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LIC. # 02090320

CENTURY 21

Select Real Estate, Inc.



SUBJECT

BARSTOW STREET

FOR SALE OR LEASE

**2147 BARSTOW ST
SACRAMENTO, CA 95815**

PRICING \$399,000

-/+ 13,550 SQ FT / 0.31 ACRES

Prominent Land for Sale and Lease

THE PROPERTY

2147 BARSTOW ST, SACRAMENTO, CA 95815

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



NORTH
SACRAMENTO

APN:

27501120050000



-/+13,550 SF/
0.31 Acres



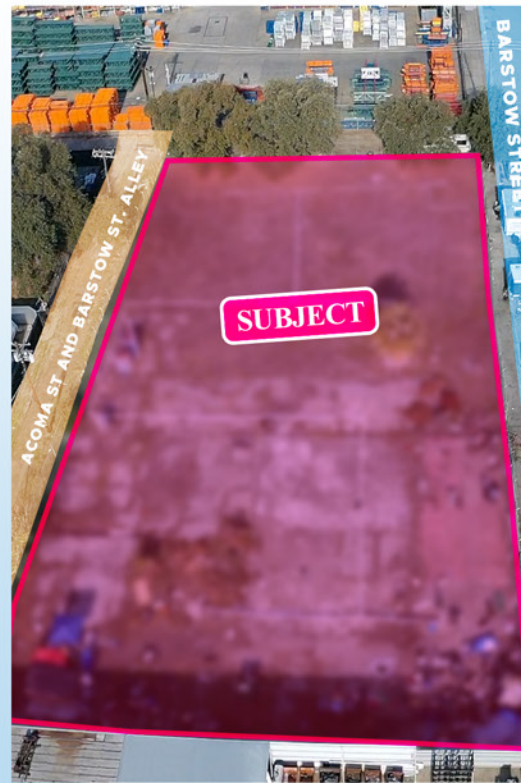
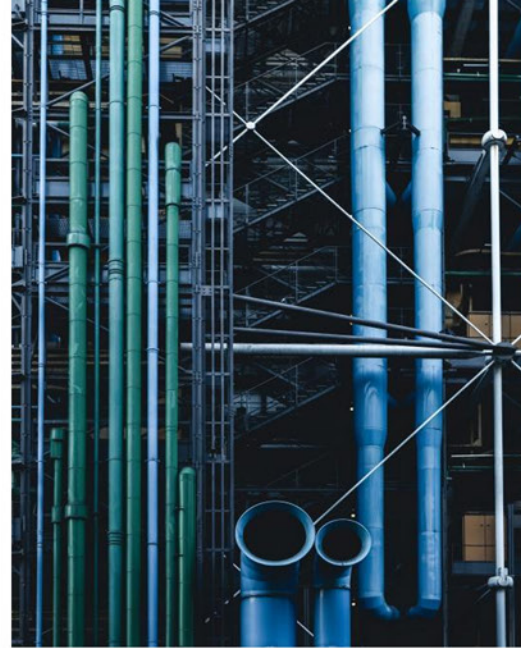
M-1-SPD -
LIGHT INDUSTRIAL/
SPECIAL PLANNING
DISTRICT



LAND



\$399,000
\$29.00 PSF
Rental Rate
Upon request





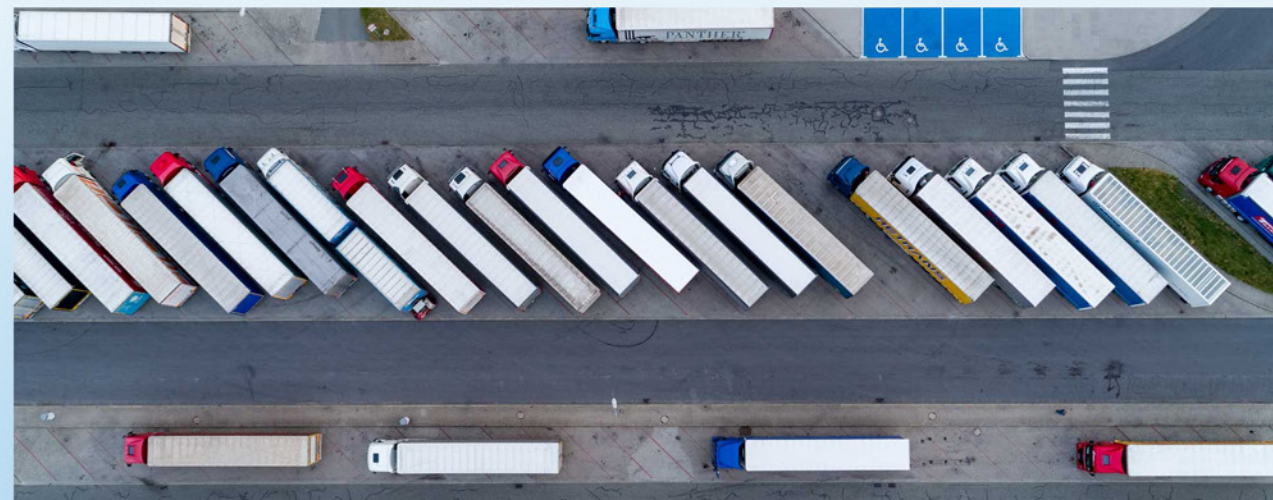
2147
BARSTOW ST



THE LAND

This land is Zoned M-1 and sits on 0.31 acres and consists of +/- 13,550 SF. Located just south of Arden Way. The property is conveniently located less than 0.5 miles from HWY 160 and approximately 1.5 miles from HWY 80 which provides access to HWY 99 & 50.

HWY 160 provides an ingress point into downtown Sacramento which can provide access to thousands of potential new clients. This land is surrounded by prime access points to enable more efficient transportation routes or gives access to an immediate new client network.

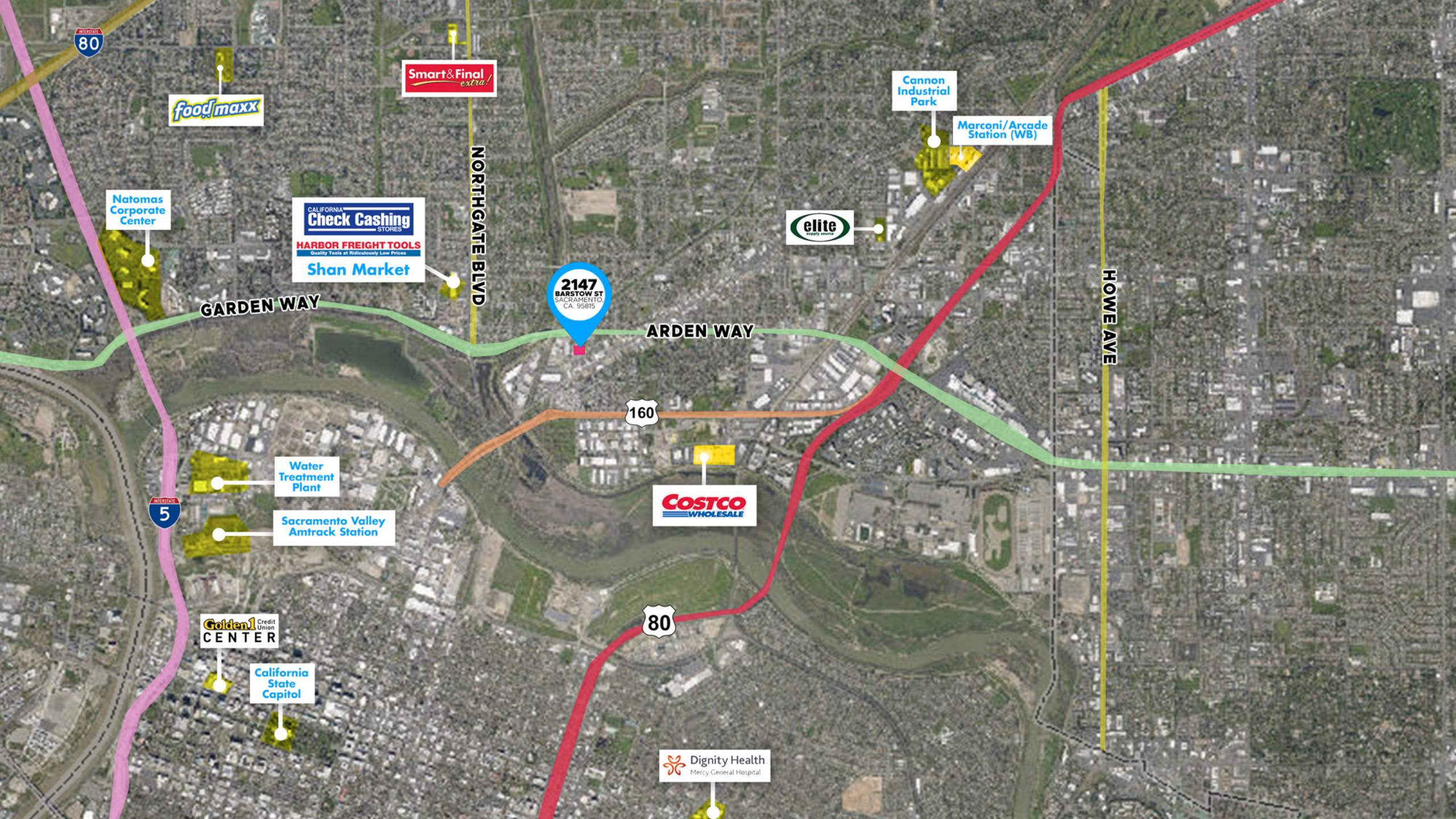




THE AREA

This property is conveniently located between Arden Way and Del Paso Blvd which provides easy access to several transportation corridors throughout the greater Sacramento area. The building is located approximately 10 miles away from the Sacramento International Airport and Mather Airport is within a 20-minute drive. The Sacramento area is experiencing a continued increase in population size with an estimated total of 2,155,000, which was a 1.5% increase from the previous year. The property is conveniently located less than 0.5 miles from HWY 160 and approximately 1.5 miles from HWY 80 which provides access to HWY 99 & 50. HWY 160 provides an ingress point into downtown Sacramento which can provide access to thousands of potential new clients. The building is located in a desirable industrial pocket with multiple convenient ingress and egress points to other areas within the greater Sacramento region.





80

food maxx

Smart & Final
extra!

Cannon Industrial Park

Marconi/Arcade Station (WB)

Natomas Corporate Center

CALIFORNIA
Check Cashing
STORES
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
Shan Market

elite

2147
BARSTOW ST
SACRAMENTO, CA 95815

GARDEN WAY

ARDEN WAY

HOME AVE

160

Water Treatment Plant

COSTCO
WHOLESALE

5

Sacramento Valley Amtrak Station

Golden 1 Credit Union
CENTER

California State Capitol

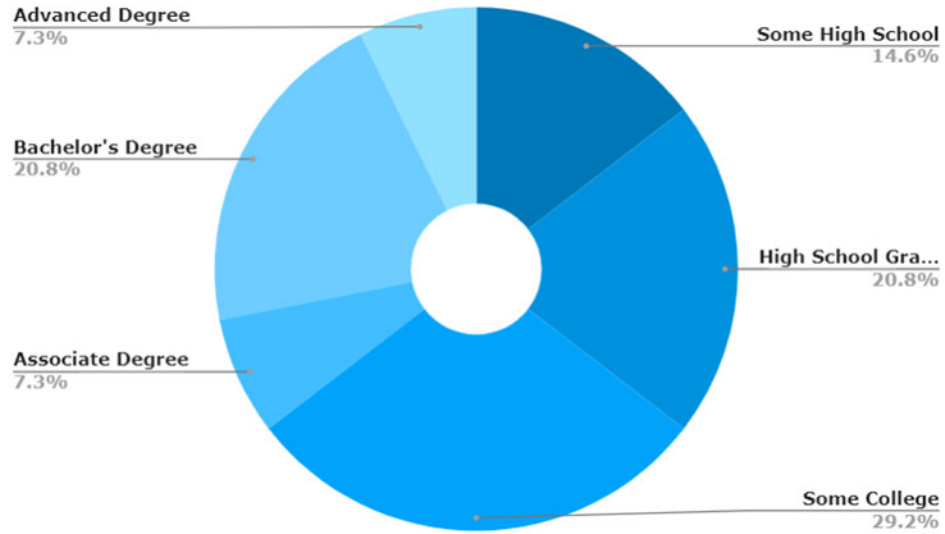
80

Dignity Health
Mercy General Hospital

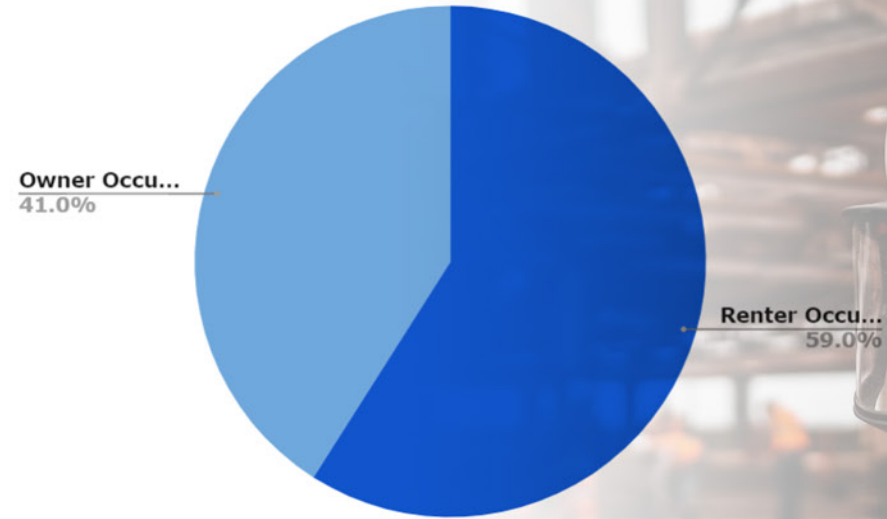
DEMOGRAPHICS

EDUCATION & HOUSING

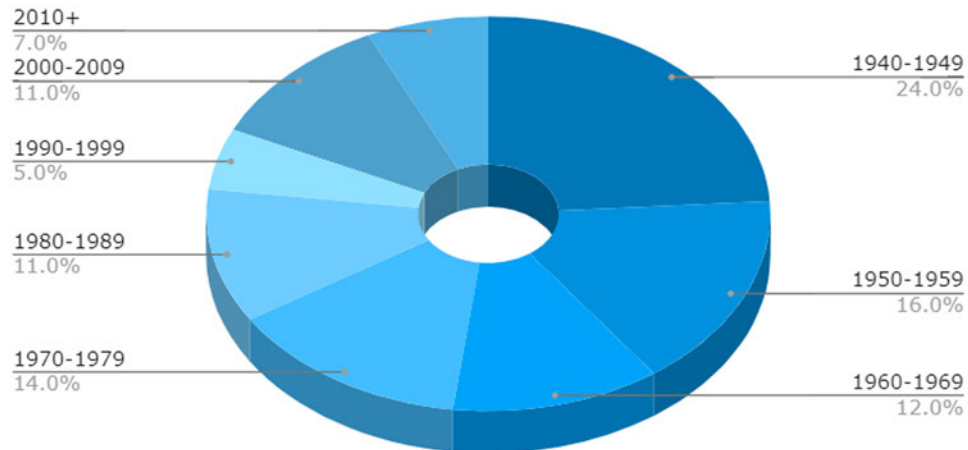
EDUCATIONAL ATTAINMENT



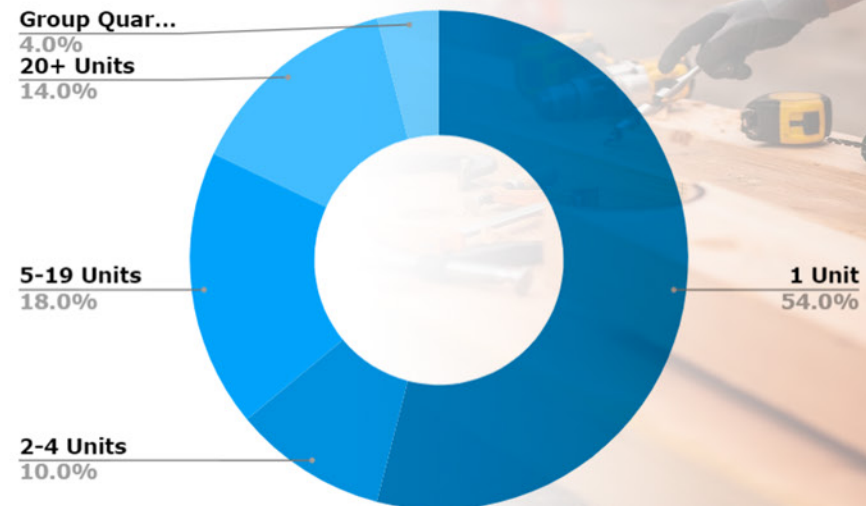
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



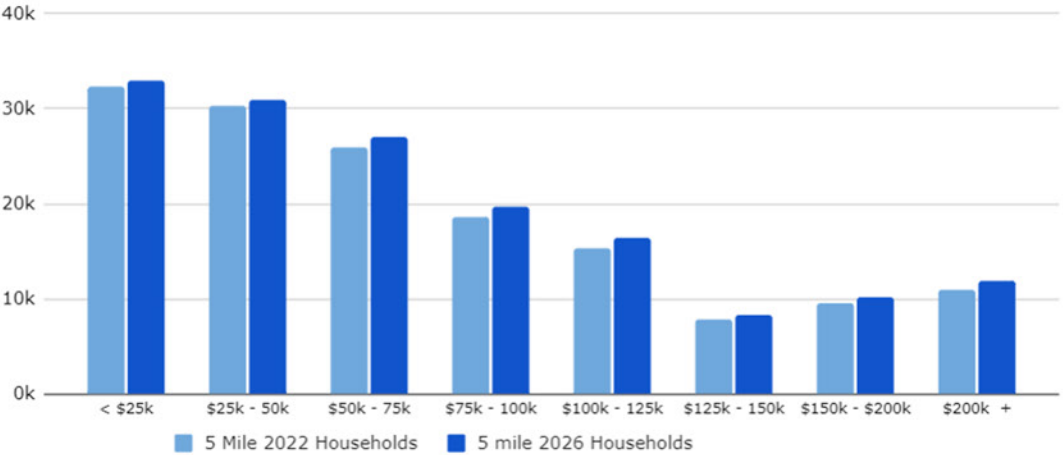
HOUSING TYPE



DEMOGRAPHICS

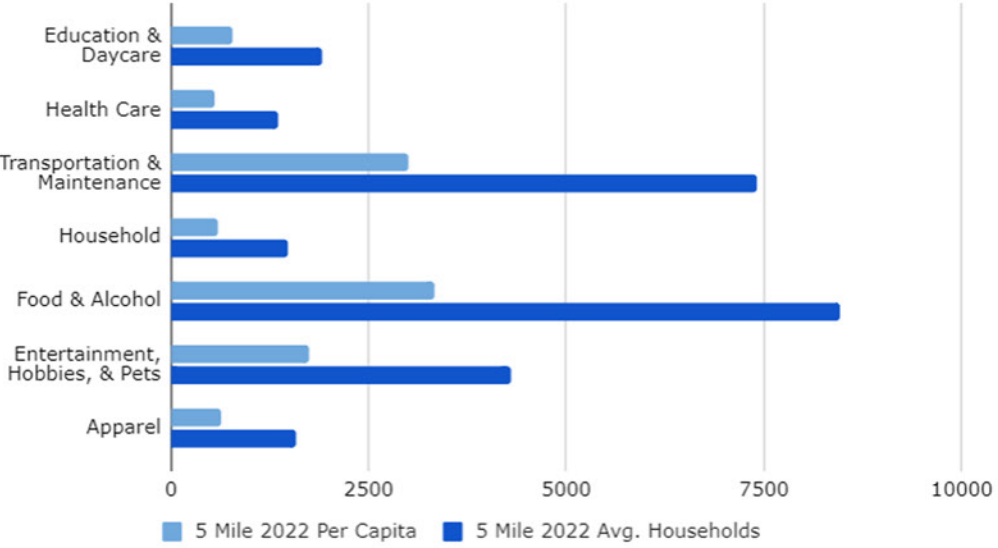
INCOME & POPULATION

MONTHLY HOUSE HOLD INCOME

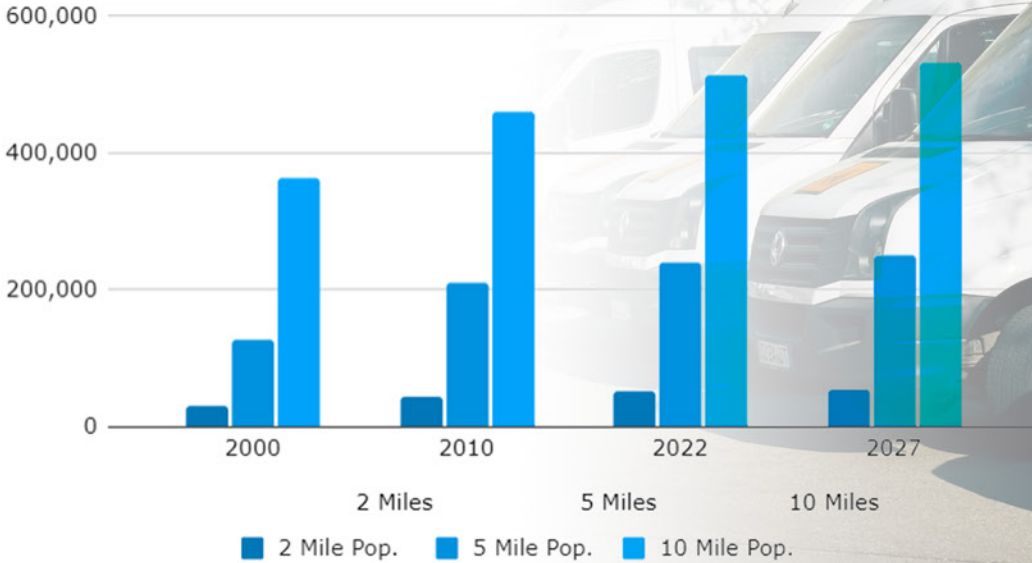


| POPULATION | 2 Mile Pop. | 5 Mile Pop. | 10 Mile Pop. |
|------------|-------------|-------------|--------------|
| 2000 | 28,765 | 127,890 | 362,027 |
| 2010 | 43,432 | 208,895 | 460,440 |
| 2022 | 51,387 | 239,338 | 513,519 |
| 2027 | 53,812 | 249,465 | 533,077 |

PER CAPITA & AVG. HOUSE HOLD SPENDING



POPULATION



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CENTURY 21

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SUBJECT

BARSTOW STREET

ARDEN WY

SALE

CENTURY 21
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