

SUBJECT

BRUCEVILLE ROAD

AVAILABLE  
**FOR SALE**

**8740 BRUCEVILLE RD.**  
SACRAMENTO, CA 95823

**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

**CENTURY 21**

Select Real Estate, Inc.



# THE PROPERTY

8740 BRUCEVILLE RD. SACRAMENTO, CA 95823

REGION

AVAILABILITY

ZONING

APN

PRICING



LAGUNA MEADOWS  
- SACRAMENTO



165,528 SQ FT/  
3.8 ACRES



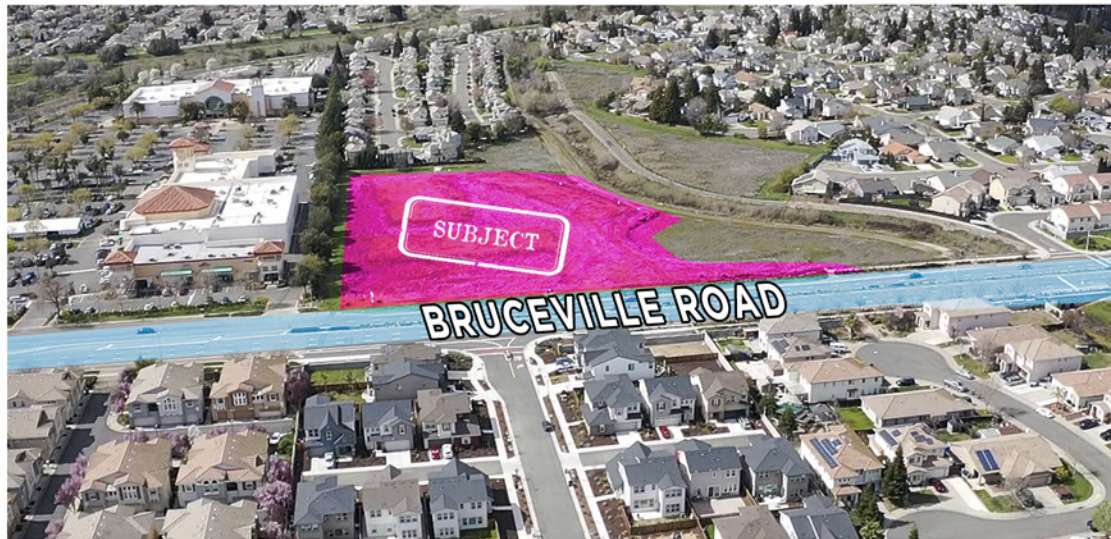
OB-PUD  
(OFFICE/PLANNED  
UNIT  
DEVELOPMENT)



117-021-1024  
-0000 SF



\$1,495,000.00



8740  
BRUCEVILLE RD.





## THE AREA

Adjacent to large retail center with entertainment – Regal United Artist Theaters, 24 hour Fitness and local eateries -Green Papaya, PhoLe and easy access to Highway 99, close to medical clinics- Kaiser, Sutter and University of California Medical Center

Nearby amenities: North Laguna Creek Park with soccer and softball fields, volleyball, tennis courts, basketball, horseshoe pits, playground, gazebo area, nature trails and pond, Bartle Golf Course, Target, Winco Foods Supermarket, Smashburger, Chipotle, Starbucks

School districts: Elk Grove School District (Rated above average) and Cosumnes River College

Popular Destinations: Old Sugar Mill Wineries and Sacramento Zoo (10 miles), Sacramento International Airport (25 miles), Red Hawk Casino (30 miles), Folsom Lake State Recreation (32 miles), L (125 Miles), San Francisco (100 Miles)





8740  
BRUCEVILLE RD.



CENTURY 21  
MUELLER COMMERCIAL TEAM

# ASSESSORS MAP

DISCLAIMER-ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

S1/2 SEC. 22, T.7N., R.5E., M.D.B.& M.

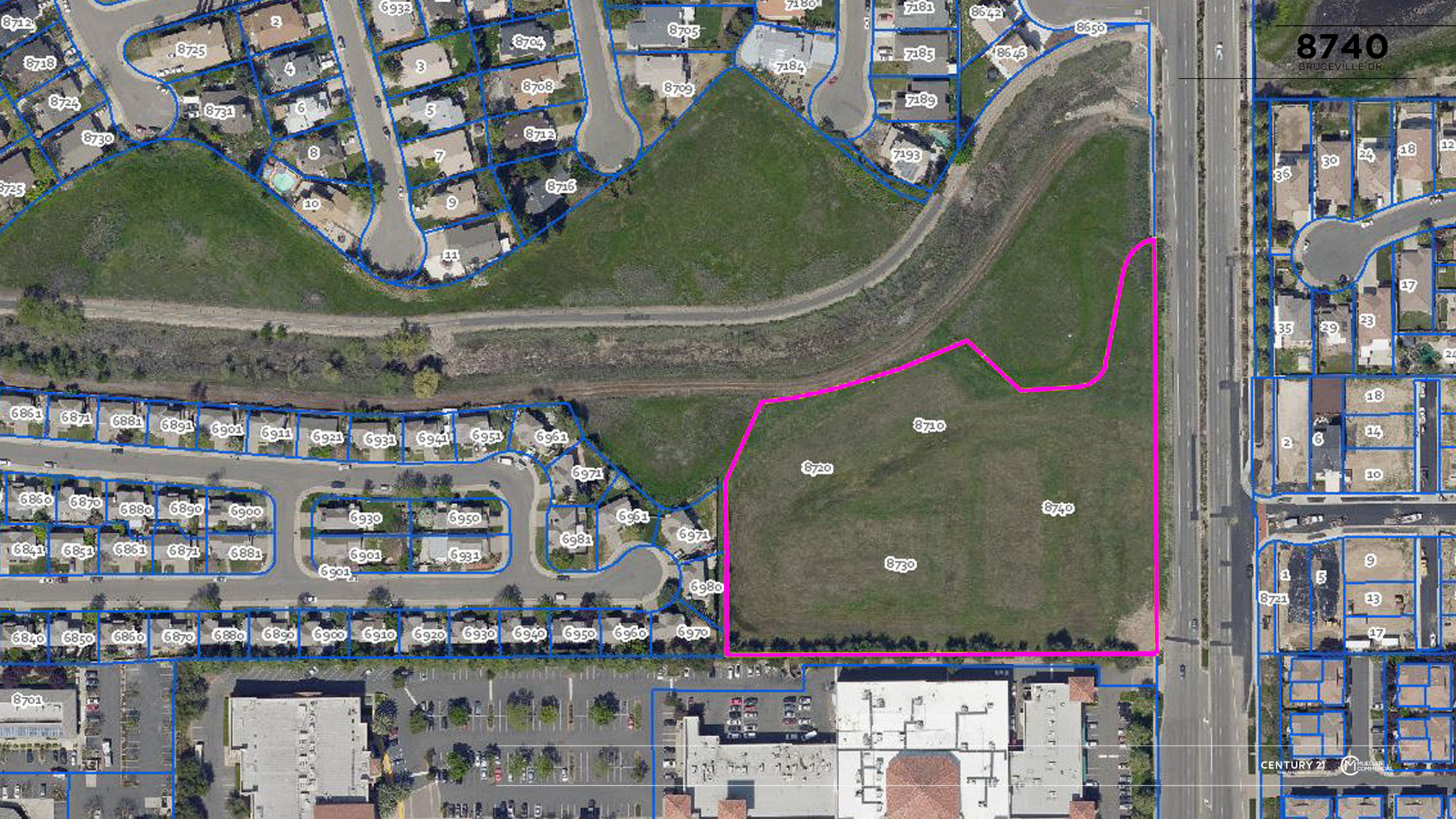
117-21



Por Laguna Vega North Village 1, R.M. Bk.261 Pg.10 (6-18-1999)  
 O.S. Bk.44 Pg.42 (1-30-1989)  
 Hewitt Sub. No. 1, R.M. Bk.13 Pg.43  
 Por Laguna Meadows, R.M. Bk.184 Pg.6 (6-23-1988)

CITY OF SACRAMENTO  
 Assessor's Map Bk. 117 Pg. 21  
 County of Sacramento, Calif.  
 JUNE 8th, 2020





8740

BRUCEVILLE DR



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