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CENTURY 21

Select Real Estate, Inc.



AVAILABLE
FOR SALE

129 OTTO CIR
Sacramento, CA 95822

-/+6,400 SF Warehouse -/+0.39 Acre Yard

\$1,150,000.00

Fully Stabilized Multi Tenant Industrial Building



THE PROPERTY

 **129 Otto Cir, Sacramento, CA 95822**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



South Sacramento
City of Sacramento
APN: 036-0192-016
Built in 1985



-/+6,400 SF
Warehouse
4 Roll Up Doors
& Small Office
-/+0.39 Acre Yard



M-1 S-EA-4
Light Industrial



Fully Stabilized
Multi Tenant
Industrial Building



\$1,150,000.00
\$180 PSF
NOI: \$76,800.00
6.67% CAP Rate
\$1 PSF + \$0.28 NNN
(lease terms)



The subject property is located on Otto Cir., just south of 47th St. you will turn into the compact industrial corridor. It's located adjacent to the Southgate Industrial Park which houses dozens of businesses serving industrial customer needs.



The building consists of +/-6,400 sf of warehouse space and a small office located at the front of the building. The warehouse has 4 separate roll-up doors in use from both of the tenants who operate their auto body repair business. The property sits on +/-0.39 Acres with a majority of the lot being paved concrete.



The parcel is zoned M-1 S-EA-4 (Light Industrial) and is located in the City of Sacramento.



This industrial building is fully occupied with two separate tenants leasing the building who operate their auto body repair business. The tenants have a new 5-year lease which began in September 2024. Both tenants have been previously operating at the property for several years prior to their new lease. The current lease terms began with the tenant paying \$1 PSF + \$0.28 NNN.



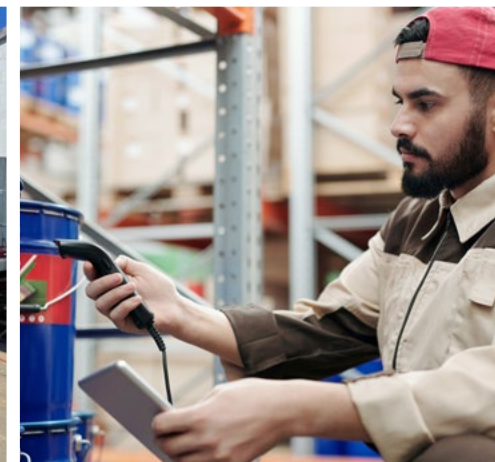
Walmart



U-HAUL

CENTURY 21
Seller Real Estate, Inc.

FOR SALE





THE AREA

Proximity to Major Highways: The South Sacramento Industrial Corridor is well-connected by key highways, including Interstate 5 and U.S. Highway 99. This provides easy access to other major metropolitan areas like San Francisco, the Central Valley, and even Southern California, making it ideal for distribution, manufacturing, and logistics companies.

Sacramento has a diverse and skilled workforce, which is crucial for industrial businesses. There is a mix of experienced labor in fields like logistics, manufacturing, and warehousing. Additionally, the proximity to educational institutions, such as Sacramento State University, offers opportunities for recruitment and partnerships with workforce development programs.

With the boom in e-commerce, there's a rising demand for logistics, warehousing, and distribution services. The South Sacramento Industrial Corridor is well-positioned to serve these needs, especially as major retailers and third-party logistics companies expand their operations.

South Sacramento continues to be an area with potential for growth. As the demand for industrial space increases, developers and investors are keen on expanding the infrastructure, thus driving even more opportunities for businesses to grow or establish new operations.



DEMOGRAPHICS

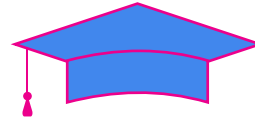
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



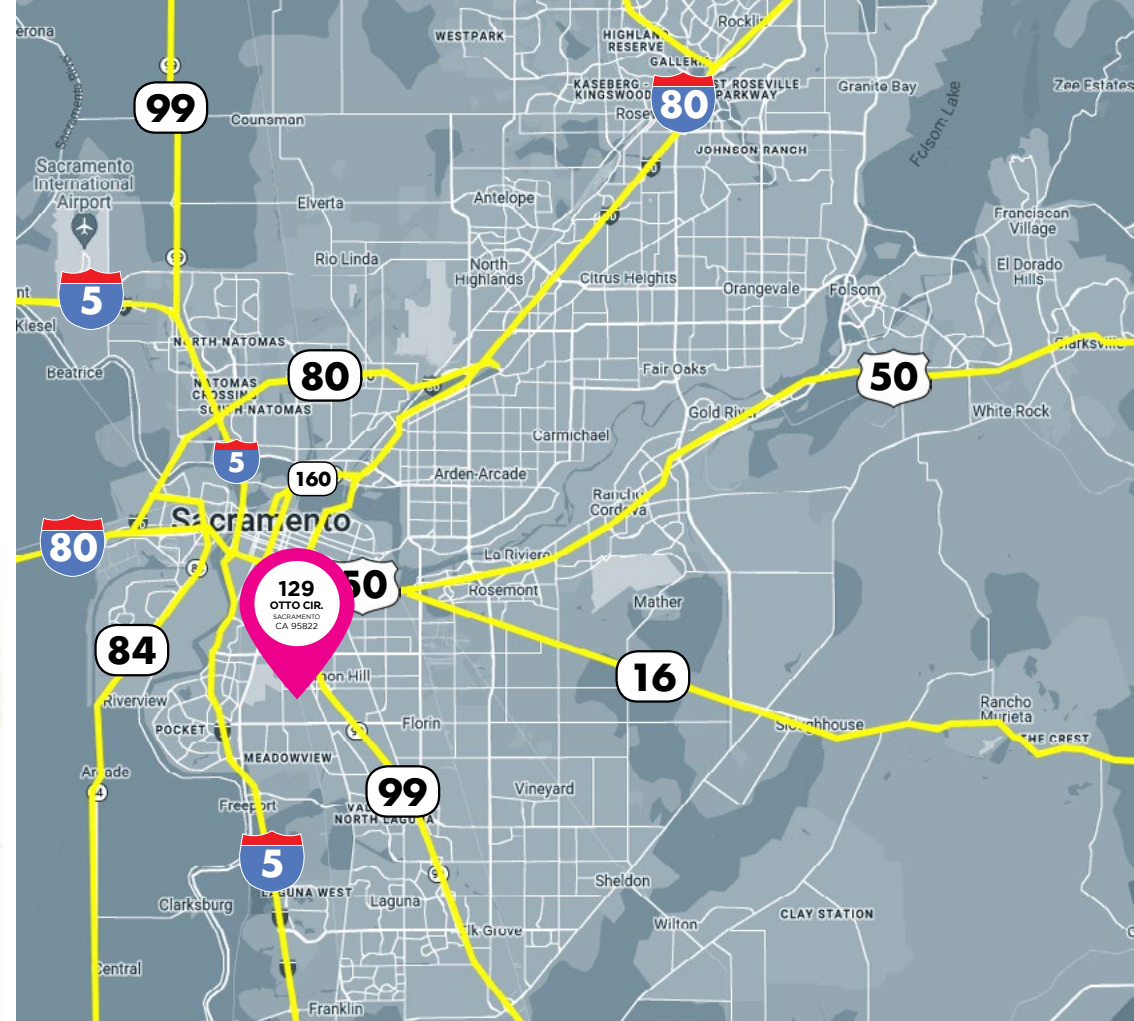
- 30% Some College, No Degree
- 14% Bachelor's Degree
- 22% High School Graduate
- 8% Advanced Degree
- 20% Some High School, No Diploma
- 6% Associate Degree

HOUSE HOLD INCOME

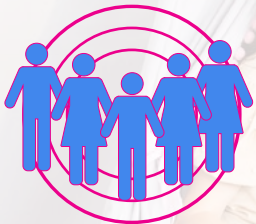


5 mile 2023 Households

< \$25K	25,726
\$25K - 50K	23,753
\$50K - 75K	25,070
\$75K - 100K	18,845
\$100K - 125K	14,759
\$125K - 150K	10,517
\$150K - 200K	10,395
\$200K+	13,007



RESIDENT POPULATION



5 mile Population 2023

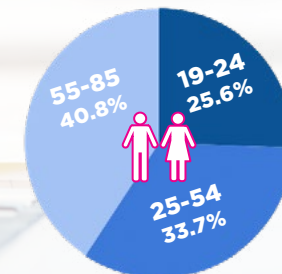
2020	383,230
2024	386,719
2029	389,919

TRAFFIC COUNT



-/+ 15,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	26,121
5 mile	62,784
10 mile	142,071



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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