

HURLEY WAY

SUBJECT

MORSE AVE

AVAILABLE
FOR SALE



2991-3025 HURLEY WAY
SACRAMENTO, CA 95864
-/+ 34,234 SF or .79 Acres

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CENTURY 21
Select Real Estate, Inc.



Entitled Shovel Ready Land Available - Multi-Family Opportunity

THE PROPERTY

2991-3025 HURLEY WAY SACRAMENTO, CA 95864

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



+/- 34,234 SQ FT
0.79 Acres



SC-Shopping
Center



MULTI FAMILY
18 SHOVEL READY
LOTS



NEGOTIABLE



2991-3025
HURLEY WAY

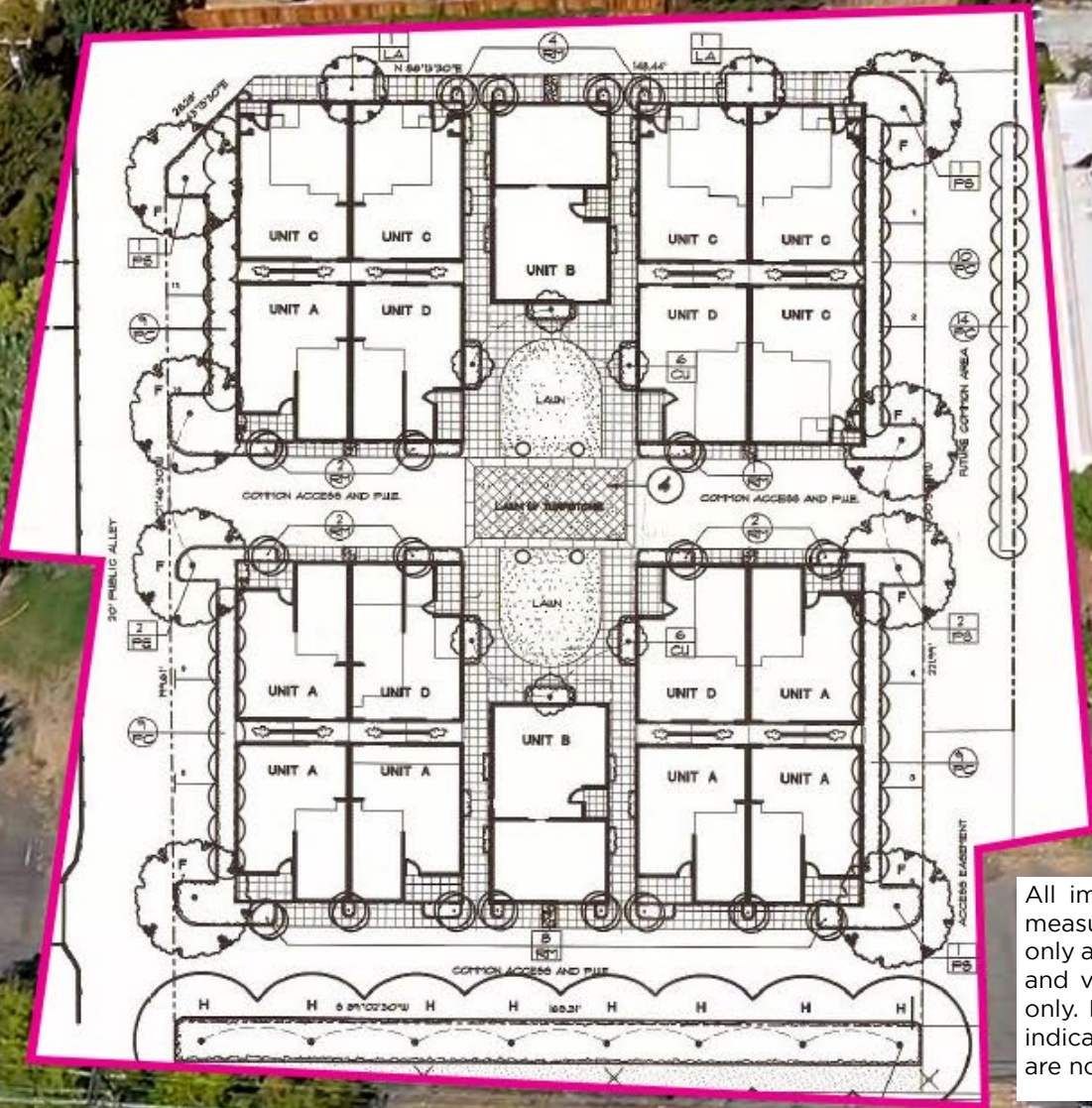


THE LAND

The subject property is located along the Northwestern corner of Hurley Way and Morse Ave, approximately 2.15 miles North of US 50 and 2.80 miles East of Interstate 80. Between Arden Way to the North, Watt Avenue to the East, Northrop Avenue to the South and Fulton Avenue to the West. The property

is zoned SC- Shopping Center. This is a light commercial zone which allows for retail, professional office space as well as providing for the sale of commodities, or performance of services, including repair facility, offices, grocery stores, apartments, as well as potentially mixed-use type of properties.





All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.

MORSE AVE

HURLEY WAY



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

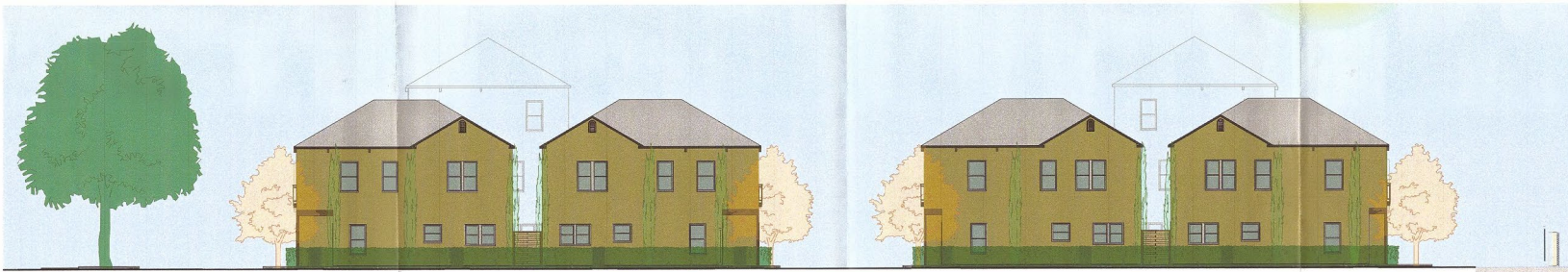


○ EAST ELEVATION
SCALE: 1/8" = 1'-0"

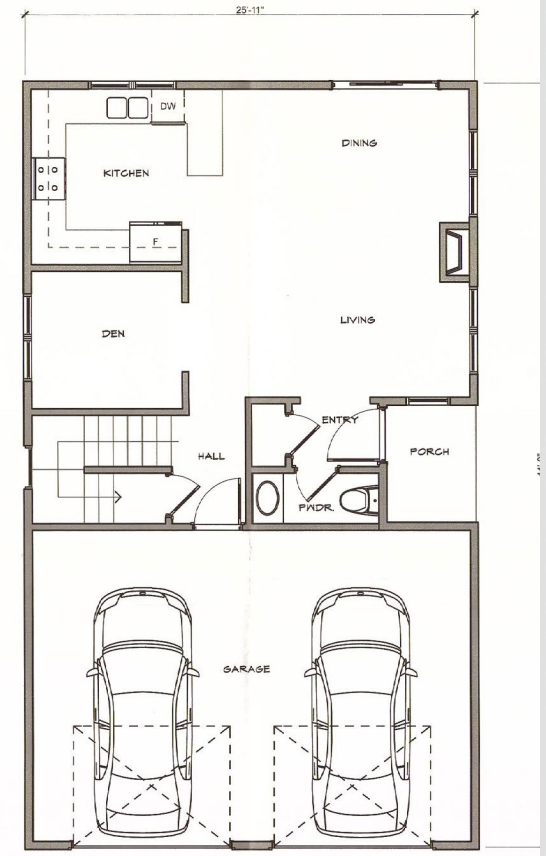
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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PARCEL BREAKDOWN

Proposed Plans							
Model	Stories	Configuration	Unit GLA	Garage Spaces	Att/Det	# Of Proposed Units	Subtotal SF
Model A	2	2-bed, 2-bath	1,433	1	Attached	7	10,031
Model B	3	4-bed, 2.5-bath	2,172	2	Detached	2	4,344
Model C	2	3-bed, 2-bath	1,396	2	Attached	1	1,396
Model C	2	3-bed, 2-bath	1,365	2	Attached	4	5,460
Model D	2	3-bed, 2.5-bath	1,440	1	Attached	4	5,760
Totals						18	26,991

UNIT CONFIGURATION

Lot	APN	Address	Lot SF
1	286-0390-001	3023 Hurley Way	1,230
2	286-0390-002	3021 Hurley Way	1,193
3	286-0390-003	3009 Hurley Way	1,754
4	286-0390-004	3003 Hurley Way	1,169
5	286-0390-005	3001 Hurley Way	1,142
6	286-0390-006	2999 Hurley Way	1,183
7	286-0390-007	3005 Hurley Way	1,187
8	286-0390-008	3019 Hurley Way	1,187
9	286-0390-009	3025 Hurley Way	1,183
10	286-0390-010	3015 Hurley Way	1,183
11	286-0390-011	3013 Hurley Way	1,186
12	286-0390-012	2995 Hurley Way	1,187
13	286-0390-013	2993 Hurley Way	1,183
14	286-0390-014	2991 Hurley Way	1,211
15	286-0390-015	2997 Hurley Way	1,186
16	286-0390-016	3007 Hurley Way	1,760
17	286-0390-017	3011 Hurley Way	1,187
18	286-0390-018	3017 Hurley Way	1,211
Total Lot Area			22,522



THE AREA

Nestled in the vibrant heart of Sacramento, California, the Arden Arcade marketplace stands as a testament to growth, prosperity, and stability, making it an ideal destination for savvy investors seeking to capitalize on a thriving economy.

Arden Arcade has experienced remarkable population growth in recent years, transforming it into a dynamic and bustling community. This influx of residents reflects the area's appeal, not only for its picturesque landscapes and suburban charm but also for the plethora of opportunities it presents. As the population continues to rise, the demand for goods and services is on a steady incline, creating a fertile ground for businesses to flourish.

At the core of Arden Arcade's allure is its robust employment landscape. The marketplace boasts a diverse range of industries that have found their footing in this fertile ground. From technology and healthcare to finance and retail, businesses have flocked to the area, creating a diverse job market that has contributed to low unemployment rates and ensured a strong foundation for long-term economic stability.

One of the driving factors behind Arden Arcade's rise as a stable investment hub is the strategic migration of businesses to the region. Companies seeking growth, a favorable business climate, and proximity to a skilled workforce have recognized Arden Arcade's potential, leading to a migration trend that solidifies its status as a burgeoning economic powerhouse.

The location of Arden Arcade, including its easy access to major freeways, plays a pivotal role in attracting both businesses and residents alike. Situated just minutes away from the 3033 Hurley Way address in Sacramento, this marketplace enjoys unparalleled connectivity. The strategic placement near these arterial roadways not only facilitates the seamless movement of people and goods but also positions businesses within a convenient reach of the broader Sacramento metropolitan area.

Investors looking for stability will find Arden Arcade to be an attractive destination. The confluence of factors—population growth, robust employment opportunities, strategic business migration, and easy access to freeways—creates an environment that fosters resilience and potential. Arden Arcade is not merely a marketplace; it's a thriving ecosystem that invites forward-thinking investors to partake in its bright future, where stability and growth harmoniously coexist.





Erickson Industrial Park

WELLS FARGO

macy's

The Cheesecake Factory

FOREVER 21

BEST BUY

IN-N-OUT BURGER

petco

Total Wine & MORE

chili's

Walgreens

Jack In the Box

Leatherby's

TESLA

ROBOPAK HOUSE

VW

Falling Prices

Bank of America

CAL EXPO

EXPOSITION BLVD

Burlington HomeGoods

CINEMARK Michaels

rack

7 ELEVEN

OfficeMax

Greer Elementary

RITE AID

7 ELEVEN

24 HOUR

2991-3025 HURLEY WAY SACRAMENTO CA 95864

HURLEY AVE

Marshalls

ROSS DRESS FOR LESS

Pollo Pasa

Thomas Edison Language Institute

FULTON AVE

MORSE AVE

80

80

HOWE AVE

MORSE AVE

FULTON AVE

FULTON AVE

Bureau of Land Management

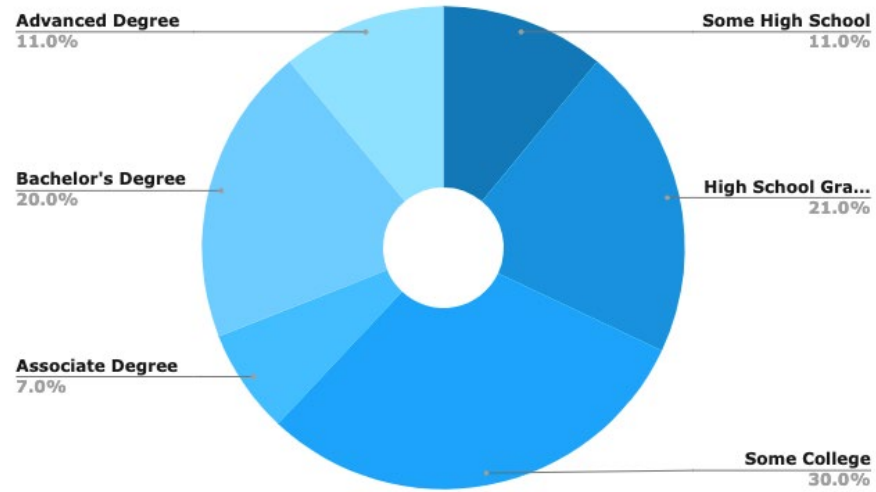
Bureau of Indian Affairs

KAISER PERMANENTE

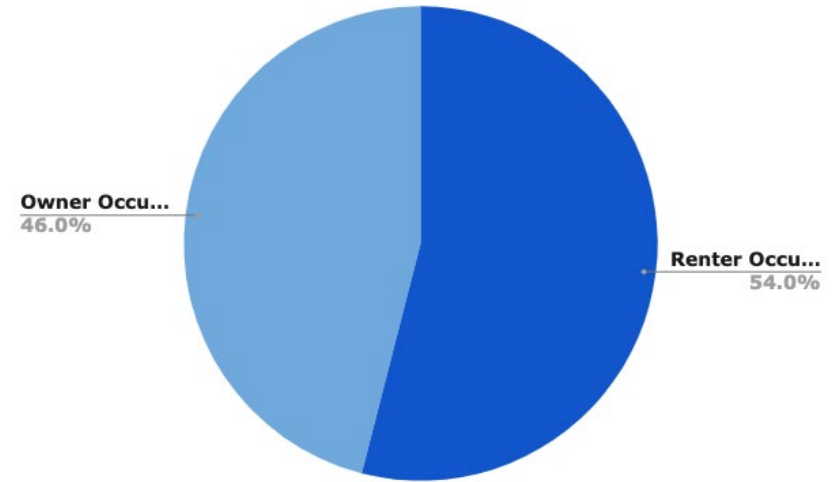
DEMOGRAPHICS

EDUCATION
HOUSING

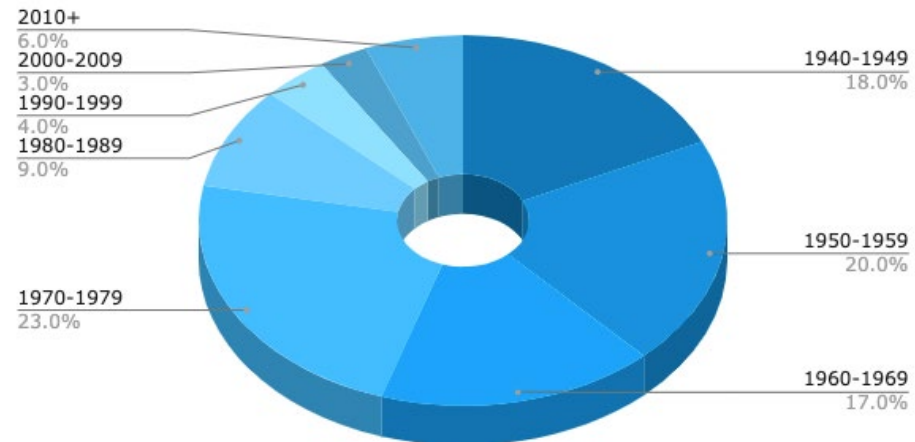
EDUCATIONAL ATTAINMENT



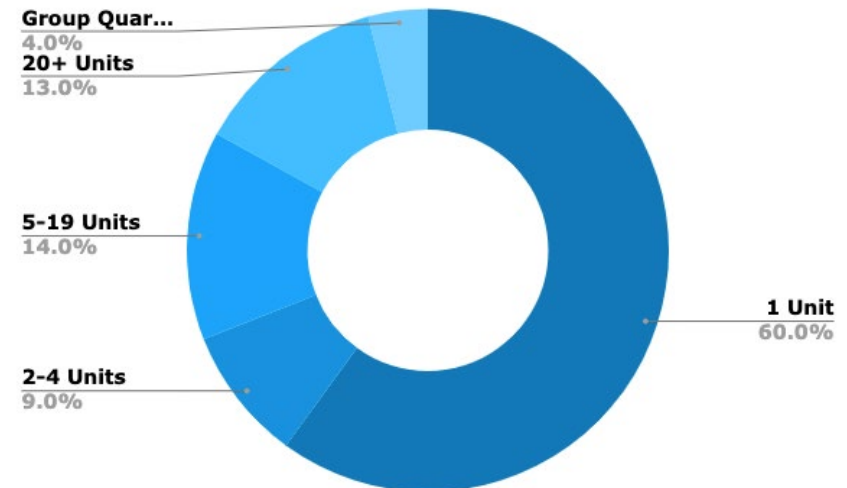
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



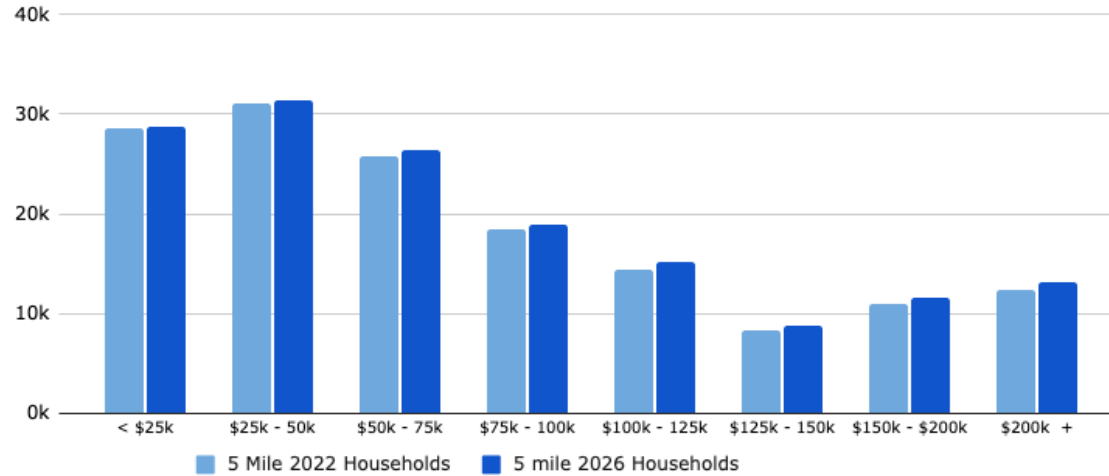
HOUSING TYPE



DEMOGRAPHICS

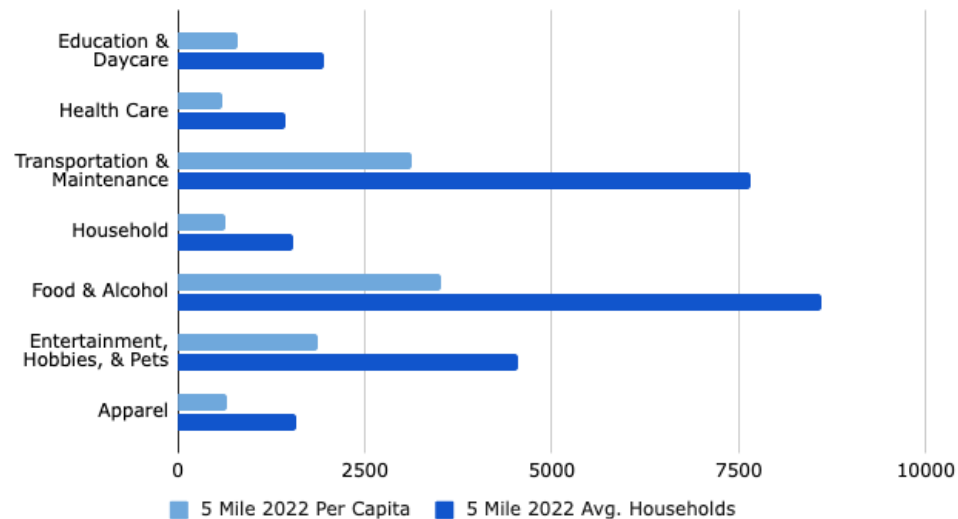
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

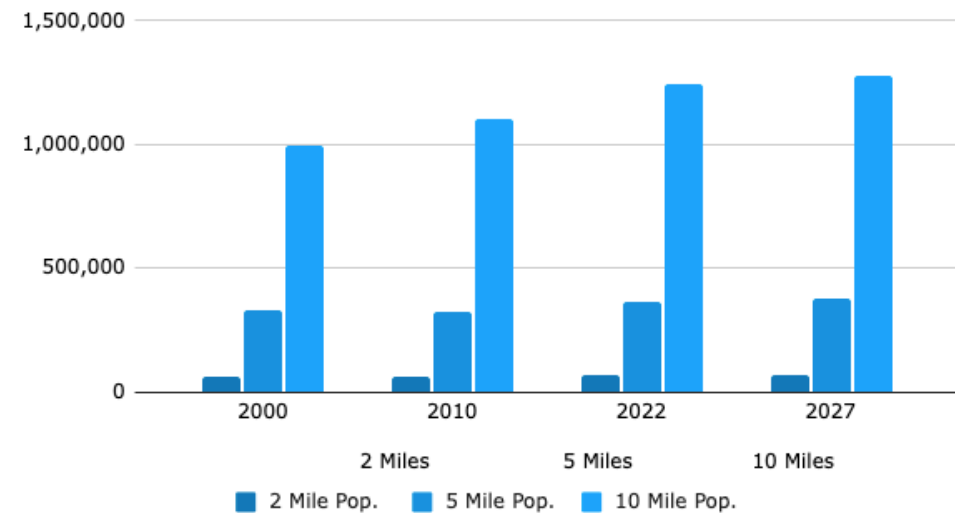


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	59,703	330,925	992,611
2010	60,054	325,828	1,100,205
2022	67,735	366,443	1,241,290
2027	69,633	376,541	1,274,677

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



HURLEY WAY

SUBJECT



Signalized
Intersection

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SALE

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