

NEW PRICING: \$1,100,000
PRICE PER SQ FT: \$250.57

SUBJECT

CANTALIER ST

AVAILABLE
FOR SALE

2021 DEL PASO BLVD
SACRAMENTO, CA 95815

4,390 SQ FT BUILDING
SITTING ON .51 ACRES OF LAND

DEL PASO BLVD

ADT 11,000 +/-

DANIEL MUELLER

Executive Director
916 704 9341

1555 River Park Dr. Ste. 109
Sacramento, CA 95815

dmueller@muellercommercial.com
Cal DRE# 01829919

CENTURY 21
Select Real Estate, Inc.

M MUELLER
COMMERCIAL
TEAM

BUILTOUT RESTAURANT AVAILABLE NEAR ARDEN ARCADE

THE PROPERTY

2021 DEL PASO BLVD, SACRAMENTO, CA 95815

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO,
CA



+/- 4,390
BUILDING
+/- .51 ACRES OF
LAND



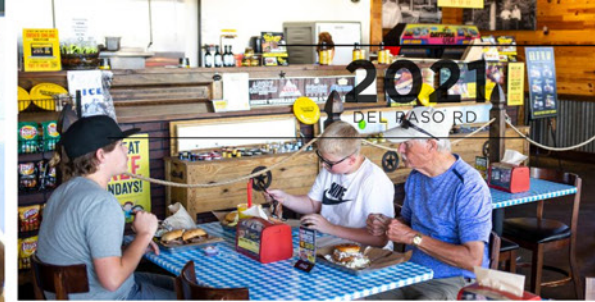
COMMERCIAL



RESTAURANT



\$1,100,000





RISE CHURCH

UPTOWN BALLROOM



CMC
Management Group, LLC

FAIRFIELD STREET

JACK & JULIE'S
BARBER SERVICES

RED STAR
BATTERIES



SUBJECT



NORTH CITY
PAWN

DEL PASO BLVD



DIXIEANNE AVE

SPILUSIONS
CUSTOM INK

ADT 11,000 +/-



2021
DEL PASO RD



THE BUILDING

The Property is a fully built out restaurant with ample parking and convenient ingress and egress on to Del Paso Blvd. The building offers an owner user the opportunity to invest in one of Sacramento's most eclectic and historic neighborhoods. The property sits on a hard corner offering maximum exposure to cars and pedestrians passing by.

The property is located near major freeways such as Hwy 80 and also connects to I-5. Nearby amenities include Arden Fair Mall, Cal Expo, Howe Bout Arden Shopping Center, and a multitude of shops and dining as well. There is also a tremendous amount of housing and jobs in the area which will bring excellent foot traffic.





2021
DEL PASO REAL



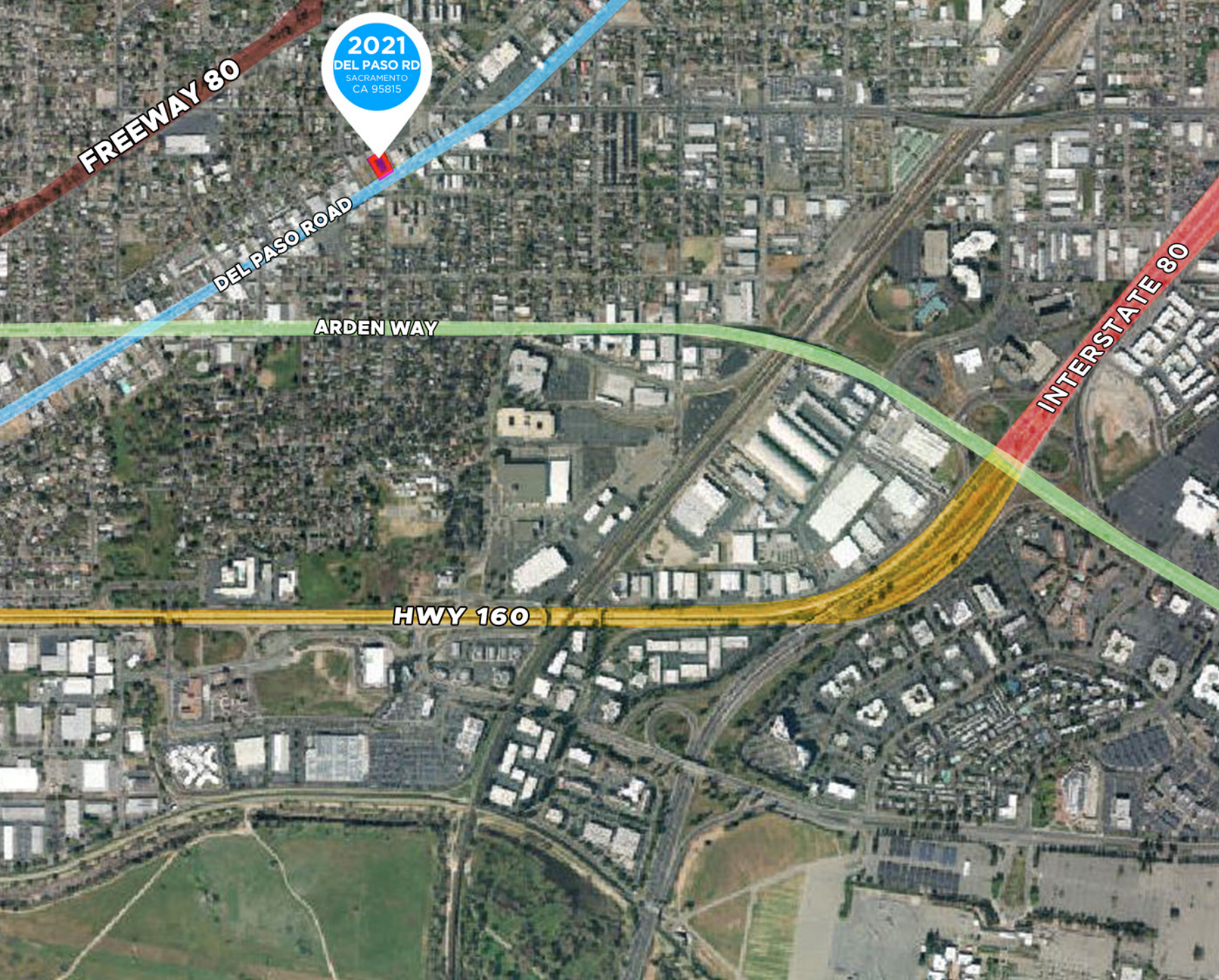
CENTURY 21
MELLER COMMERCIAL TEAM



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.



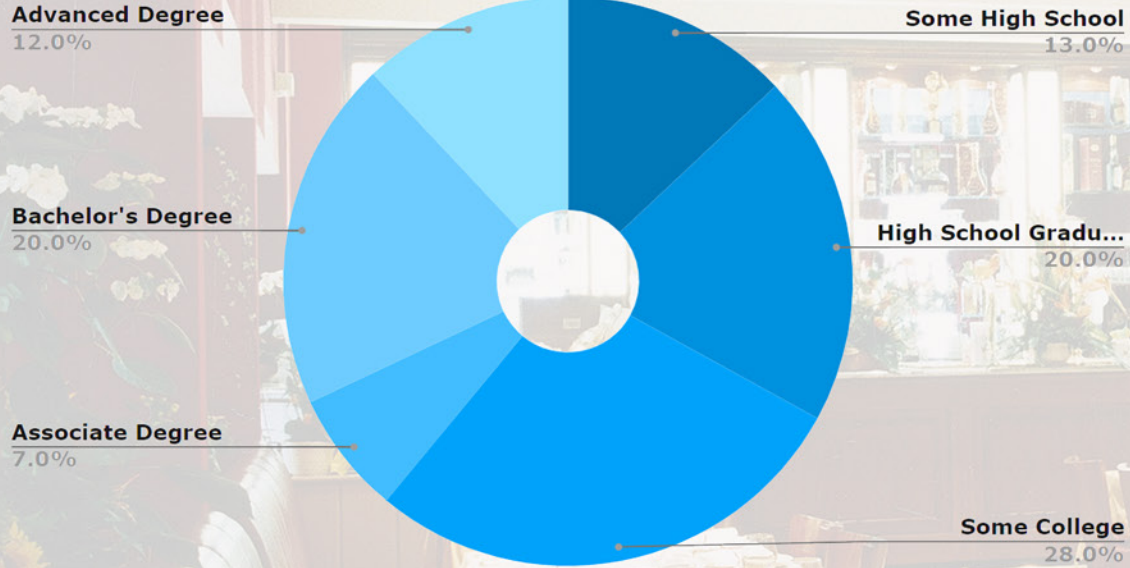


2021
DEL PASO RD

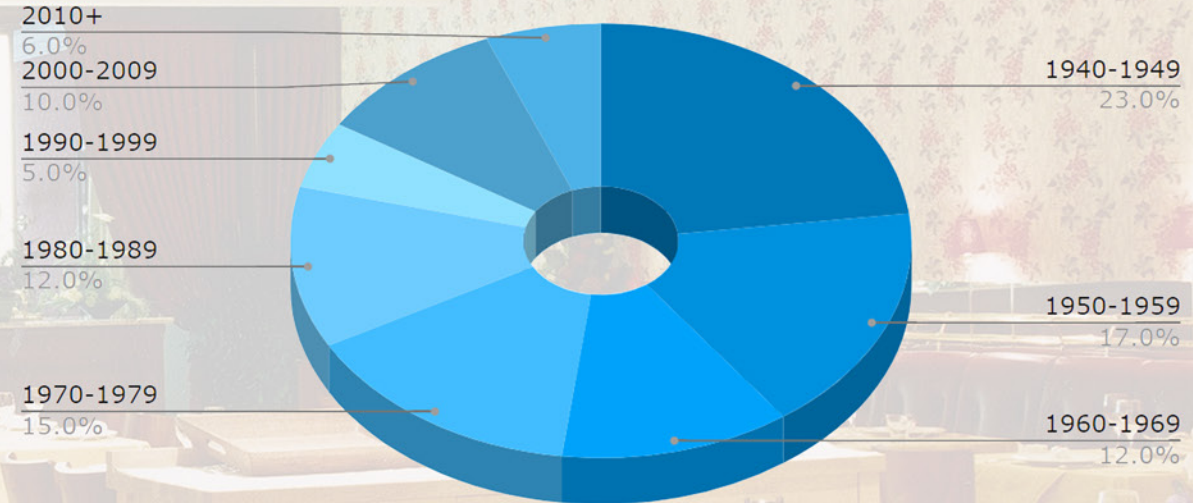


DEMOGRAPHICS I

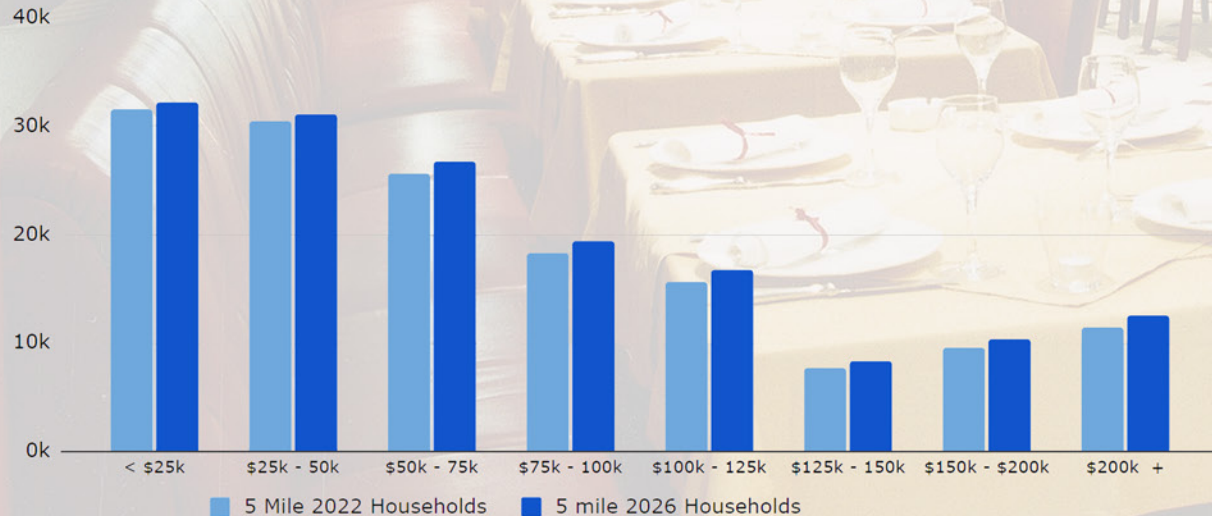
Educational Attainment



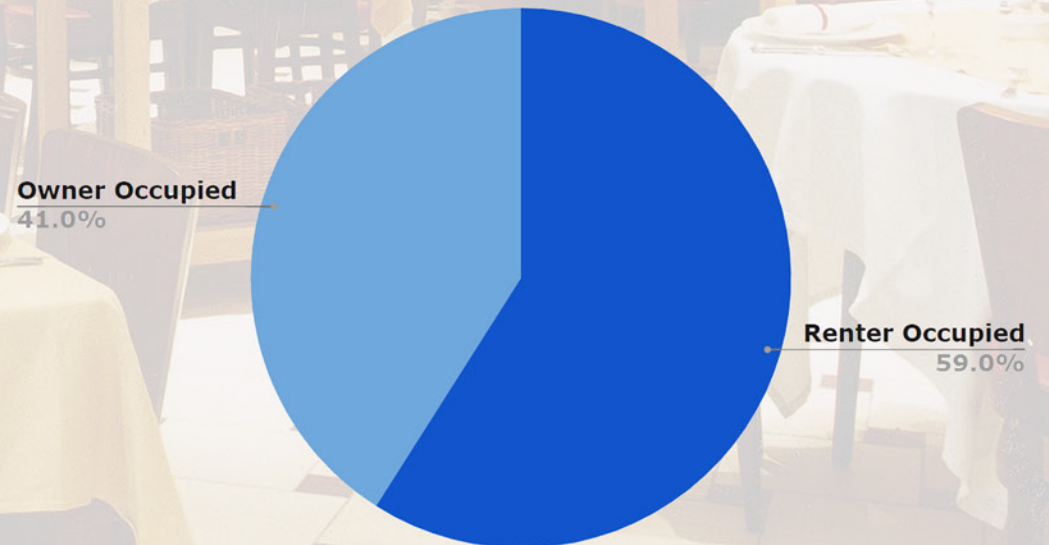
Homes Built By Year



Monthly House Hold Income



Housing Occupancy



DEMOGRAPHICS II

Housing Type

Group Quarters

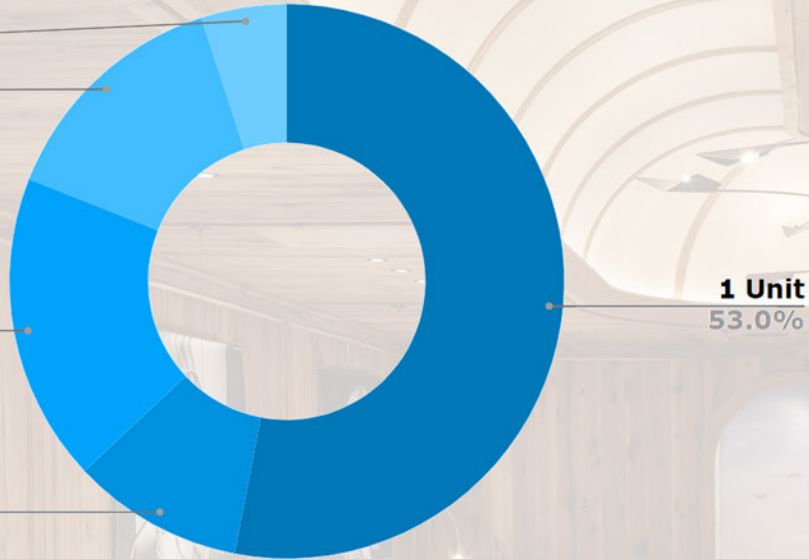
5.0%
20+ Units
14.0%

5-19 Units

18.0%

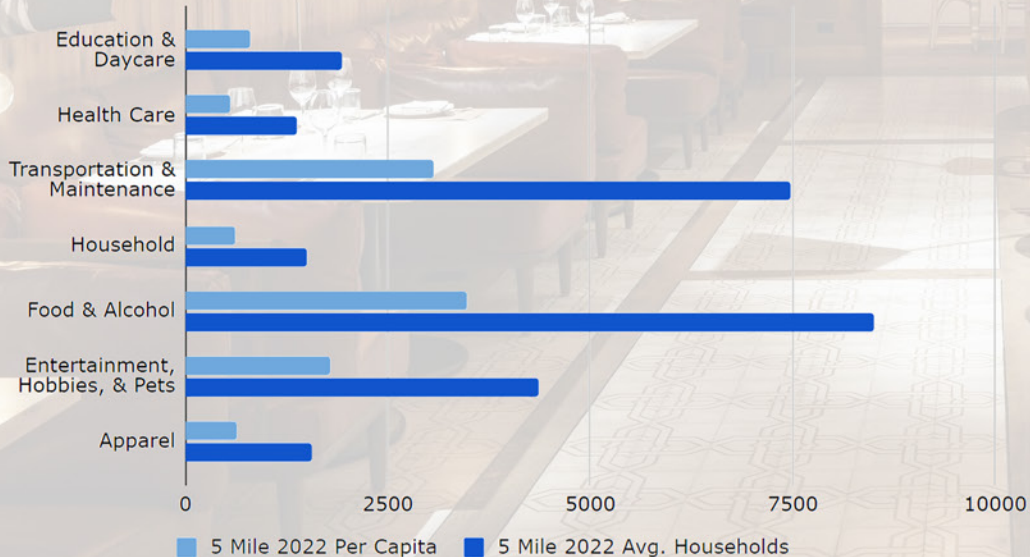
2-4 Units

10.0%

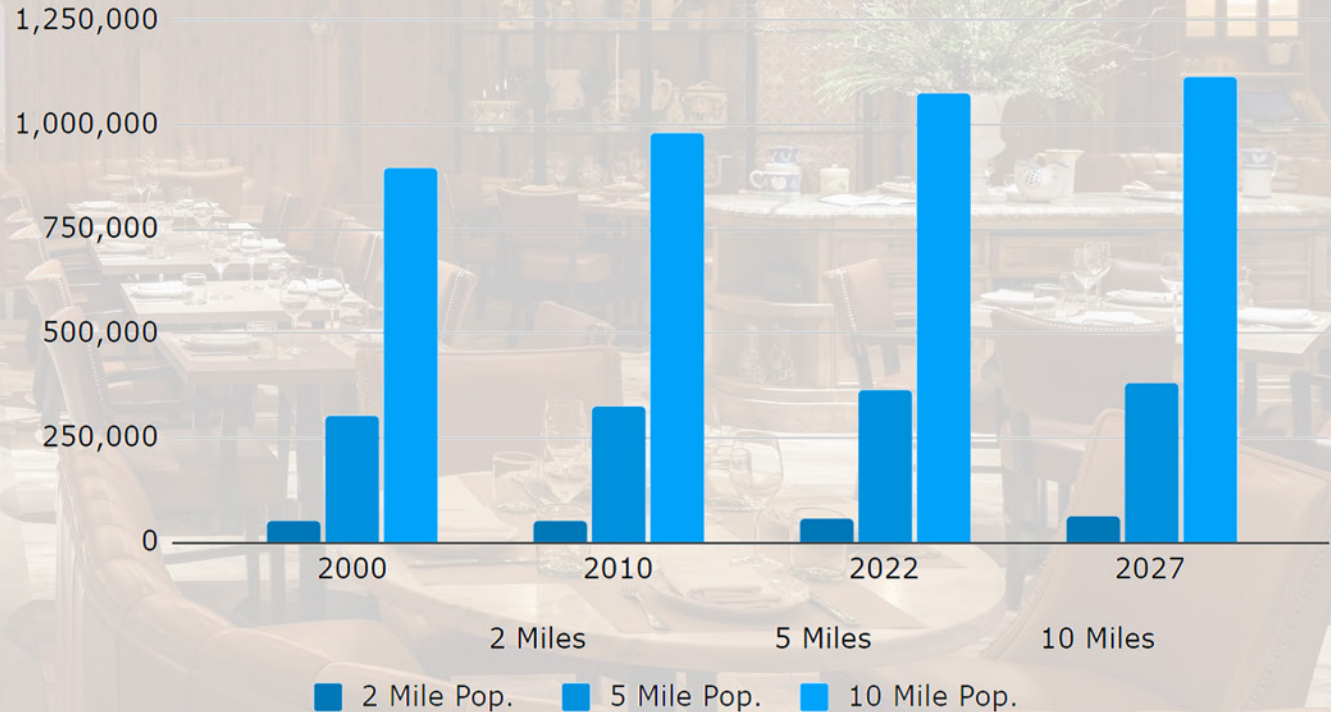


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	51,373	301,271	897,415
2010	51,152	326,448	978,863
2022	58,117	366,793	1,074,058
2027	60,874	382,892	1,117,456

Per Capita & Avg. Household Spending



POPULATION



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