



ARDEN WAY



BLUMENFELD DRIVE

SUBJECT

AVAILABLE FOR SALE

2120 BLUMENFELD DRIVE SACRAMENTO, CA 95815

Building Size +/- 2,684 Sq Ft Land Size +/- 12,389 Sq Ft / +/- .28 Acres

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Industrial Building with Gated Yard Available in Sacramento

THE PROPERTY

2120 BLUMENFELD DRIVE SACRAMENTO CA 95815

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



Building Size +/- 2,684 Sq Ft
Land Size +/- 12,389 Sq Ft /
+/- .28 Acres
Yard Area not including
building - +/- 9,705



M1 -
LIGHT INDUSTRIAL



Warehouse &
Office w/yard



NEGOTIABLE



CENTURY 21
Select Real Estate, Inc.

FOR SALE



2120
BLUMENFELD DRIVE



The Eisley Apartments and Townhomes

Arden Fair Mall

Hilton
HOTELS & RESORTS

80

ON RAMP

OFF RAMP

OFF RAMP

ON RAMP

Extended Stay
America

U-HAUL

BNP

ARDEN WAY

Signalized
Intersection

Maaco
America's Bodyshop

BLUMENFELD DRIVE

SUBJECT

AMERICAN FREIGHT



2120
BLUMENFELD DRIVE

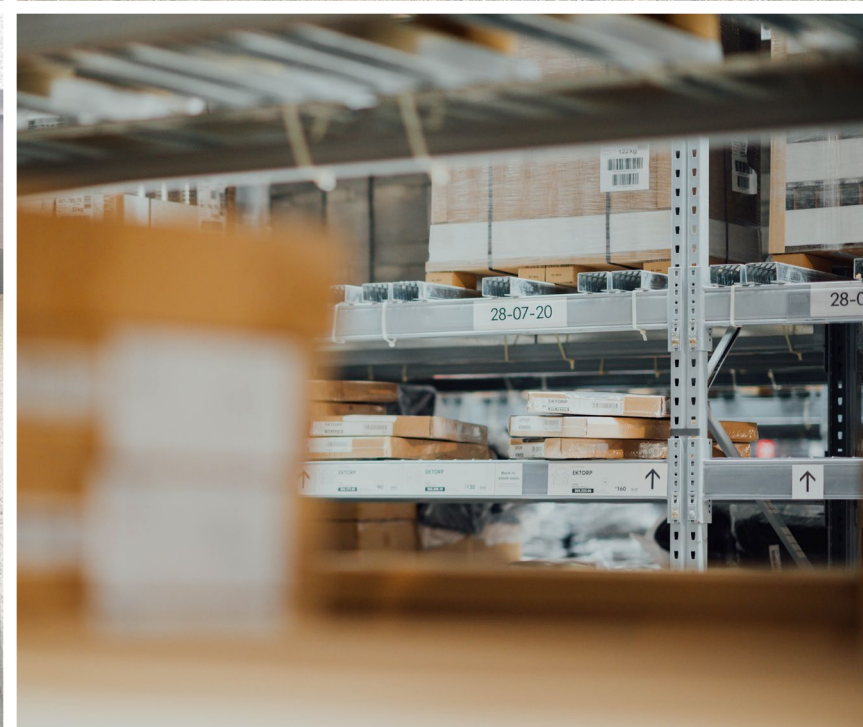
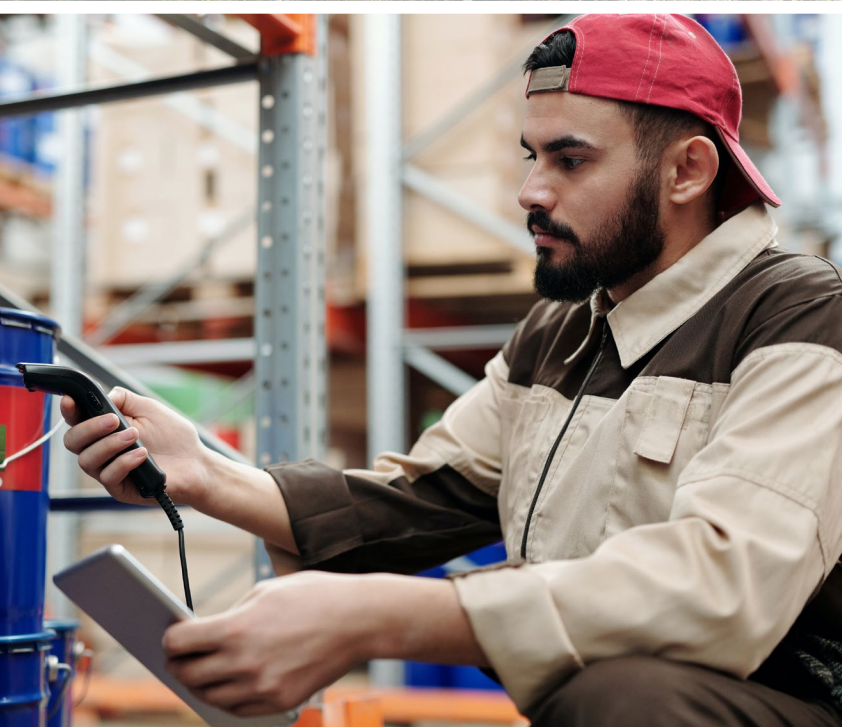


THE BUILDING

The building is located along the Arden and Interstate 80 Business Loop Corridor at the intersection of Arden Way and Blumenfeld Drive near Highway 160, linking the area to easy access from Downtown Sacramento. The building offers building signage which allows the user full access to maximum exposure to Blumenfeld Drive by way of Arden Way. The M-1 Zoned - Light Industrial 2,684 square foot building sits on +/- .28 acres

of land and is ideal for an owner/user to acquire space near the Arden/Arcade corridor. The Property is near major retail, office, and industrial businesses. The building is moments from Arden Fair Mall, Cal Expo and a short drive to Downtown/Midtown Sacramento and Sacramento International Airport. The space offers a Owner User a fantastic opportunity to buy in the heart of the Arden Area Business District.







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.



All Star Mobile Home Park



Harvard Park



The Easley Apartments and Townhomes

Extended Stay America



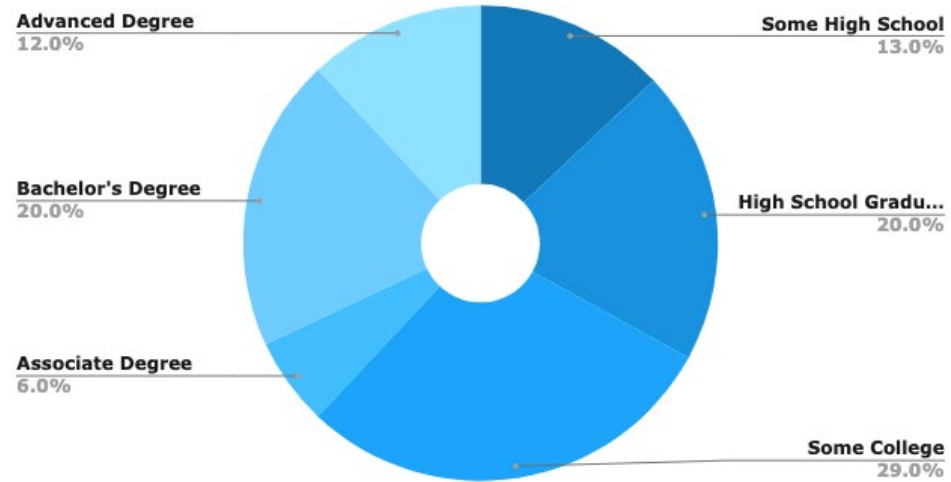
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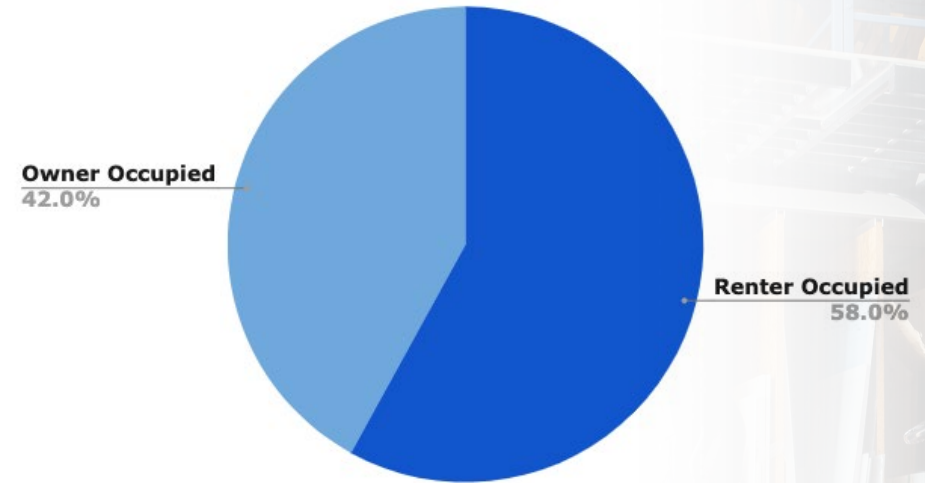
DEMOGRAPHICS

EDUCATION &
HOUSING

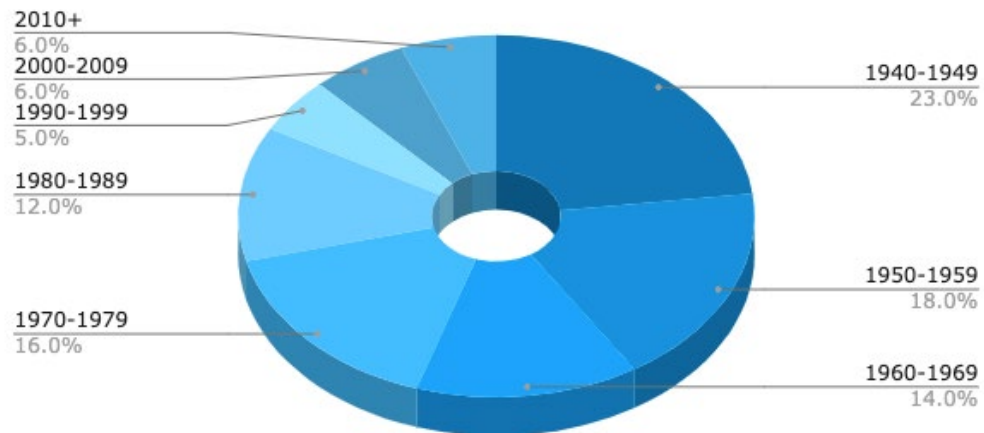
EDUCATIONAL ATTAINMENT



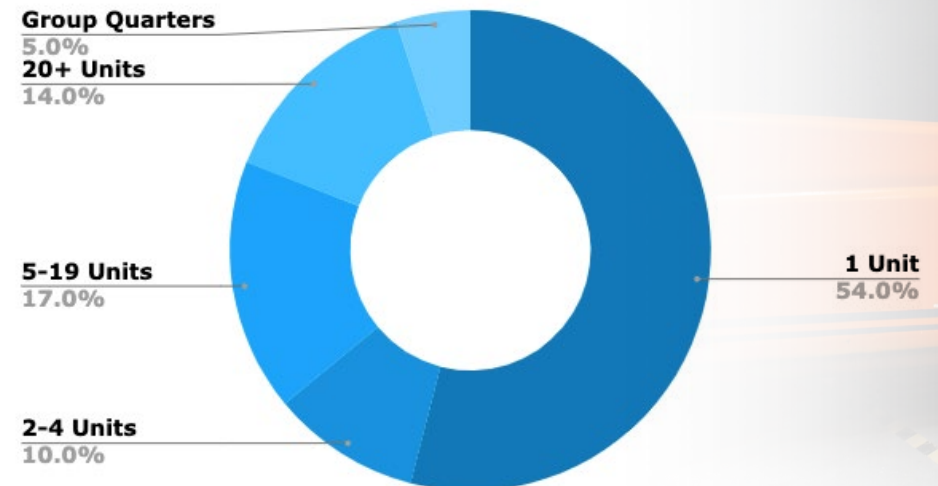
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



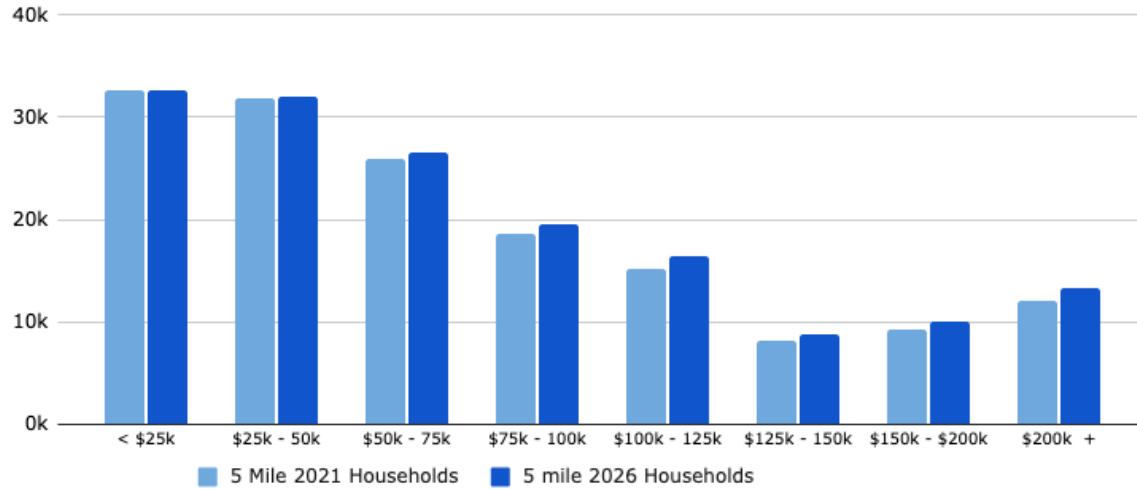
HOUSING TYPE



DEMOGRAPHICS

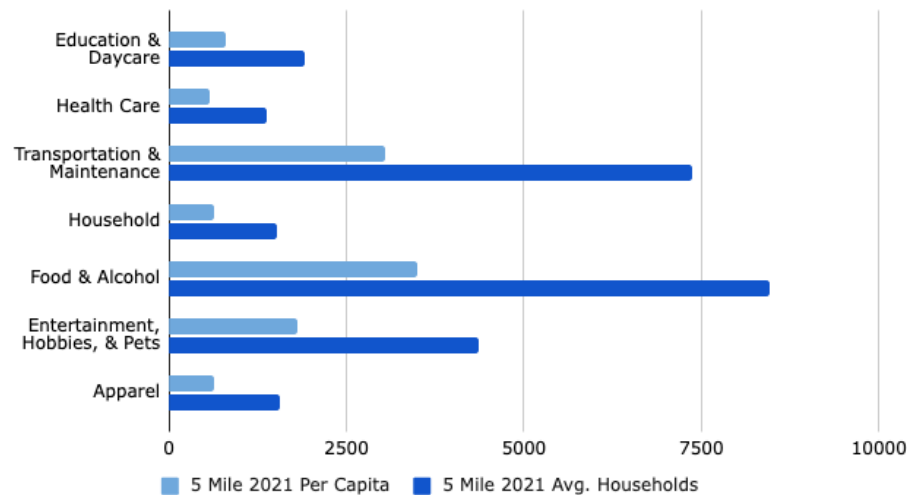
INCOME & POPULATION

MONTHLY HOUSE HOLD INCOME

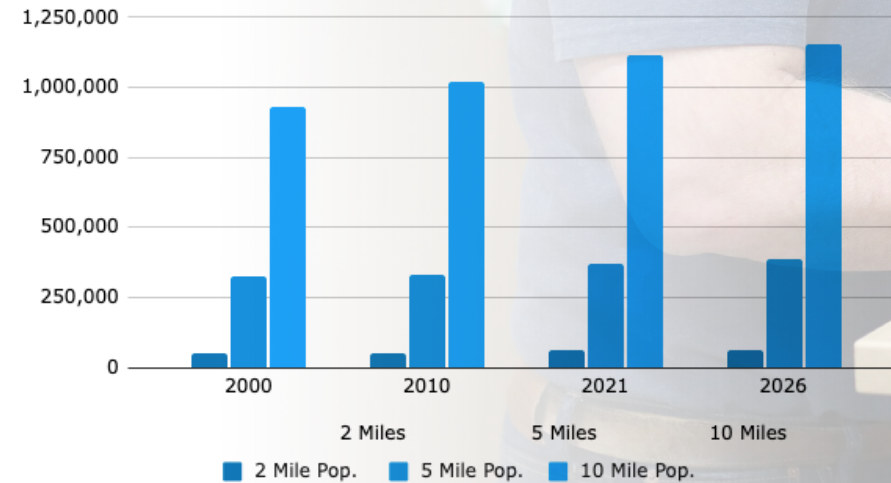


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	52,430	323,939	930,387
2010	52,478	332,411	1,017,891
2021	60,154	371,589	1,115,668
2026	62,706	385,747	1,154,439

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





Signalized
Intersection

ARDEN WAY

BLUMENFELD DRIVE

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CENTURY 21
Select Real Estate, Inc



SALE

CENTURY 21

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