

DANIEL MUELLER

Executive Director
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Cal DRE# 01829919

CENTURY 21
Select Real Estate, Inc.



5460

CELL PHONE
REPAIRS

CELL PHONE
dvwipart.com
(916) 856-1800

AVAILABLE

FOR SALE

5460 FLORIN PERKINS ROAD

SALE PRICE: \$1,809,415.00

CAP: 5.2% PRICE PER SF: \$215.79

FULLY LEASED INVESTMENT OPPORTUNITY AVAILABLE IN SACRAMENTO

THE PROPERTY

5460 FLORIN PERKINS ROAD

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



+/-8,385 SF
0.59 ACRES



M-2S-HEAVY
INDUSTRIAL



FULLY LEASED
INVESTMENT
OPPORTUNITY

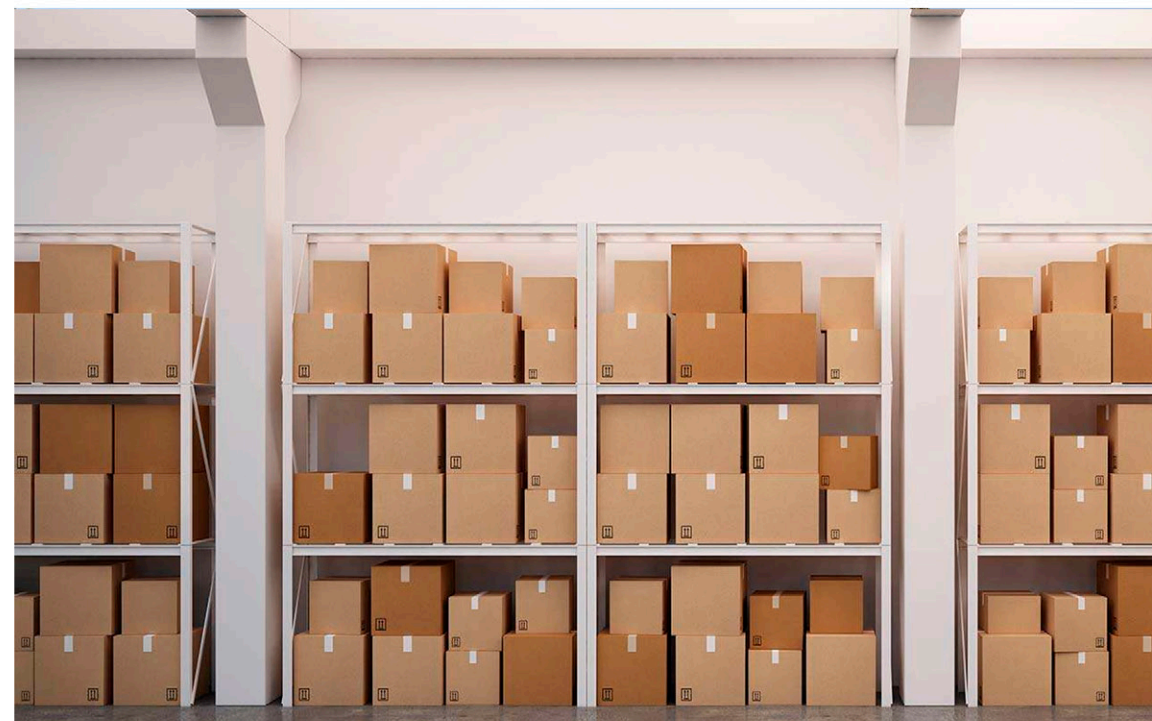


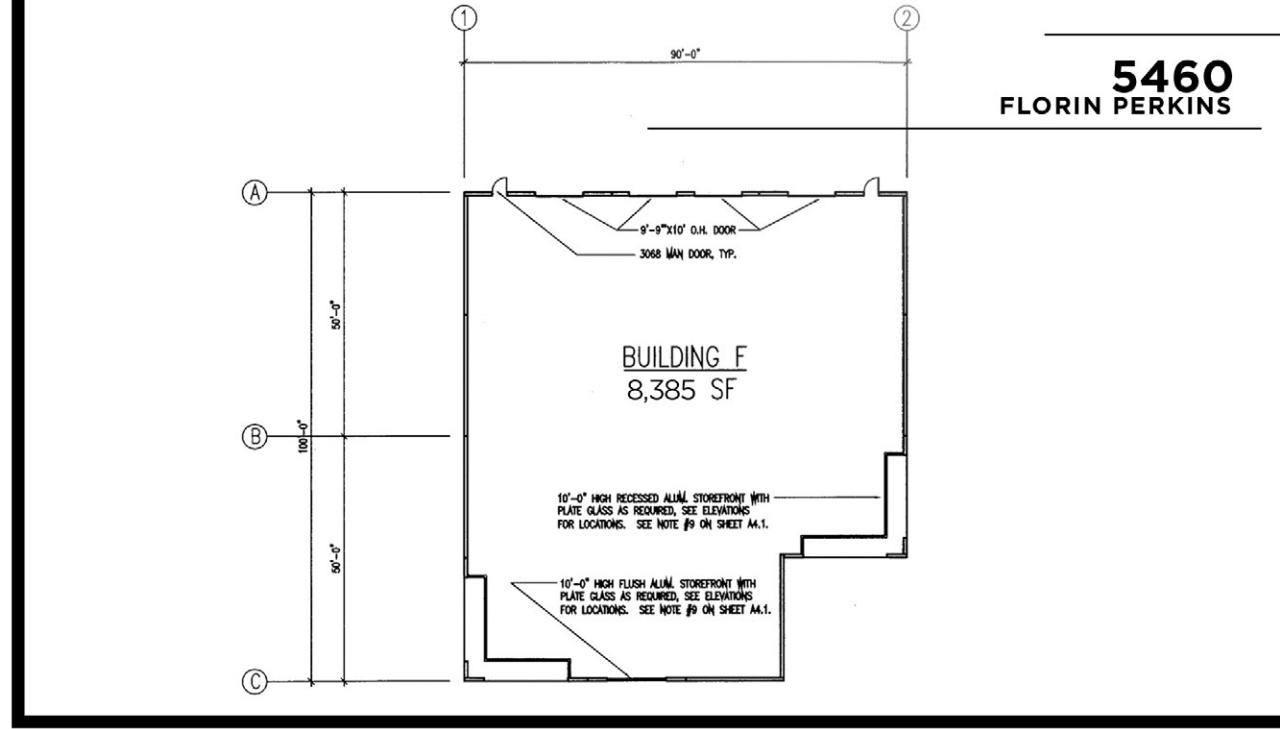
\$1,809,415.00
PRICE/SF \$215.79



CENTURY 21
SACRAMENTO, CA

PRICING: \$1,809,415.00

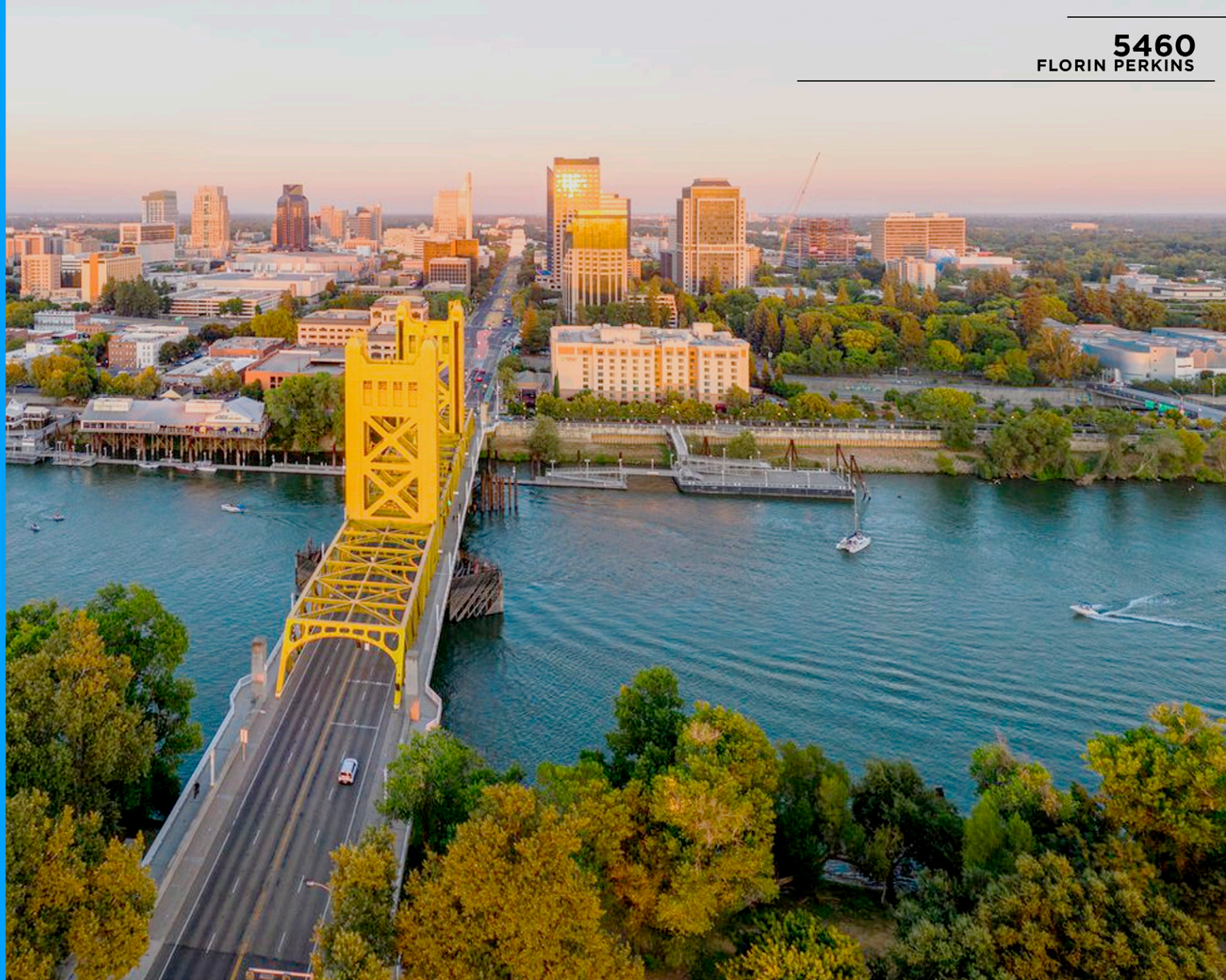




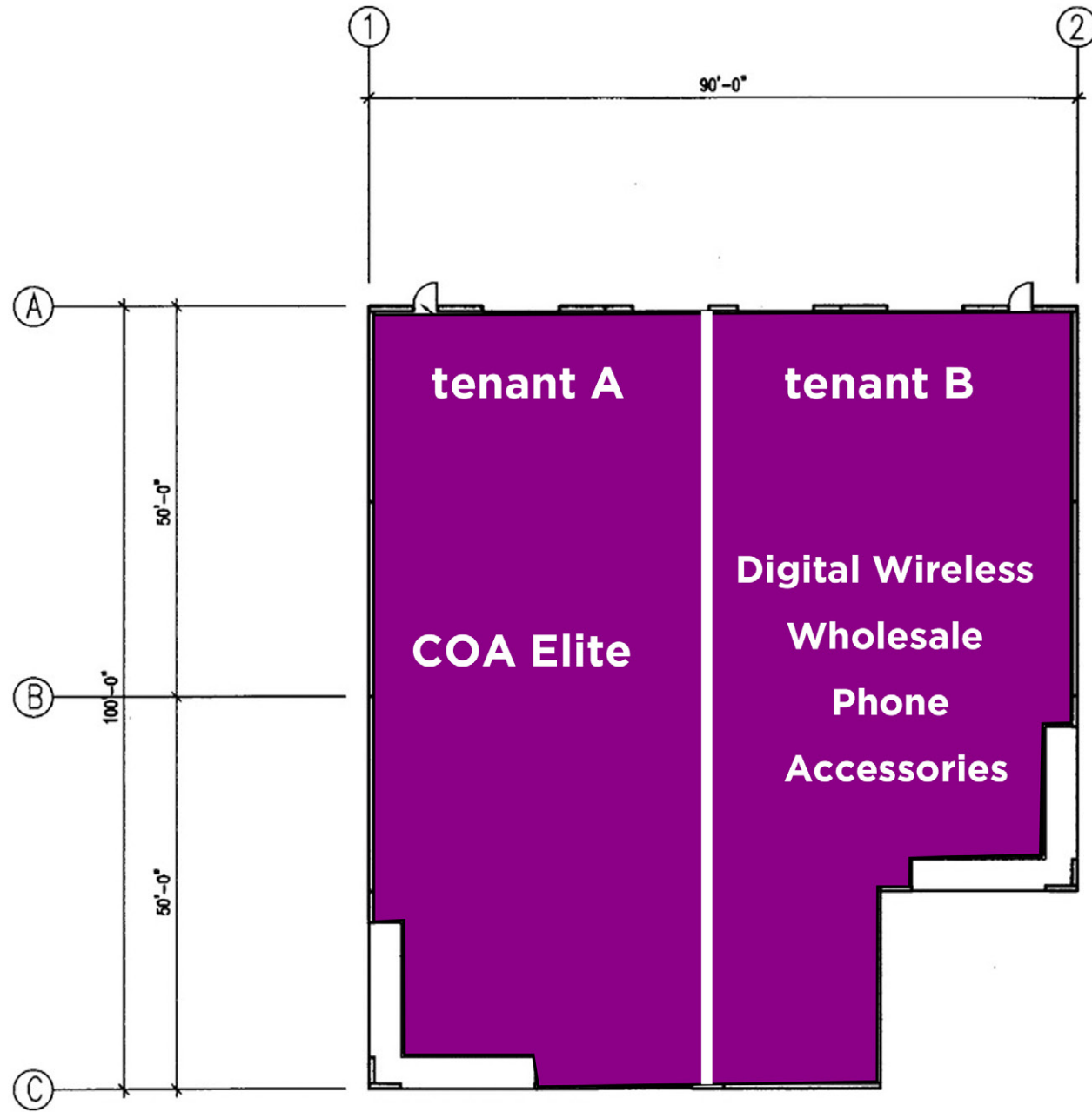
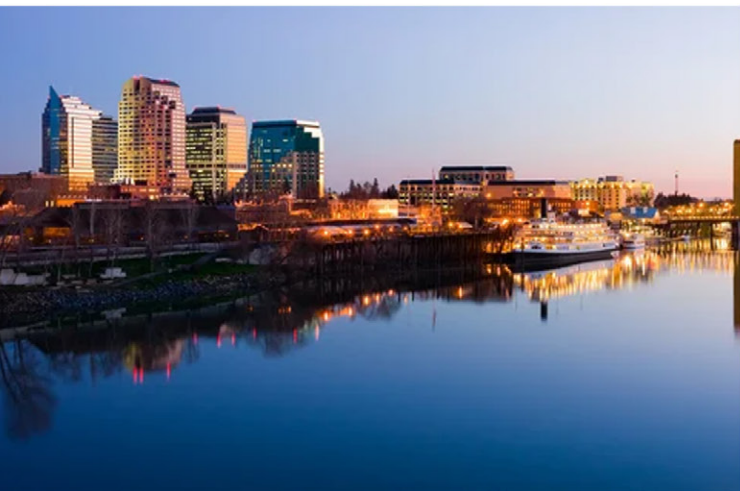
THE AREA

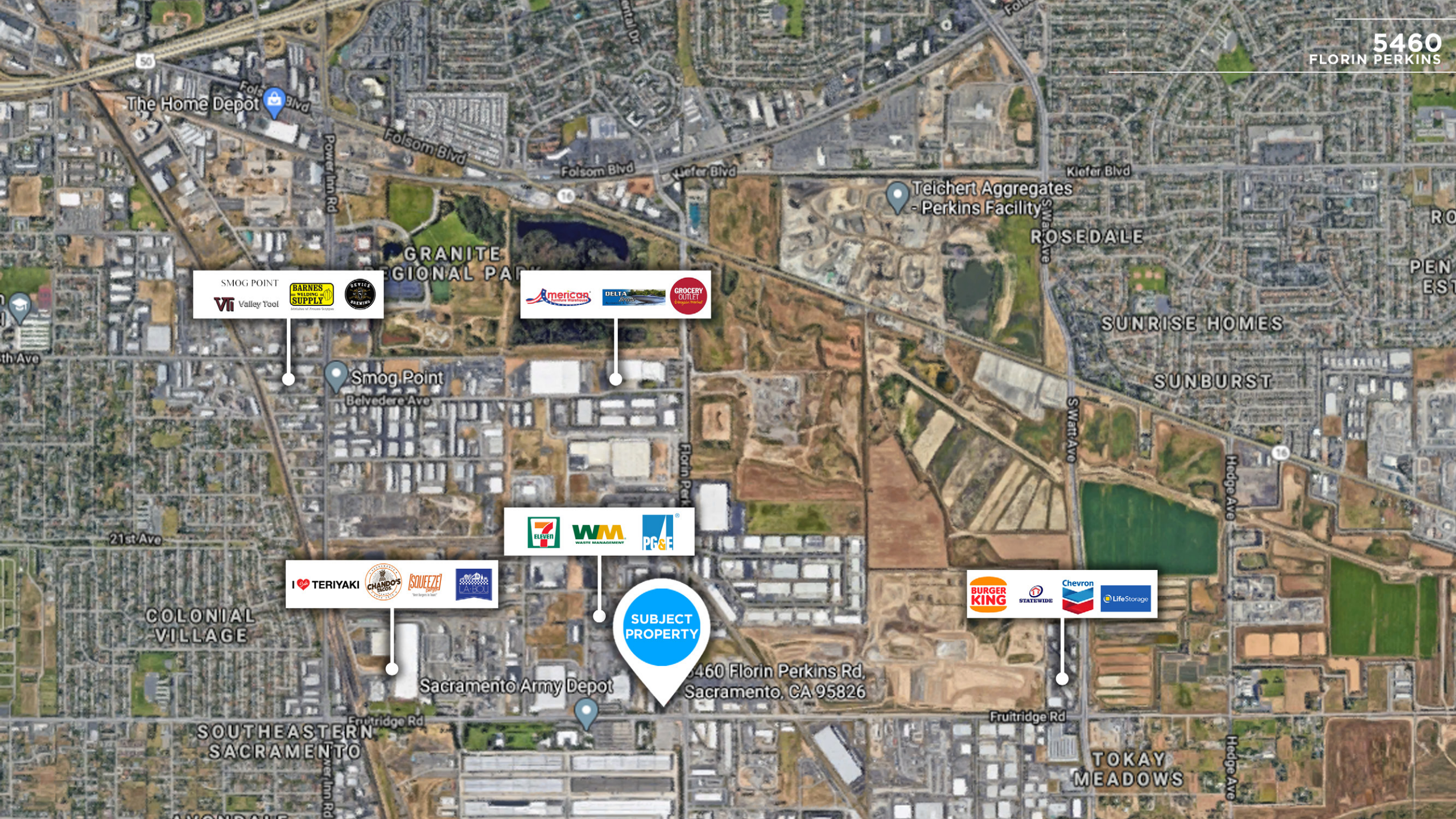
One of the most historic cities in California, Sacramento boasts an impressive array of landmarks, parks, amenities and other must-see point of interest. Here you'll find a handful of iconic features to the City. Sacramento Landmarks includes, California State Capital, Tower Bridge, City Historic Cemetery, Guy A West Memorial Bridge, American River and Sacramento River.

Sacramento is the capital city of the U.S. state of California and the seat of Sacramento County. Located at the confluence of the Sacramento River and the American River in Northern California's Sacramento Valley, it is the sixth-largest city in California and the ninth largest capital in the United States. Sacramento is the seat of the California Legislature and the Governor of California, making it the state's political center and a hub for lobbying and think tanks. Sacramento is also the cultural and economic core of the Sacramento metropolitan area.









SMOG POINT
Valley Tool
BARNES WELDING SUPPLY
SERVICE FREEMAN

Americas
DELTA
GROCERY OUTLET

I ♥ TERIYAKI
CHARLOS
SQUEEZE
[Logo]

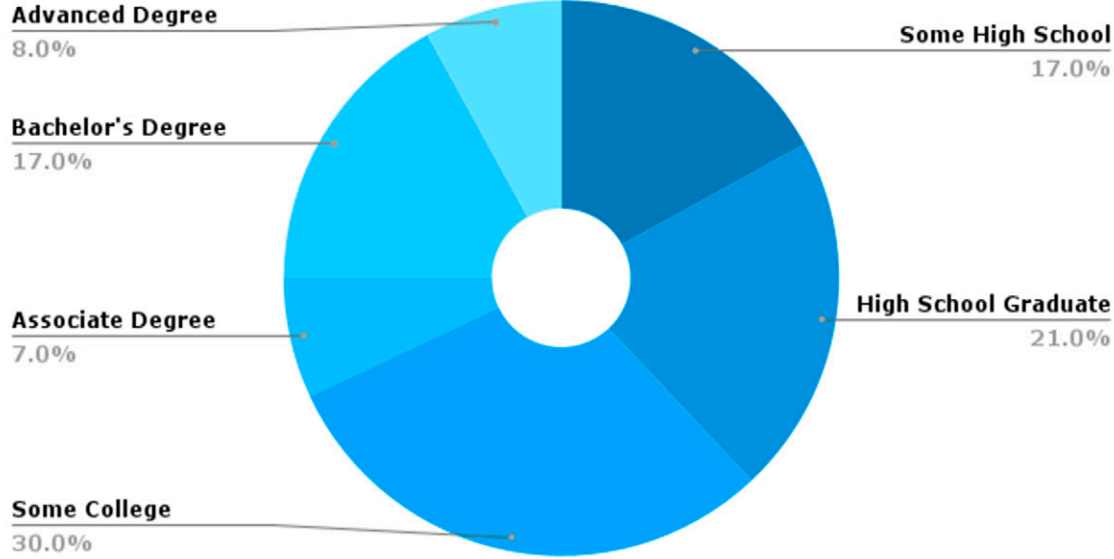
7 ELEVEN
WM WASTE MANAGEMENT
PC&E

BURGER KING
STATEWIDE
Chevron
Life Storage



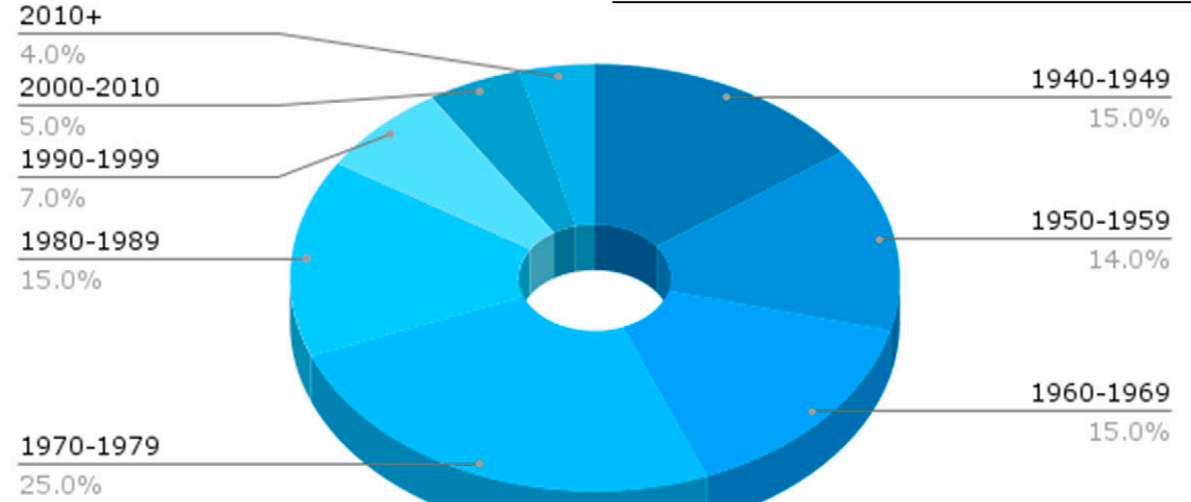
5460 Florin Perkins Rd,
Sacramento, CA 95826

EDUCATIONAL ATTAINMENT

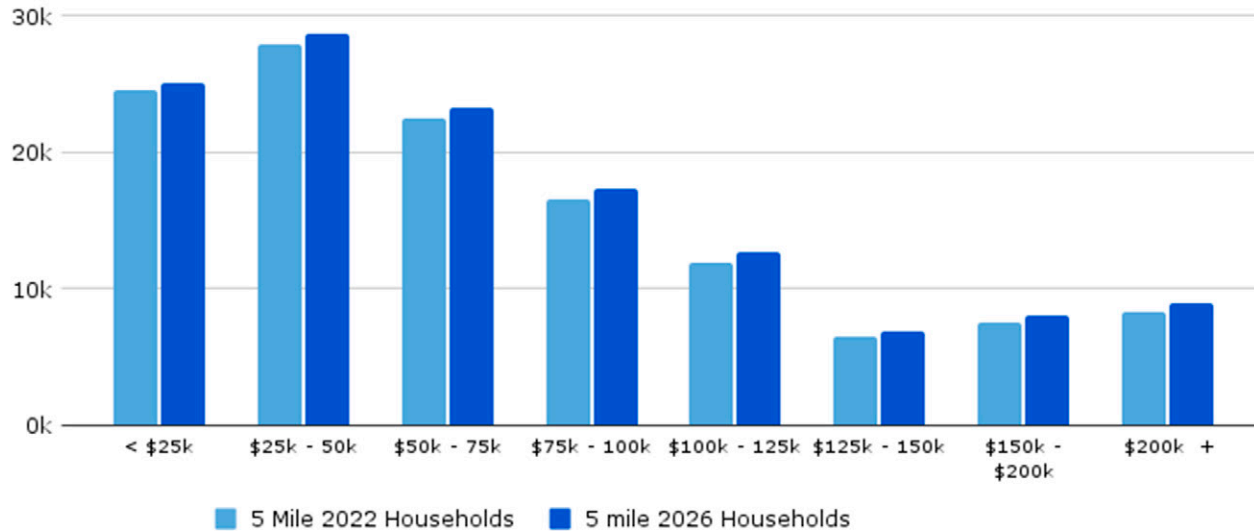


HOMES BUILT BY YEAR

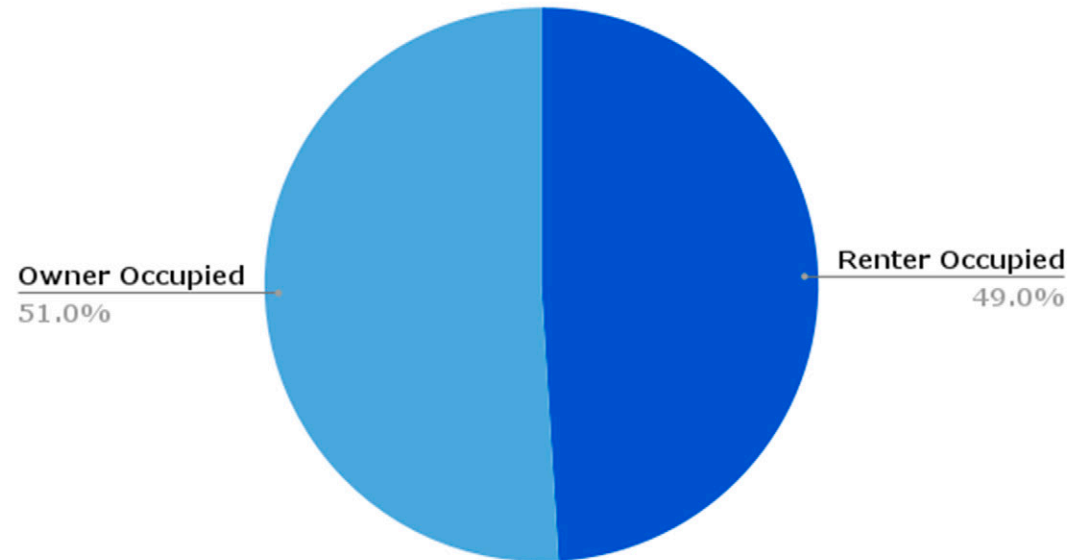
5460
FLORIN PERKINS



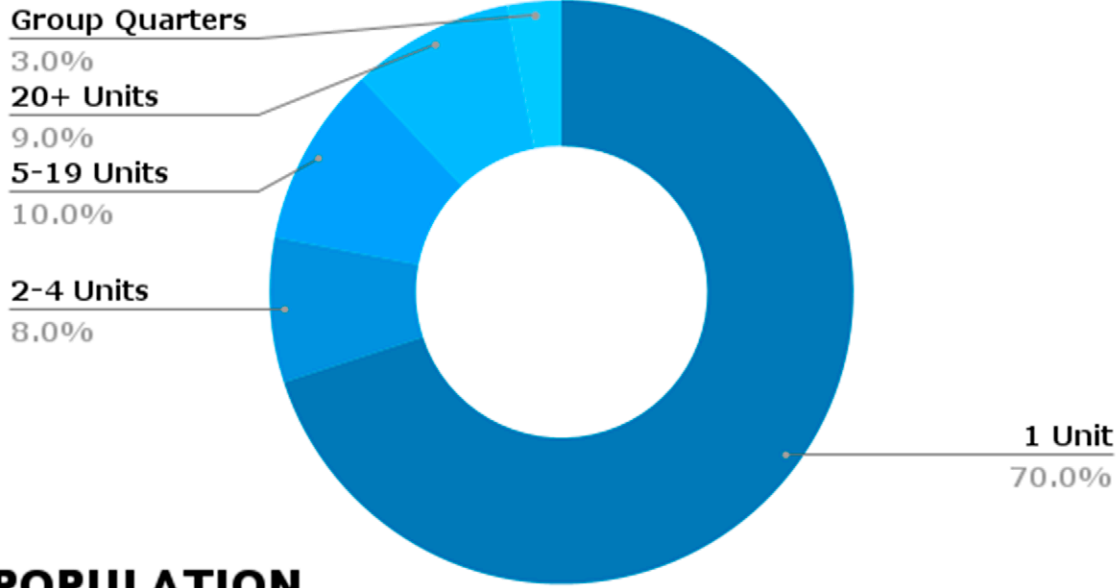
Monthly House Hold Income



HOUSING OCCUPANCY

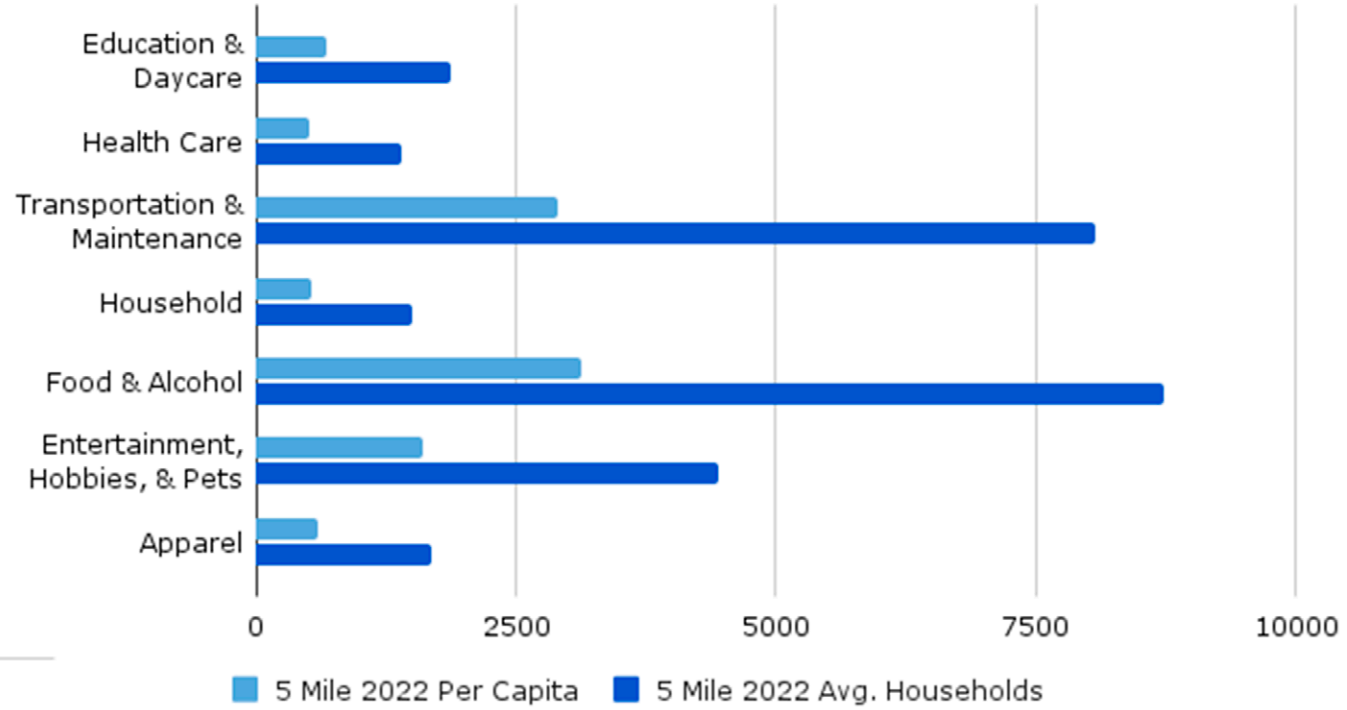


HOUSING TYPE

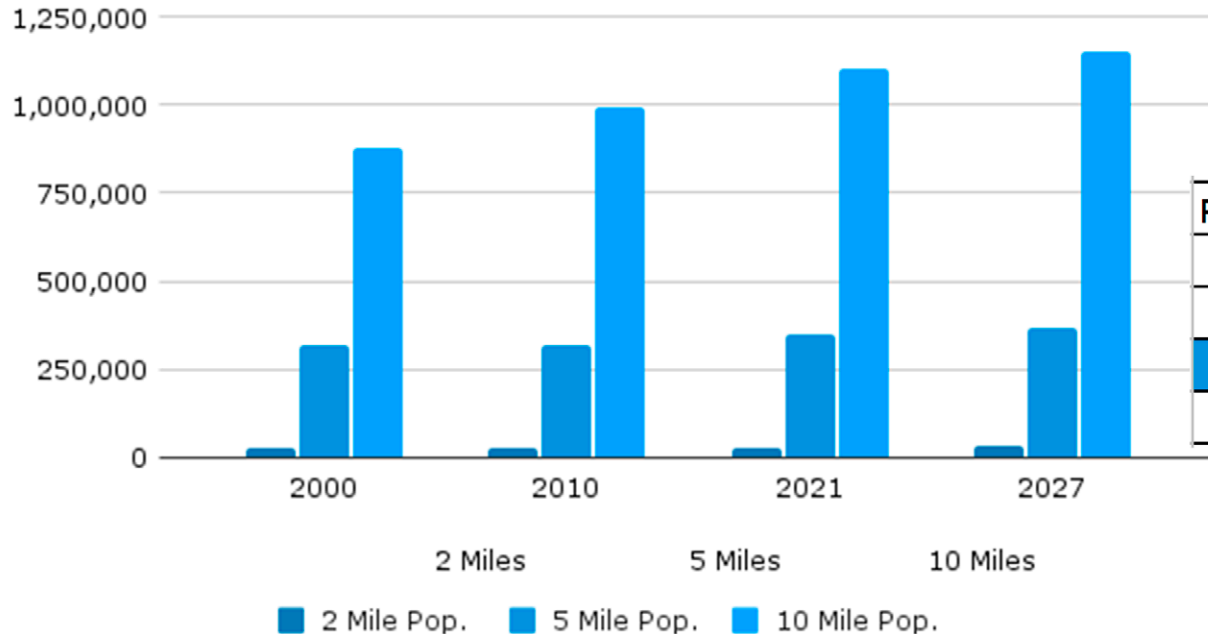


Per Capita & Avg. Household Spending

5460
FLORIN PERKINS



POPULATION



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	25,691	315,130	875,677
2010	24,932	319,270	992,312
2021	26,893	350,602	1,103,345
2027	27,944	365,334	1,150,285

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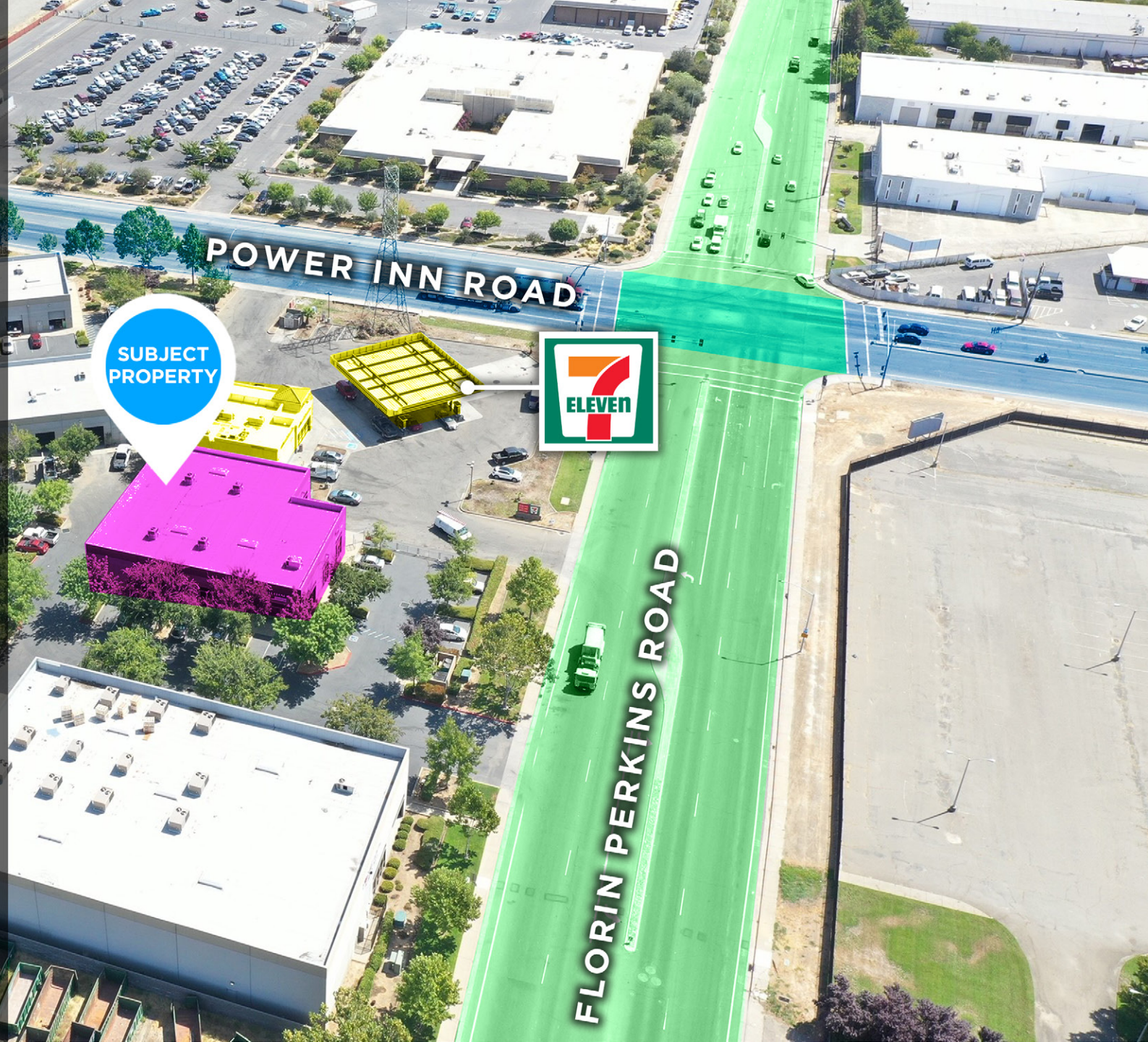
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CENTURY 21

Select Real Estate, Inc.





SALE

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M MUELLER
COMMERCIAL
TEAM

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