

FRANKLIN BOULEVARD ADT 27,523

AVAILABLE
**FOR SALE
OR LEASE**

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SUBJECT

MACK ROAD

SACRAMENTO, CA 95823

APN(s): 119-218-004, 119-218-005

SALE PRICE: \$1,562,932.80

\$12.00 PSF \$522,720 PER ACRE

Lease Price: Negotiable

CENTURY 21
Select Real Estate, Inc.



ALL UTILITIES STUBBED TO THE PROPERTY, OFF-SITES (CURB/GUTTER/SIDEWALK) ARE EXISTING

THE PROPERTY

119-2180-004 & 119-2180-005

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



004 - 1.77+/- AC &
005 - 1.22 +/- AC



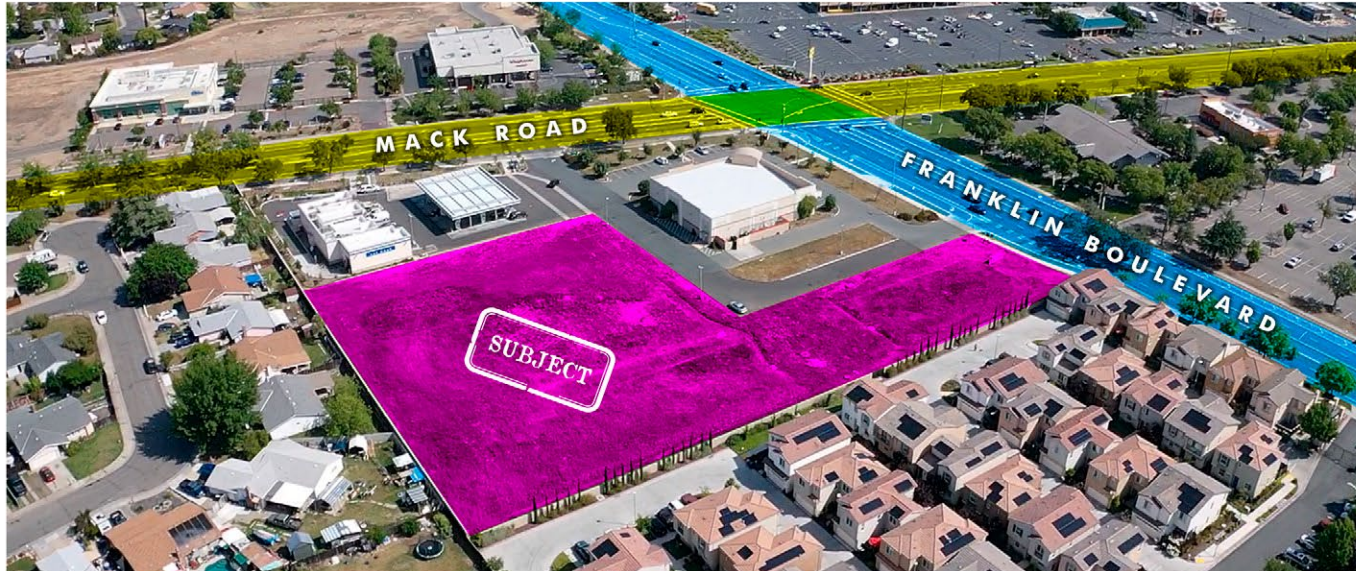
R-1A-PUD/SC-PUD



COMMERCIAL



SALE PRICE
\$1,562,932.80
\$12.00 PSF
\$522,720 PER ACRE
Lease Price Negotiable



DOWNTOWN
SACRAMENTO

8 MILES TO
DOWNTOWN /
MIDTOWN

17 MILES TO
SACRAMENTO
INTERNATIONAL
AIRPORT

FRANKLIN BOYCE
COMMUNITY PARK



FOOD4LESS

VALLEY
SHOPPING CENTER

HWY 99
1.5 MILES
AWAY



Davita
Kidney Care

MACK ROAD ADT 25,354

ADT 27,523



FAMILY
DOLLAR

SUBJECT
PROPERTY

FRANKLIN BOULEVARD

LOUISIANA
KITCHEN
POPEYES





THE LAND

119-2180-004 & 119-2180-005

The land is located near the busy intersection of Mack Road and Franklin Boulevard in South Sacramento. The location is surrounded by housing, shopping, dining and other amenities in close proximity. The land is strategically located

between I-5 and HWY 99 which offers commuters easy access to both major Highways. The site is located in close proximity to Downtown/Midtown Sacramento and Sacramento International Airport.



COMMERCIAL

PRICING: \$1,562,932.80

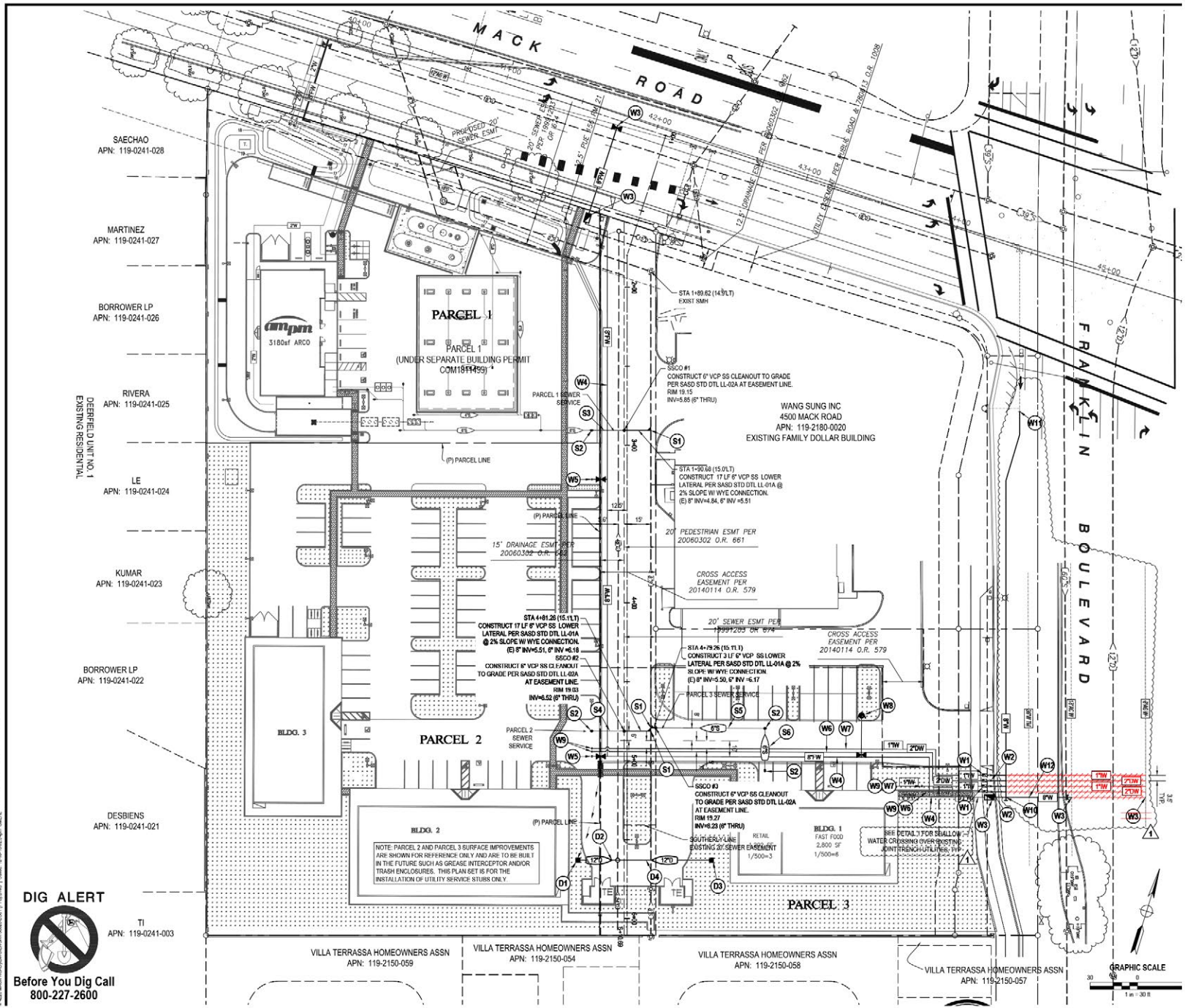
CENTURY 21
West Real Estate, Inc.



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.





4420 Mack rd

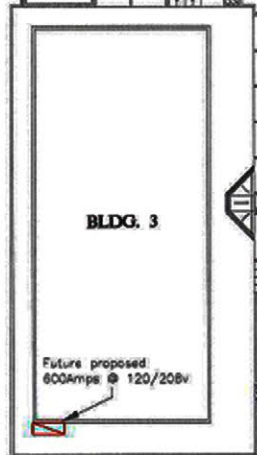
3 - 4" Conduits to be stubbed at property line by Developer on SOF 30149516

PRIMARY
3 - 4" Conduits with pull tape.
By Developer, Approx 210' on
(Developer to intercept existing conduits or stub to property line)

PRIMARY
2 - 4" Conduits,
By Developer, Approx 130' on
(Stubbed to future transformer location)

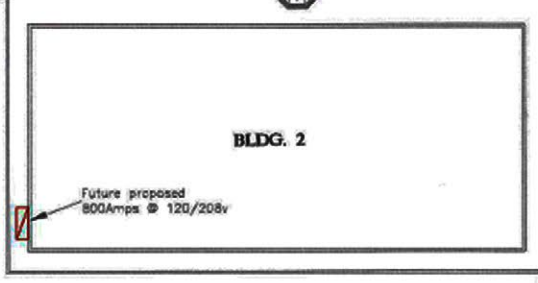
4500 Mack rd

Proposed property line



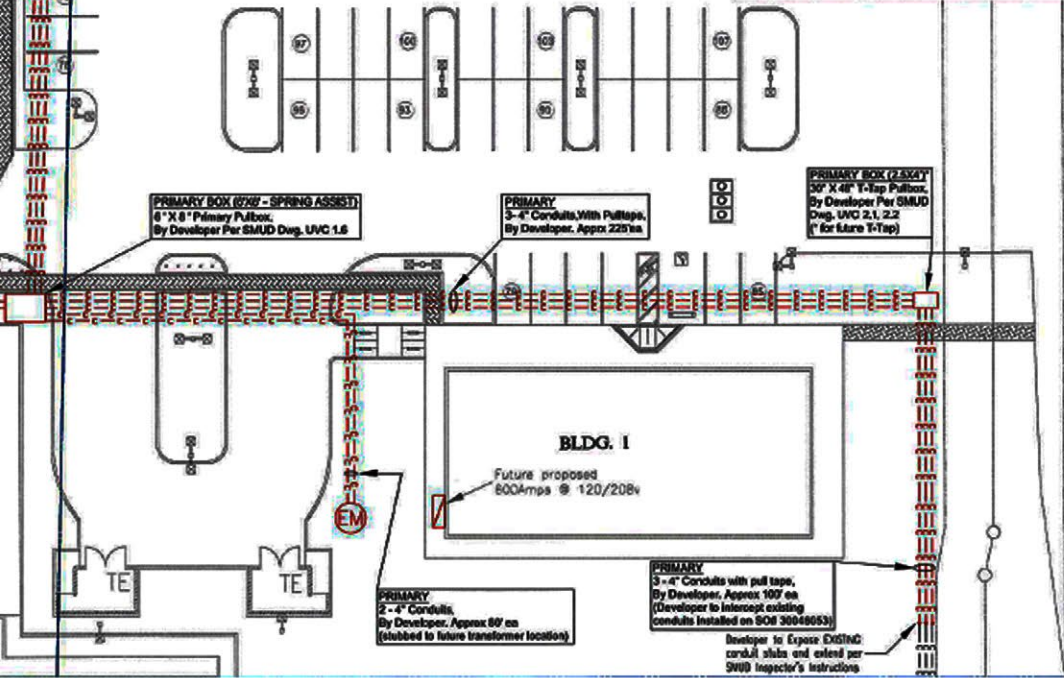
BLDG. 3

Future proposed
600Amps @ 120/208v



BLDG. 2

Future proposed
800Amps @ 120/208v



PRIMARY BOX (2X2 - SPRING ASSIST)
6" X 8" Primary Pullbox
By Developer Per SMUD Dig. UVC 1.6

PRIMARY
3 - 4" Conduits, With Pulltape,
By Developer, Approx 225' on

PRIMARY BOX (2X2)
30" X 48" T-Top Pullbox
By Developer Per SMUD
Dig. UVC 2.1, 2.2
(1" for future T-Top)

BLDG. 1

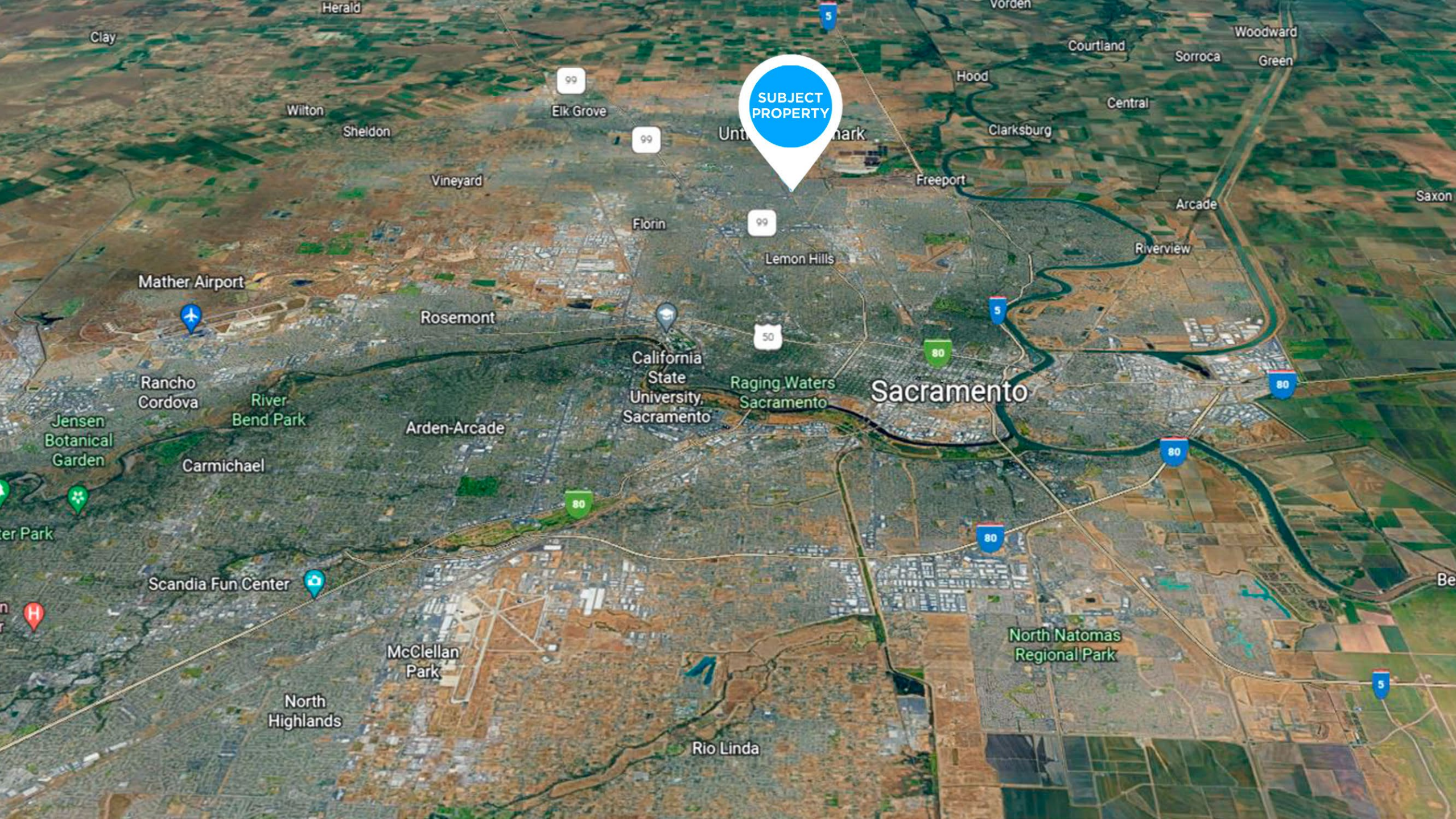
Future proposed
800Amps @ 120/208v

PRIMARY
2 - 4" Conduits,
By Developer, Approx 80' on
(Stubbed to future transformer location)

PRIMARY
3 - 4" Conduits with pull tape,
By Developer, Approx 100' on
(Developer to intercept existing
conduits installed on SOF 30049553)

Developer to Expose EXISTING
conduit stubs and cased per
SMUD Inspector's instructions

MACK RD



SUBJECT PROPERTY

Sacramento

California State University, Sacramento

Raging Waters Sacramento

North Natomas Regional Park

Rio Linda

North Highlands

McClellan Park

Scandia Fun Center

Carmichael

River Bend Park

Rancho Cordova

Jensen Botanical Garden

Mather Airport

Rosemont

Lemon Hills

Florin

Vineyard

Sheldon

Wilton

Elk Grove

Freeport

Clarksburg

Central

Sorroca

Green

Woodward

Hood

Courtland

Clay

Herald

Unt...

mark

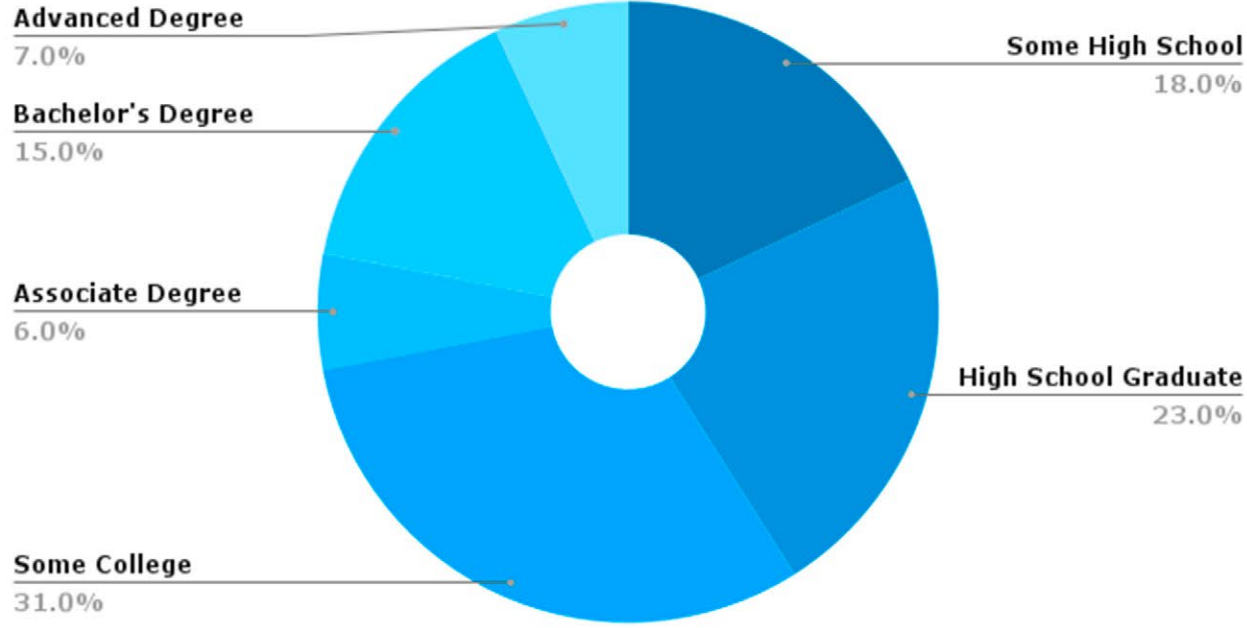
Saxon

Arcade

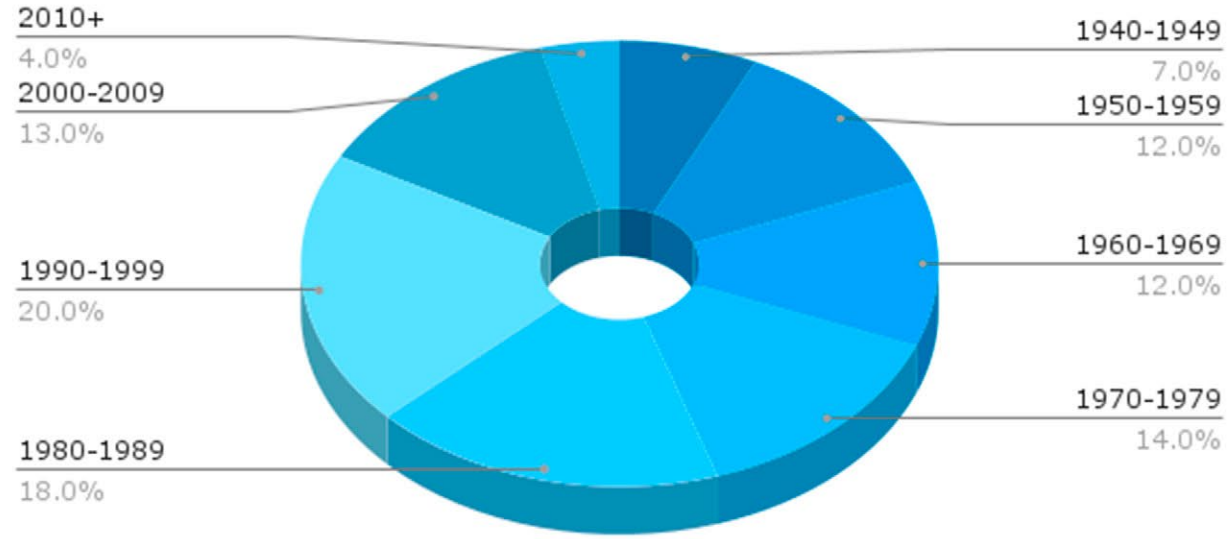
Riverview

Be

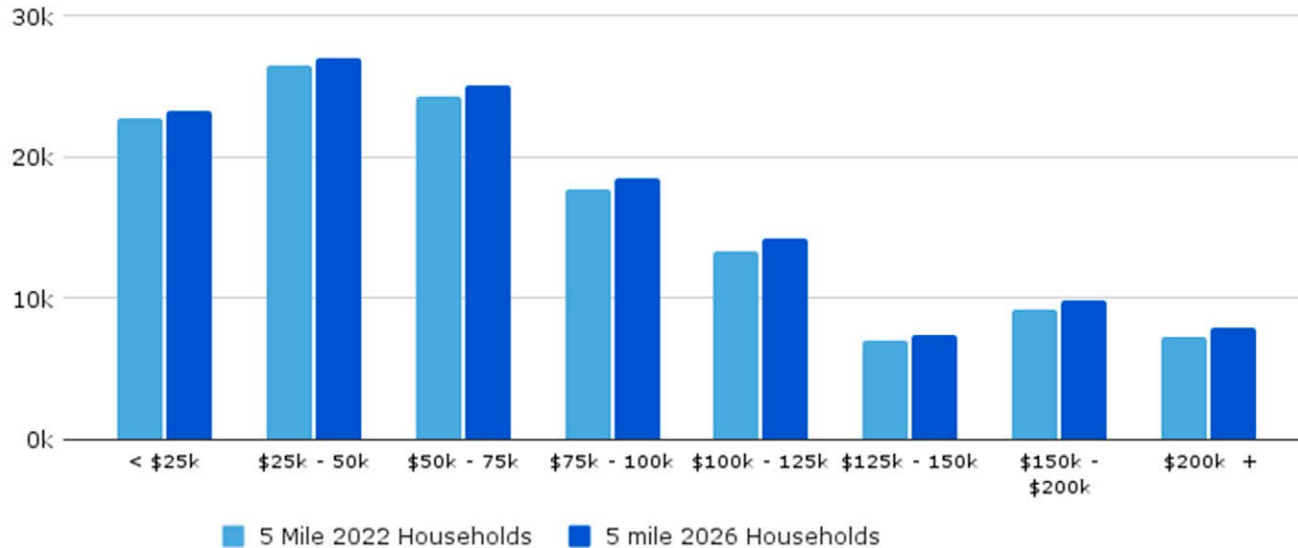
EDUCATIONAL ATTAINMENT



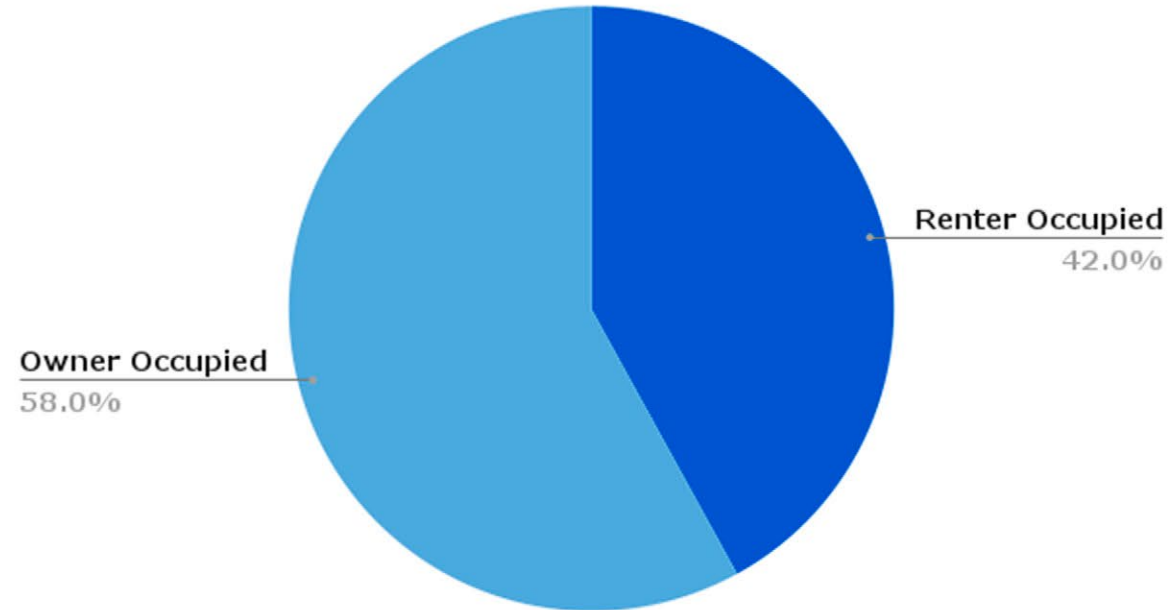
HOMES BUILT BY YEAR



Monthly House Hold Income



HOUSING OCCUPANCY



HOUSING TYPE

Group Quarters

2.0%

20+ Units

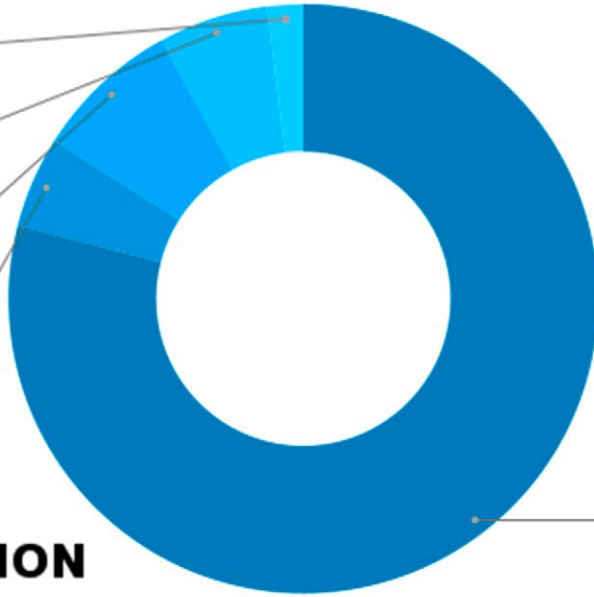
6.0%

5-19 Units

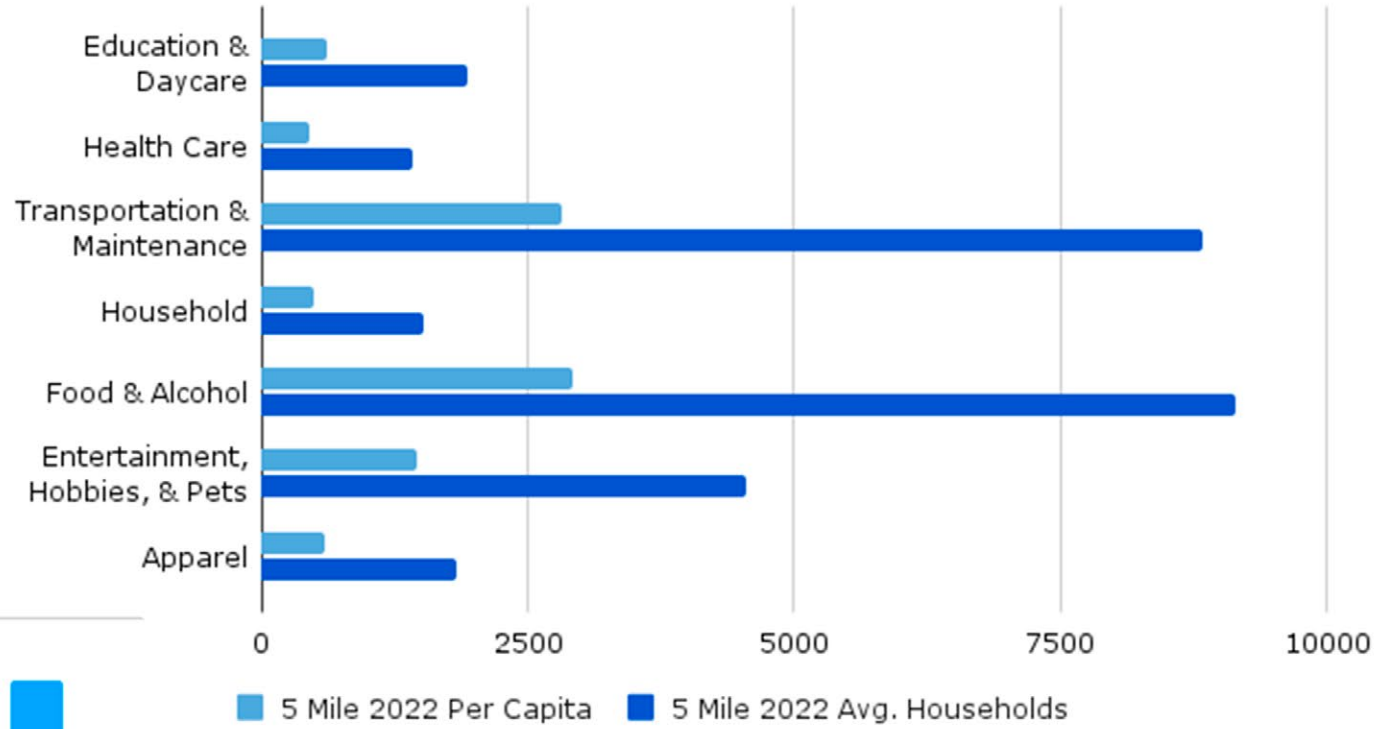
8.0%

2-4 Units

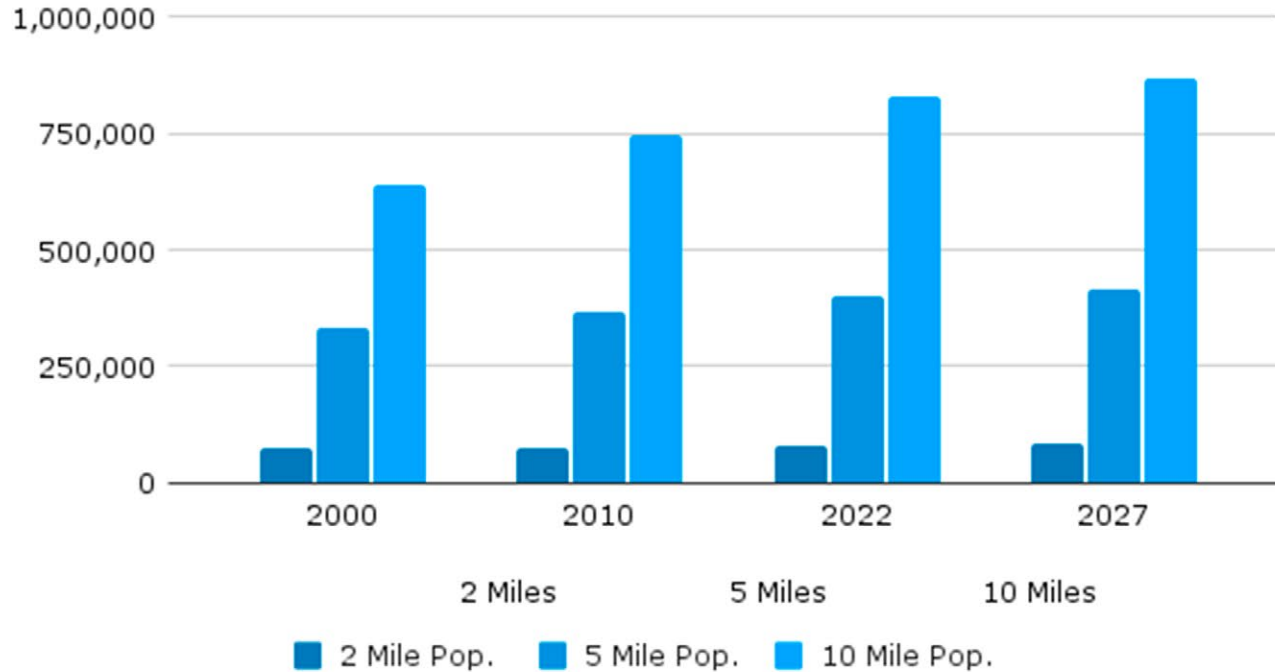
5.0%



Per Capita & Avg. Household Spending



POPULATION



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	72,395	330,547	640,896
2010	72,831	368,099	746,743
2022	78,702	400,402	831,122
2027	81,806	416,610	866,103

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