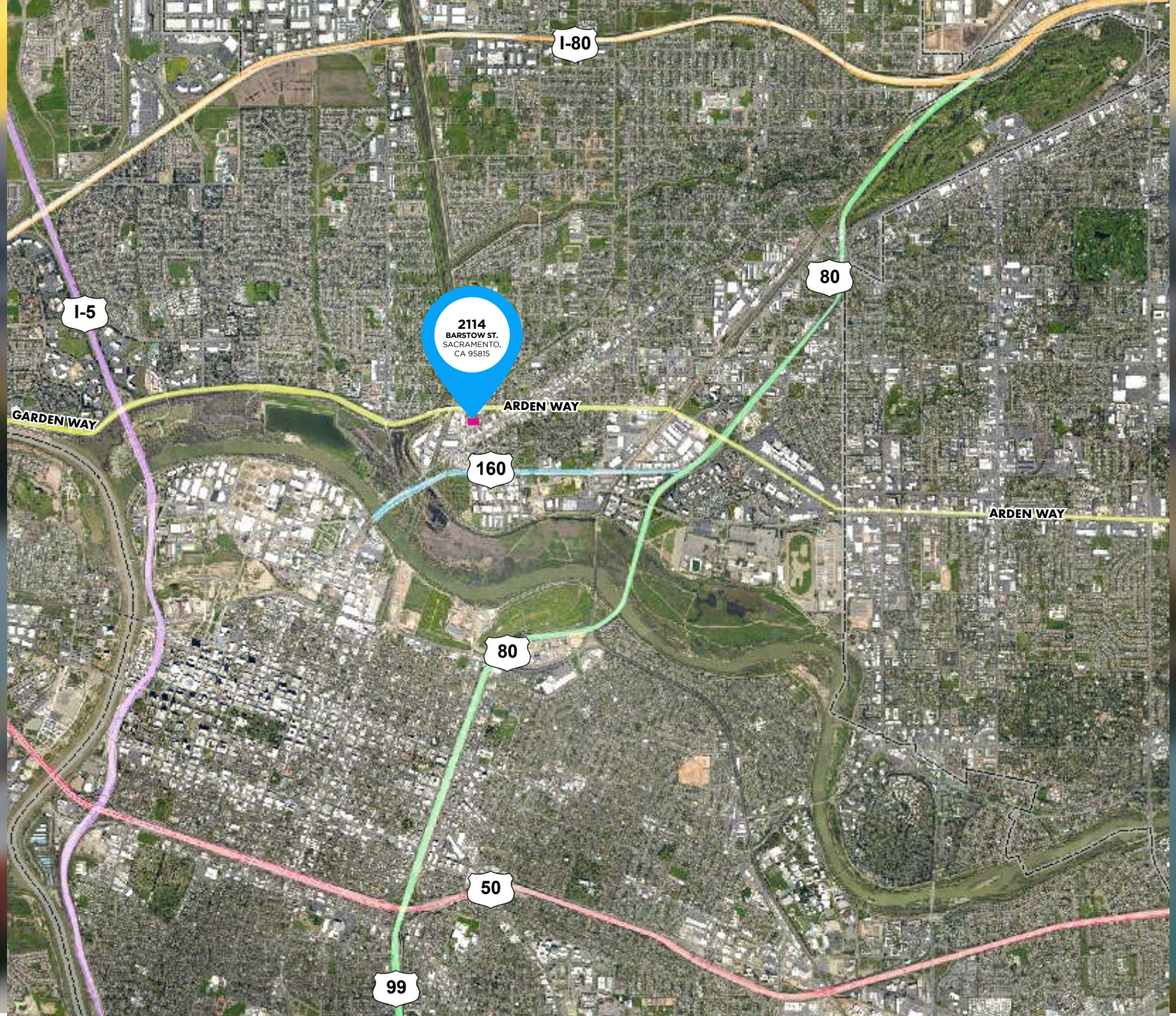




THE AREA

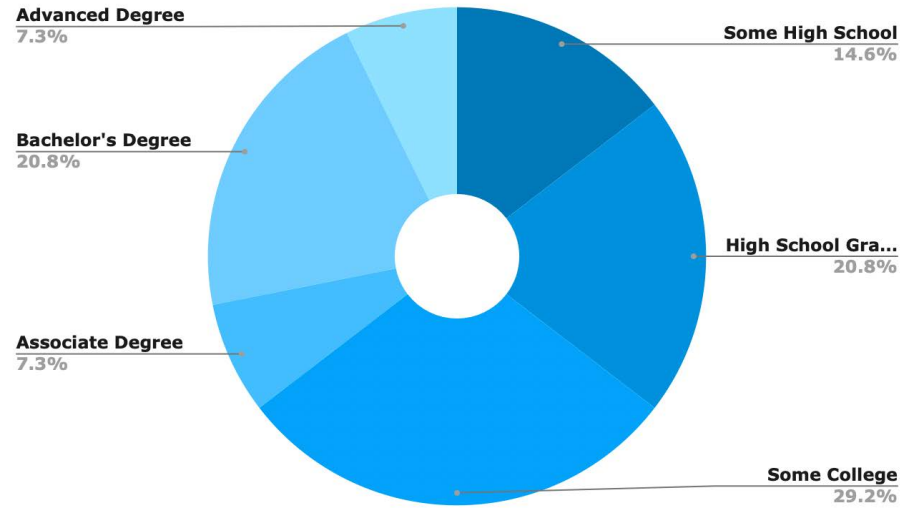
This property is conveniently located between Arden Way and Del Paso Blvd which provides easy access to several transportation corridors throughout the greater Sacramento area. The building is located approximately 10 miles away from the Sacramento International Airport and Mather Airport is within a 20-minute drive. The metropolitan area of Sacramento is experiencing a continued increase in population size with an estimated total of 2,155,000, which was a 1.5% increase from the previous year. The property is conveniently located less than 0.5 miles from HWY 160 and approximately 1.5 miles from HWY 80 which provides access to HWY 99 & 50. HWY 160 provides an ingress point into downtown Sacramento which can provide access to thousands of potential new clients. The building is located in a desirable industrial pocket with multiple convenient ingress and egress points to other areas within the greater Sacramento region.



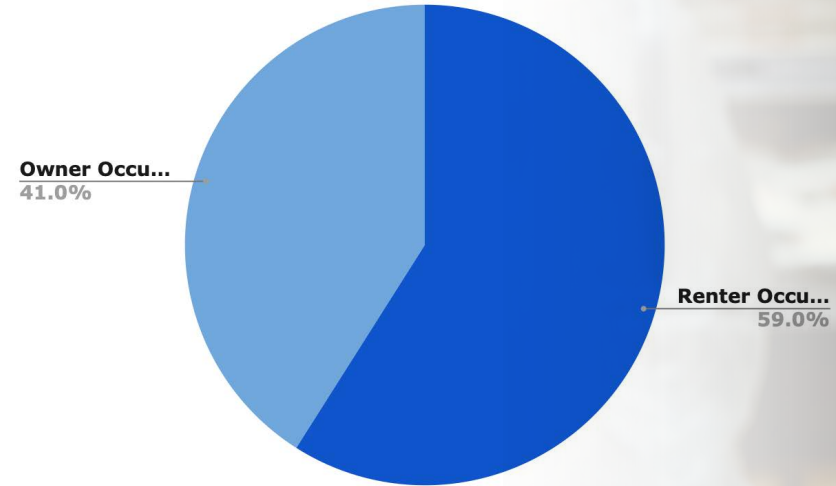


DEMOGRAPHICS

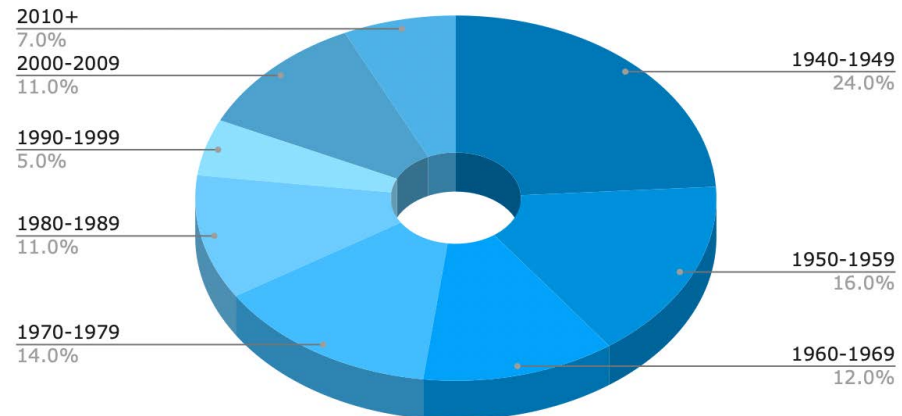
EDUCATIONAL ATTAINMENT



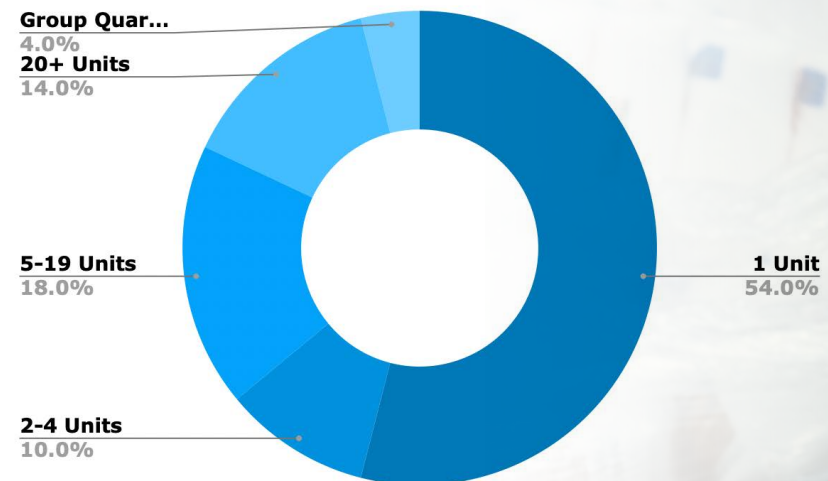
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

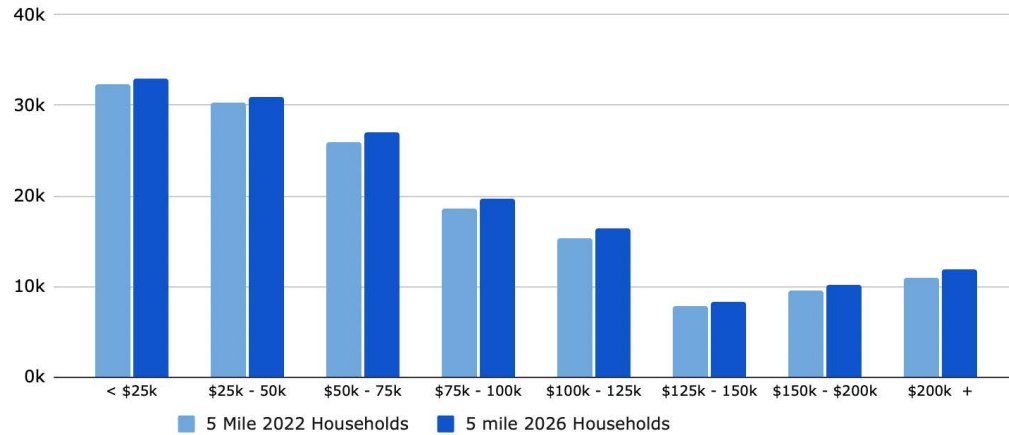


HOUSING TYPE

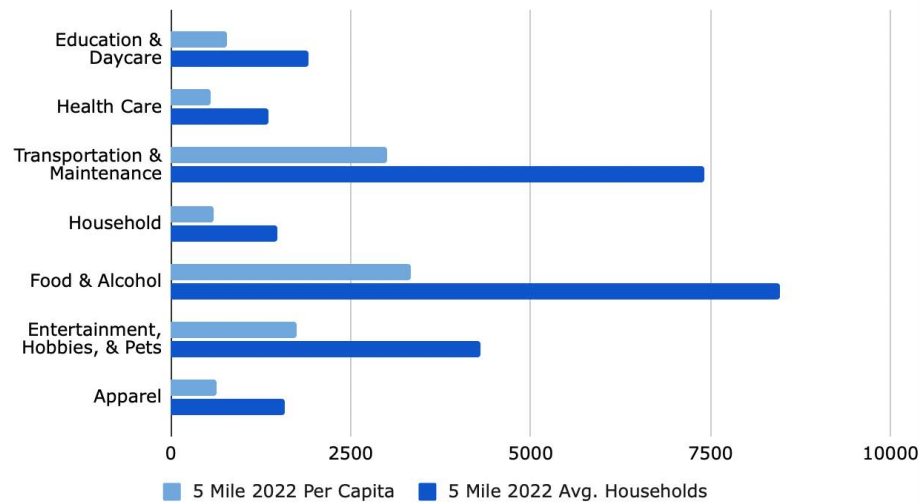


DEMOGRAPHICS

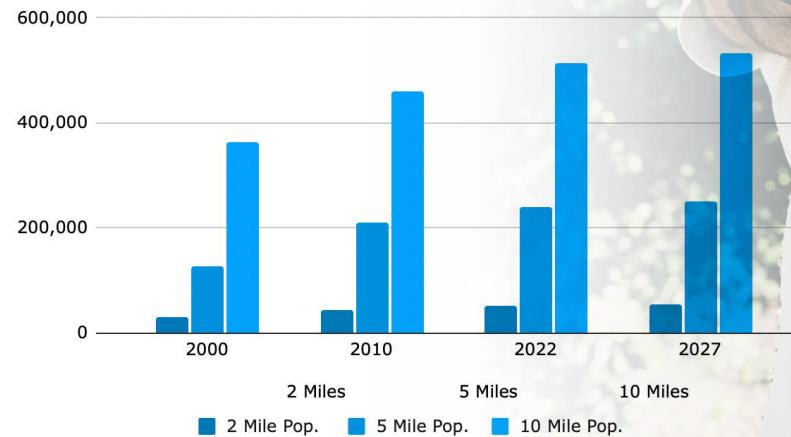
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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