



# THE PROPERTY

2450-2454 DEL PASO BLVD & 2555-2575 BOXWOOD ST

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



Sacramento



-/+ 9,305 SF on +/- .51 Acres of C-2 zoned land



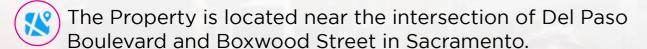
C2 - General Commercial



Retail Street Frontage



\$1,200,000





High visibility location in dense Residential corridor



Location benefits from daytime and evening traffic

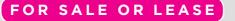


Street Frontage Opportunity surrounded by Retail Amenities



**CENTURY 21.** 

Asking Price \$1,200,000





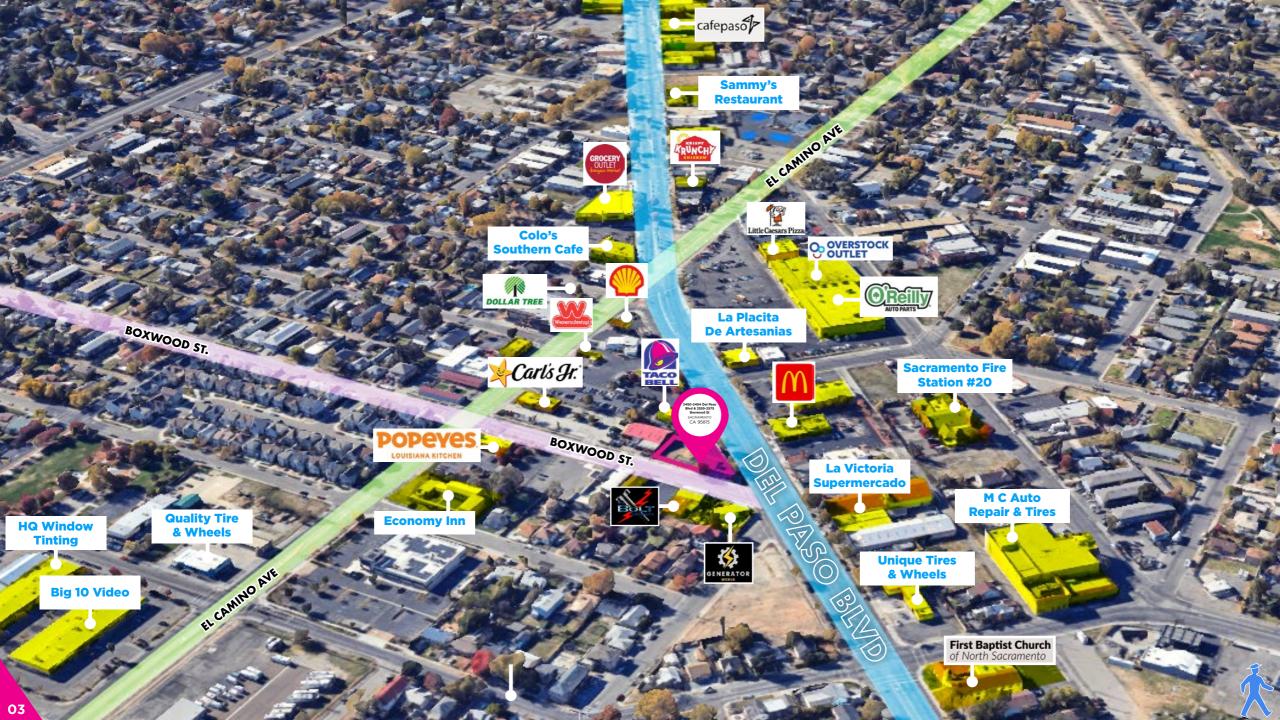














## THE BUILDING

- The subject property is located near the intersection of Del Paso Blvd and Boxwood St. The building offers street frontage on Del Paso Blvd.
- The Multi Tenant Retail Building(s) offers convenient ingress and egress on to both Del Paso Blvd and Boxwood St.

  There is building and signage available if so desired offering maximum exposure to the street. The +/-9,305 square foot building(s) sit on .51 acres of Commercially zoned land. The building sits just off Del Paso Blvd which connects to Interstate 80, a major arterial in Sacramento.
- There is a fenced yard offering additional storage or use for an operator.
- 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, 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 REGION

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: 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**



#### RESIDENT POPULATION



#### **EDUCATION**

% Breakdown - 2024



29% Some College, No Degree

21% Bachelor's Degree

19% High School Graduate

13% Advanced Degree

11% Some High School, No Diploma

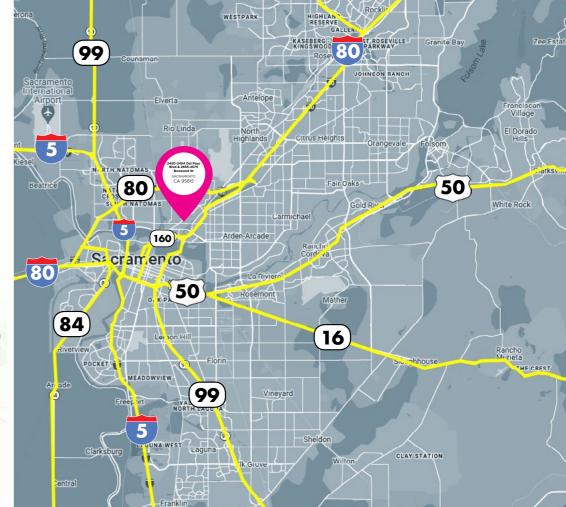
**7%** Associate Degree

#### HOUSE HOLD INCOME

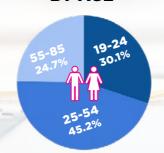


5 mile 2024 Households

< \$25K 30,107 \$25K - 50K 25,645 \$50K - 75K 24,602 \$75K - 100K 18,120 \$100K - 125K 16,273 \$125K - 150K 10,232 \$150K - 200K 10,830 \$200K+ 14,806



#### 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.









#### **DANIEL MUELLER**

**Executive Director** 916 704 9341 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 dmueller@muellercommercial.com Cal DRE#01829919

#### JOHN CARDOZA

Senior Director 916 228 1970 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 jcardoza@muellercommercial.com Cal DRE#01981862

### CENTURY 21. Select Real Estate, Inc





# EASE OF SALE

CENTURY 21.
Select Real Estate, Inc



2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

