

ASHER LN

AVAILABLE  
**FOR SALE**

**DANIEL MUELLER**

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)  
Cal DRE#01829919

**CAMERON FREELOVE**

Director  
**916 613 3899**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)  
Cal DRE#02092307

**6610 ASHER LN.**

**SACRAMENTO, CA 95828**

+/-6,492 SF +/- 1 Acre

**CENTURY 21.**  
Select Real Estate, Inc



**Secluded M1 Warehouse with 3 Roll-Up Doors on +/-1 Acre - Paved, Fenced, & Gated**

# THE PROPERTY

6610 ASHER LN. SACRAMENTO, CA 95828

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SOUTH SACRAMENTO  
CITY OF SACRAMENTO, CA  
APN:  
064-0020-084



+/- 6,492 SF  
+/- 1 ACRE



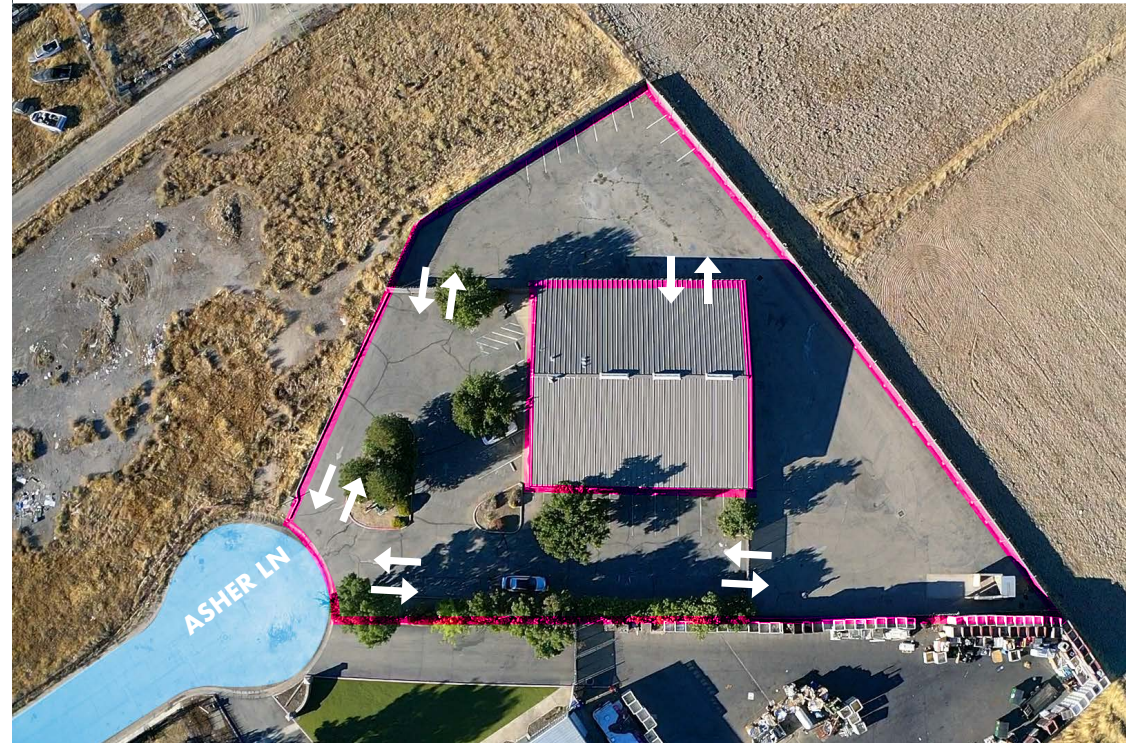
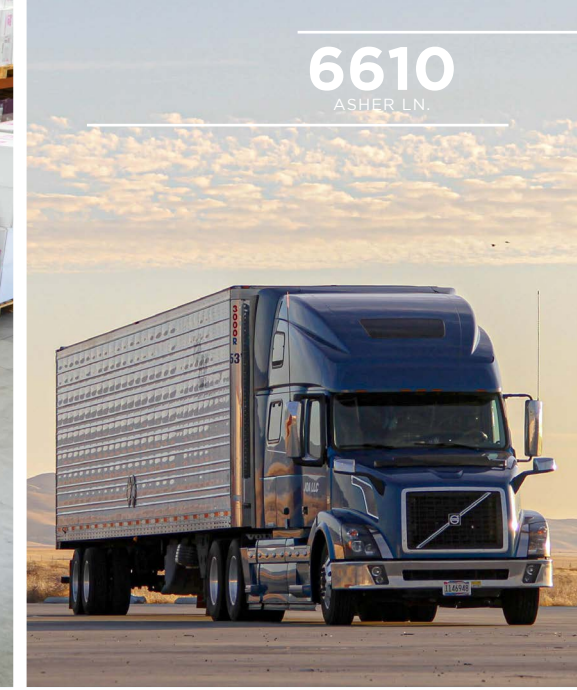
M-1 S-R

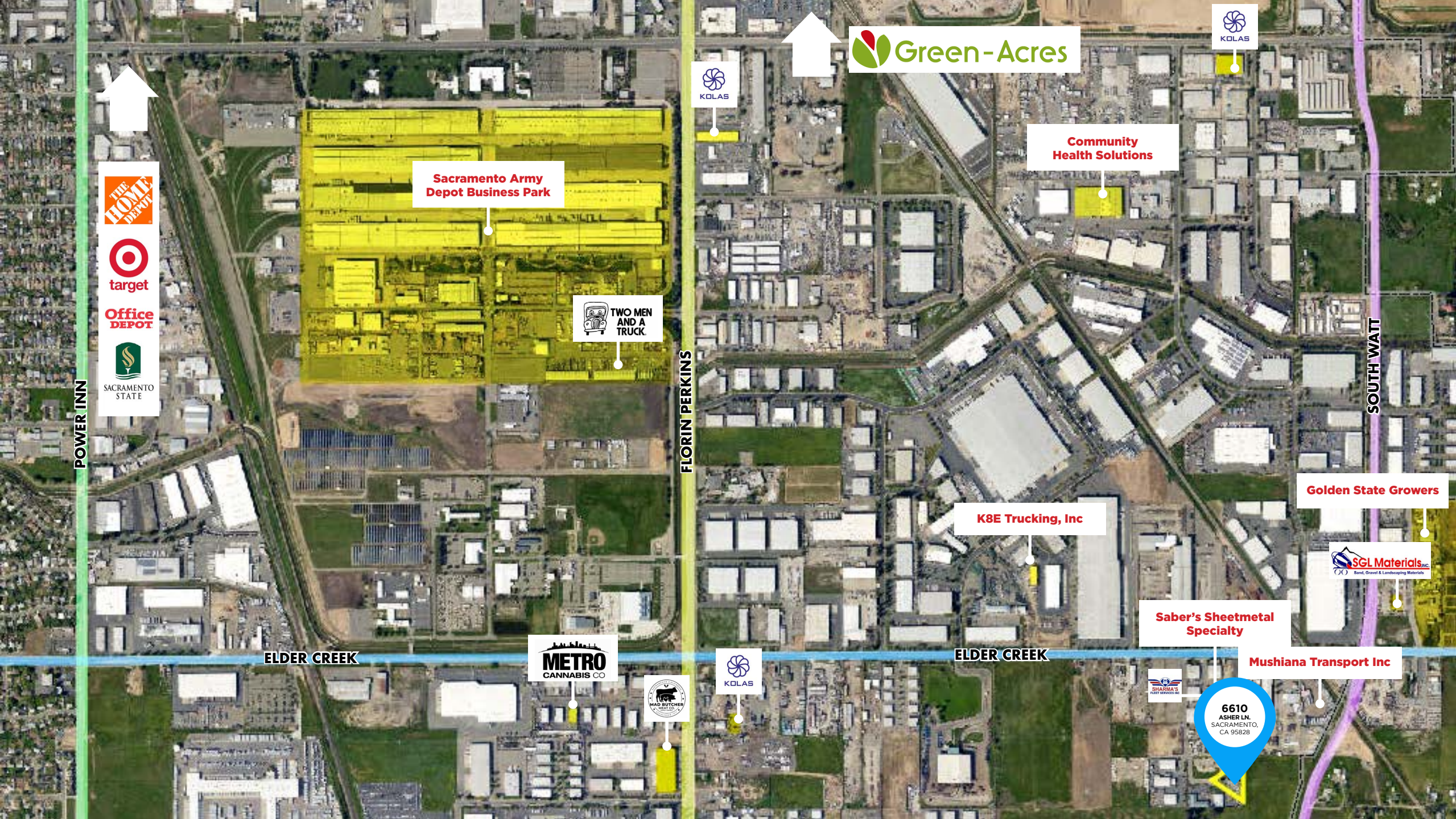


WAREHOUSE  
FENCED & GATED  
PAVED YARD



NEGOTIABLE





**Green-Acres**

**Sacramento Army Depot Business Park**

**Community Health Solutions**

**Golden State Growers**

**K8E Trucking, Inc**

**Saber's Sheetmetal Specialty**

**Mushiana Transport Inc**

**6610 ASHER LN, SACRAMENTO, CA 95828**

POWER INN

ELDER CREEK

FLORIN PERKINS

ELDER CREEK

SOUTH WATT

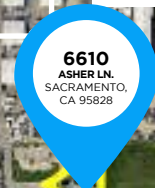
- THE HOME DEPOT
- target
- Office DEPOT
- SACRAMENTO STATE

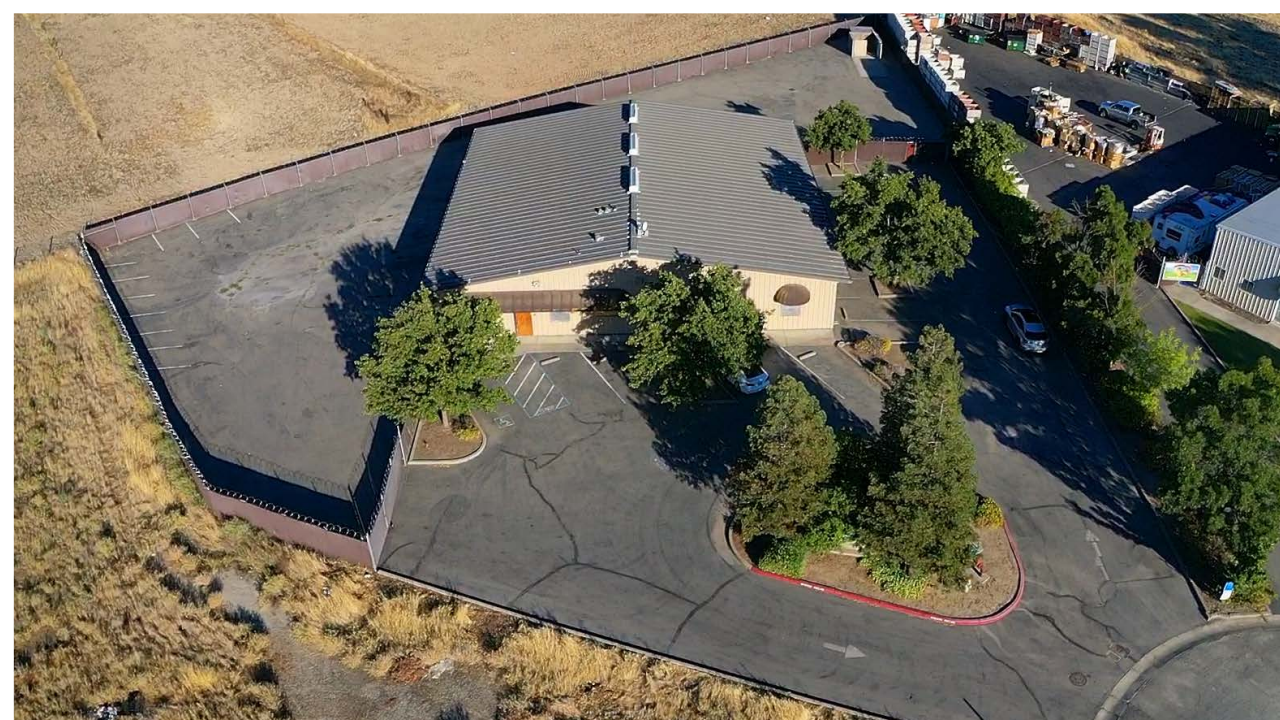
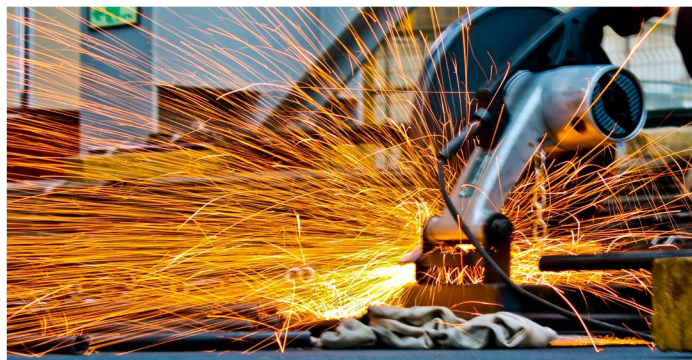
TWO MEN AND A TRUCK

METRO CANNABIS CO

MAD BUTCHER

SHARMA'S FLEET SERVICES INC





**6610**

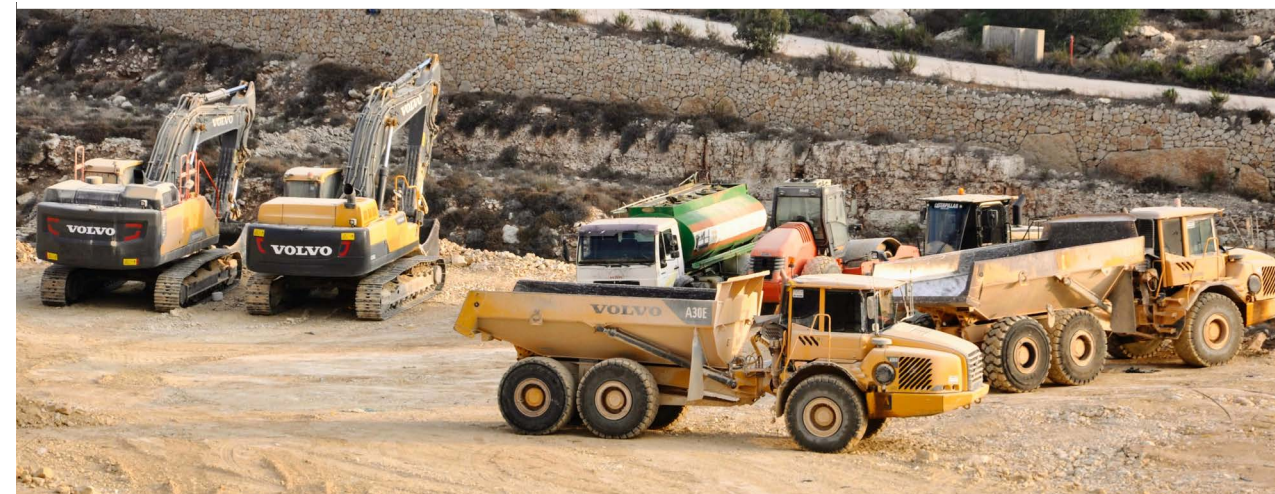
ASHER LN.

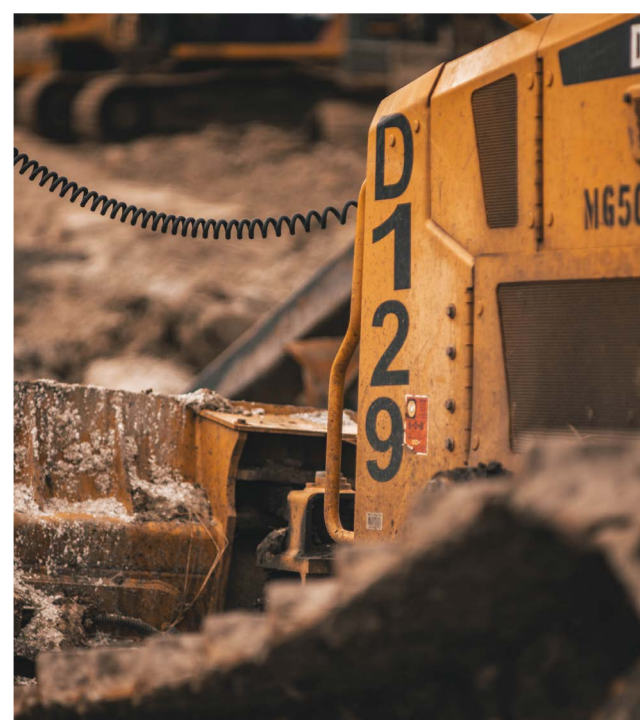


# THE BUILDING

The subject property is located between the two of the main arterial streets creating access from Elk Grove to Sacramento of Florin Perkins Rd. and South Watt Ave. and is concealed by being located the dead-end street of Asher Lane. The property consists of 1 Acre of M1 zoned land that is paved, fenced, and gated with multiple ingress and egress points. The building consists of +/-6,492 SF, multiple bathrooms, and 2 roll-up doors. The property is currently waiting for its CUP approval for

cultivation, manufacture, and distribution of cannabis. This property is located within District 6 of the City of Sacramento and is surrounded by well known cannabis brands such as Kolas and Metro Cannabis. The property is also conveniently located close to Green Acres Supply and The Home Depot. The property is centrally located within South Sacramento and is close to both HWY 50 & 99 to access the greater Sacramento region.



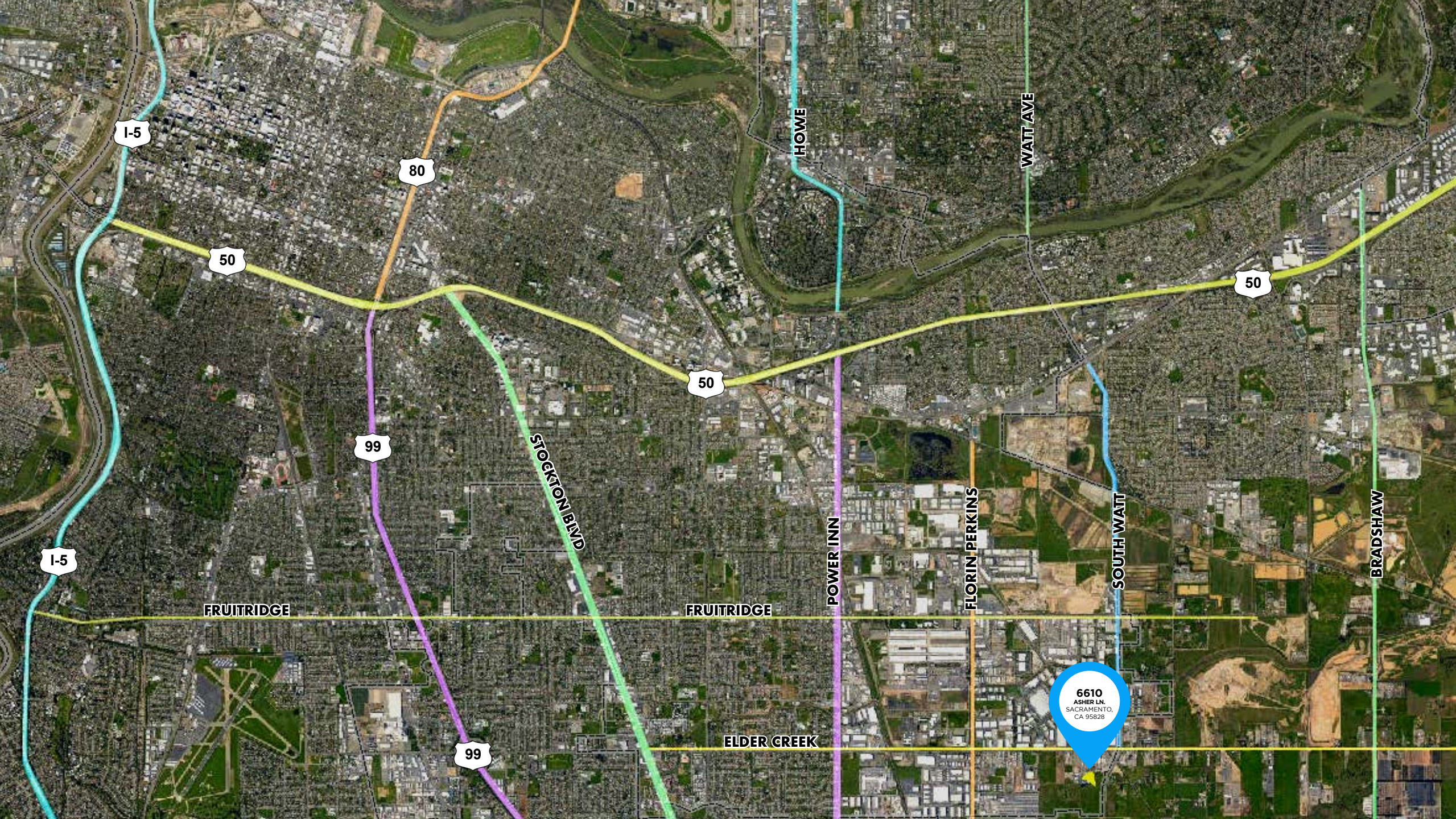




## THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.





I-5

80

50

50

99

50

I-5

FRUITRIDGE

FRUITRIDGE

99

ELDER CREEK

HOWE

WATT AVE

STOCKTON BLVD

POWER INN

FLORIN PERKINS

SOUTH WATT

BRADSHAW

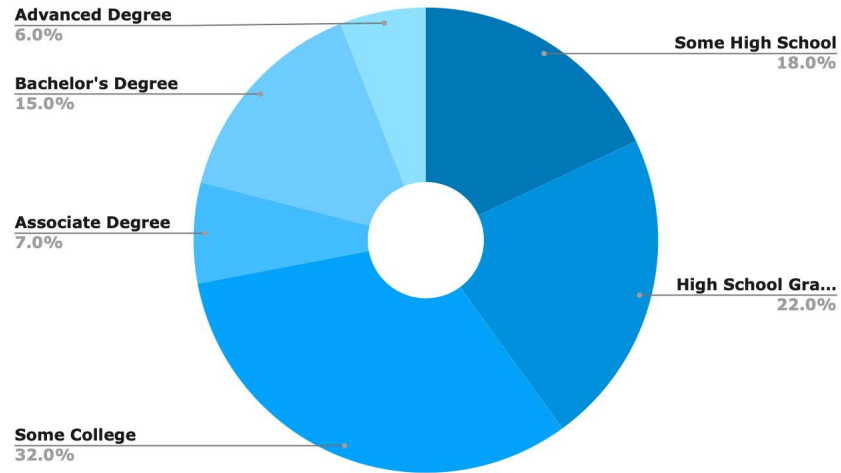
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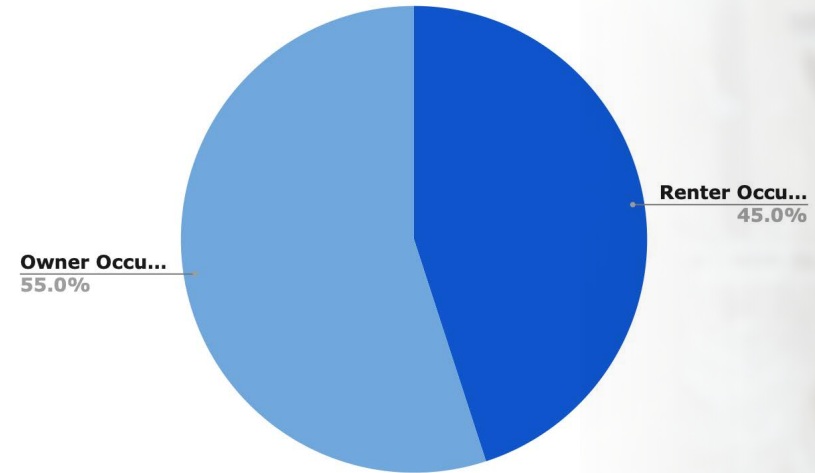
# DEMOGRAPHICS

## EDUCATIONAL ATTAINMENT

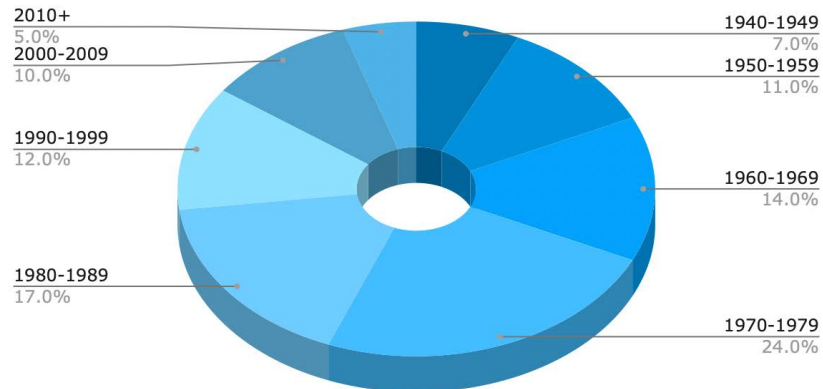
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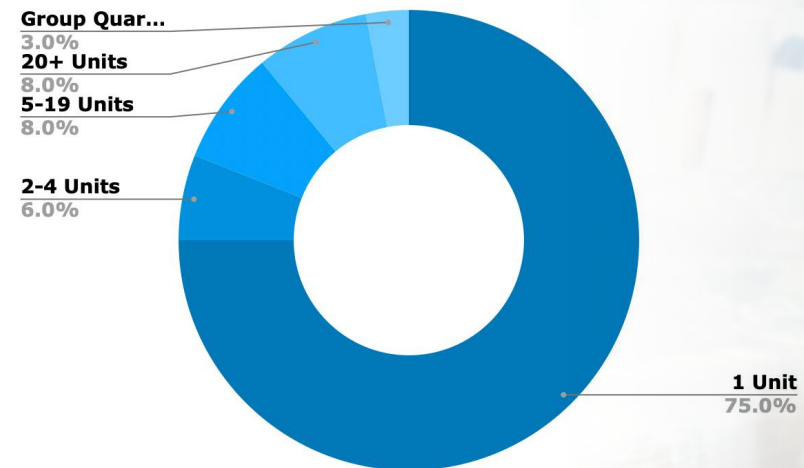
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR

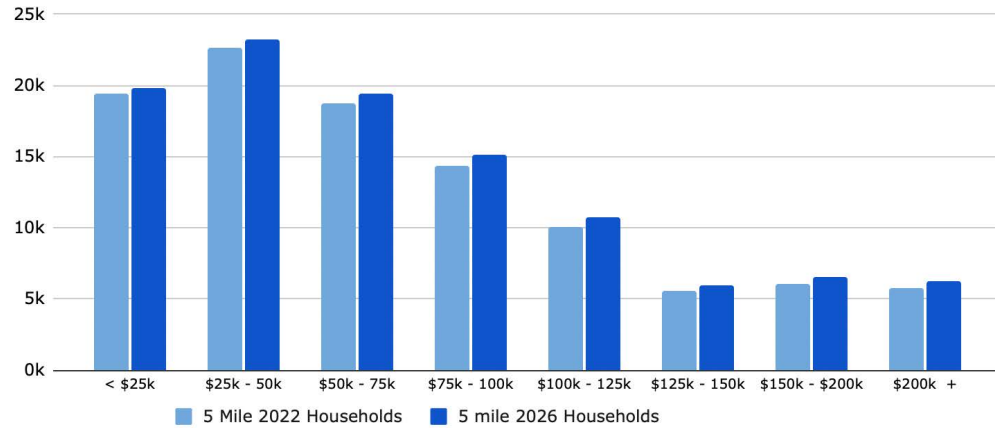


## HOUSING TYPE

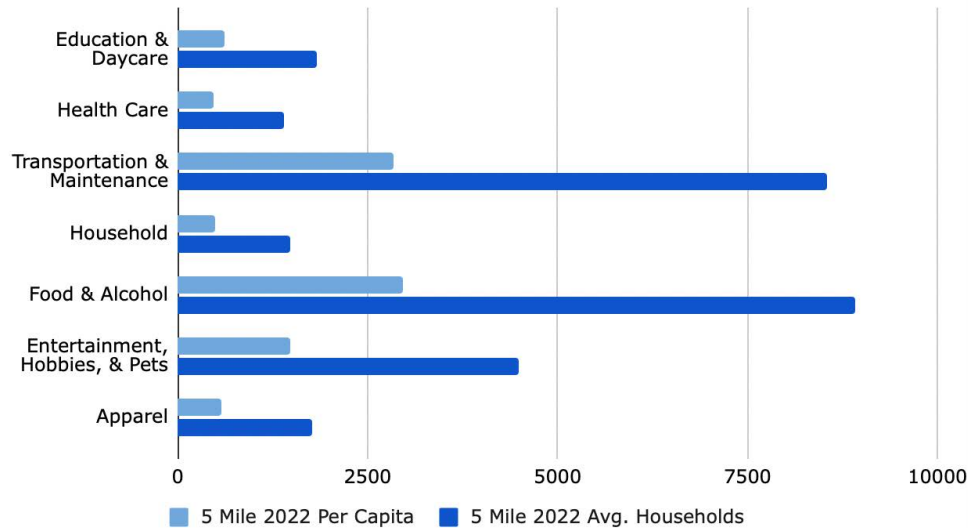


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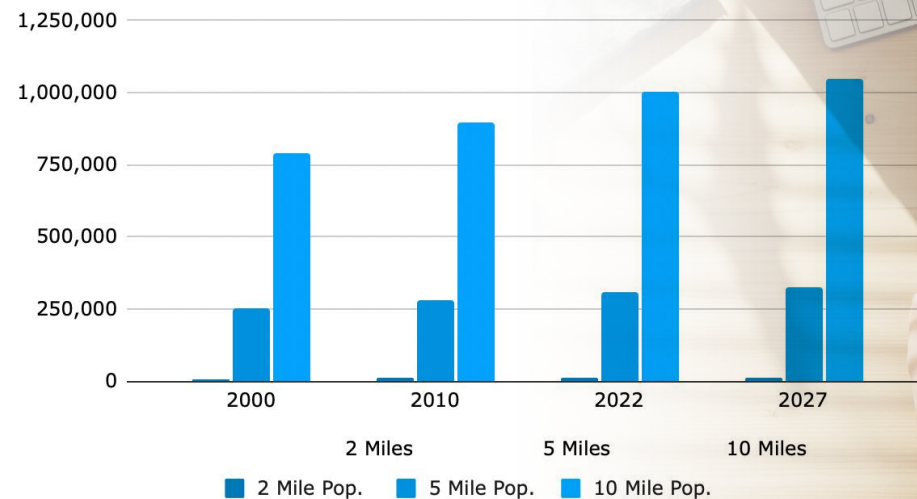
**MONTHLY HOUSE HOLD INCOME**



**PER CAPITA & AVG. HOUSEHOLD SPENDING**



**POPULATION**



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## CENTURY 21

Select Real Estate, Inc



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SUBJECT



# SALE

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