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CENTURY 21

Select Real Estate, Inc.



AVAILABLE
FOR SALE

2242 SUTTERVILLE ROAD
Sacramento, CA 95822

-/+2,130 SF

\$1,500,000

Rare Newley Remodled Self Serve Car Wash For Sale



THE PROPERTY

 **2242 Sutterville Road Sacramento, CA 95822**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
City of Sacramento
APN: 018-0021-
024-0000



-/+2,130 SF




**C-4-R - Heavy
Commercial**





**Retail
Street Frontage**




\$1,500,000

 The Property is located near the intersection of Sutterville Road and Freeport Boulevard in Sacramento

 High visibility location in Dense Residential corridor

 Location benefits from daytime and evening traffic

 Street frontage opportunity surrounded by Retail amenities including Crocker Village

 The asking sale price is \$1,500,000

CENTURY 21
Select Real Estate, Inc.

FOR SALE





Sacramento City College
Student Parking Lot

Hughes Stadium

Union Stadium

 **SACRAMENTO CITY COLLEGE**
LOS RIOS COMMUNITY COLLEGE DISTRICT

Kline Music

R C Plumbing



**BBQ & Burgers
Smokehouse**

iBe
SUTTERVILLE

**SACRAMENTO
EUROPEAN LTD.**

2242
SUTTERVILLE RD
SACRAMENTO
CA 95822

**SUTTERVILLE
BICYCLE COMPANY**

SOMISOMI
SOFT SERVE & TAIYASI

**CITY SPORTS
CLUB**

**PET
SUPPLIES
PLUS**

SAFeway

PANDA EXPRESS
CHINESE KITCHEN

Baskin-Robbins
ICE CREAM

Ono Hawaiian BBQ
EST. 2002

FIVE GUYS
BURGERS and FRIES

Peet's Coffee





THE BUILDING

- The subject property is located near the intersection of Sutterville Road and Freeport Boulevard in Sacramento. The building offers street frontage on Sutterville Road which services +/-20,000 vehicles per day.
- The four bay self service car wash offers convenient ingress and egress on to Sutterville Road. There is both building and monument signage available if so desired offering maximum exposure to the street. The +/-2,130 square foot building sits on .33 acres of C-4-R zoned land. The building sits just off Sutterville Road which connects to Highway 99, a major arterial in Sacramento.
- There are lots of amenities and shops nearby making this a very popular retail destination for a multitude of different users. The surrounding area is filled with dense residential neighborhoods, schools such as Sacramento City College, Crocker Village, and much more.
- This Investment opportunity provides an Owner User the ability to purchase a desirable piece of Commercial property in the greater Sacramento Area.





THE AREA

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Galt, Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

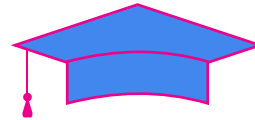
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



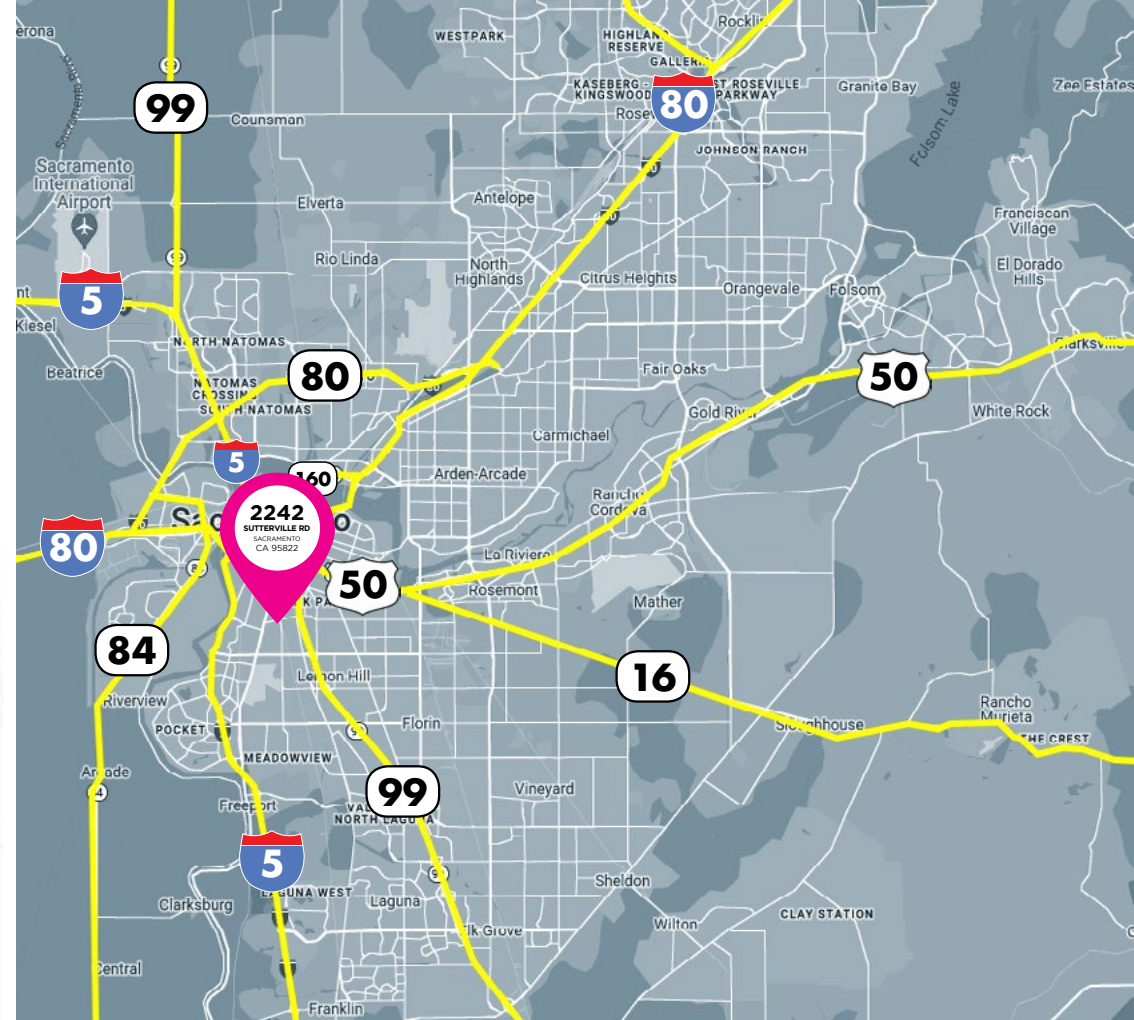
- 28% Some College, No Degree
- 23% Bachelor's Degree
- 15% High School Graduate
- 15% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

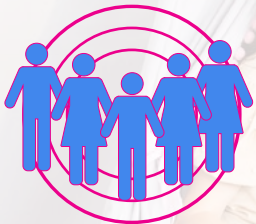


5 mile 2023 Households

< \$25K	29,430
\$25K - 50K	24,913
\$50K - 75K	26,106
\$75K - 100K	19,829
\$100K - 125K	15,350
\$125K - 150K	11,400
\$150K - 200K	11,208
\$200K+	15,542



RESIDENT POPULATION



5 mile Population 2024

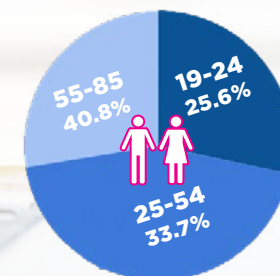
2020	395,318
2024	402,001
2029	406,096

TRAFFIC COUNT

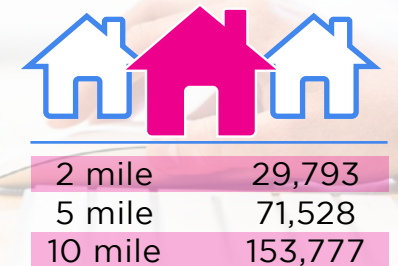


-/+ 20,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



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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SALE

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