

FOLSOM BLVD

KIEFER BLVD

FLORIN PERKINS ROAD

SUBJECT

SUBJECT

AVAILABLE
FOR SALE

3201 FLORIN PERKINS ROAD
SACRAMENTO CA. 95826
NEGOTIABLE

+/- 40,180 Square Feet of Building situated
+/- on 1.89 Acres of Land plus
additional +/- .65 Acre Lot

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CENTURY 21
Select Real Estate, Inc



Prominent Office Redevelopment Opportunity with Potential Additional Parking

THE PROPERTY

3201 FLORIN PERKINS ROAD, SACRAMENTO CA. 95826

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



COLLEGE GLENN



The Building +/- 40,180
Square Feet
in 3 Story building
The Land
+/- .65 AC / +/- 28,314



C-2-SWR-SPD
GENERAL COMMERCIAL
SOLID WASTE RESTRICTED
SPECIAL PLANNING
DISTRICT



Office or Residential
Redevelopment
Opportunity

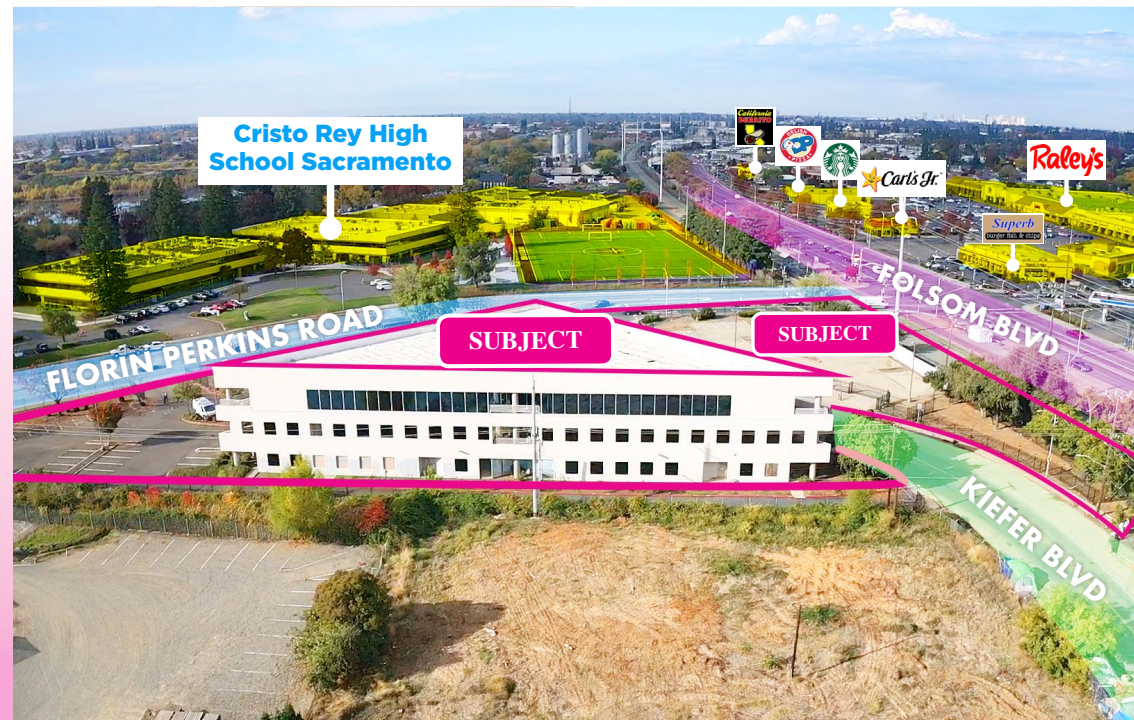


Negotiable



3201

FLORIN PERKINS ROAD





THE AREA

South Sacramento benefits from its strategic location near major transportation routes. It is situated along Interstate 5, one of the primary north-south highways on the West Coast, providing convenient access to regional and international markets. The area is also served by the Union Pacific Railroad and is in close proximity to the Sacramento International Airport, facilitating efficient movement of goods. South Sacramento hosts several industry clusters that play a significant role in its industrial sector. These clusters include manufacturing, logistics and distribution, food processing, agriculture, and construction. The region has a strong manufacturing base, with companies involved in sectors such as automotive, electronics, metal fabrication, and plastics. The industrial business sector in South Sacramento generates a substantial number of jobs for the local workforce. The presence of diverse industries provides employment opportunities across various skill levels. Manufacturing and logistics companies, in particular, contribute significantly to job creation in the region. South Sacramento offers a favorable business environment for industrial enterprises. The area has a supportive local government that encourages economic development and works to attract and retain industrial businesses. There are industrial parks and commercial spaces available for lease or purchase, accommodating the needs of different industries.



CROCKER
art museum



Dignity Health
Mercy General Hospital







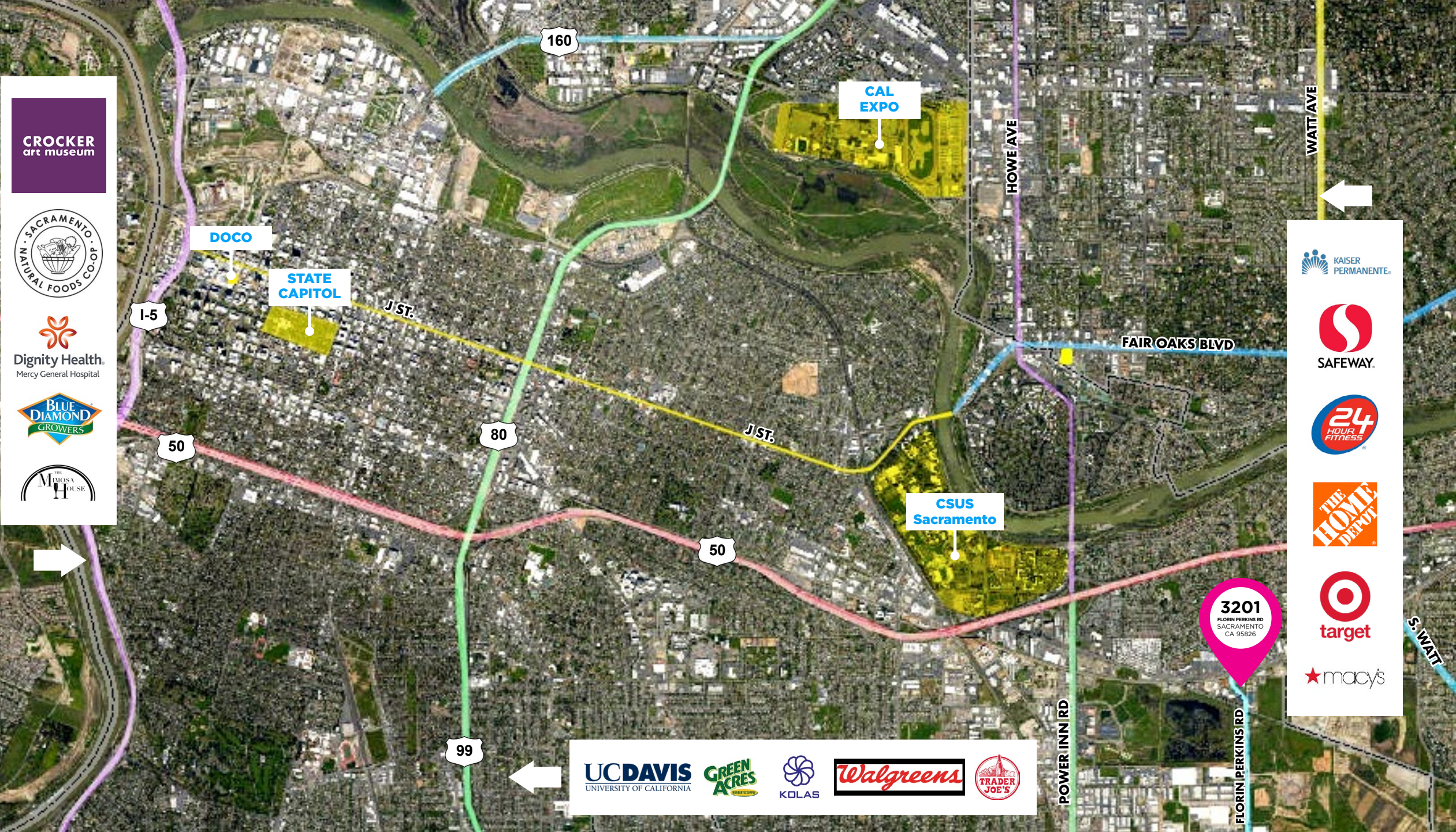








3201
FLORIN PERKINS RD
SACRAMENTO
CA 95826



POWER INN RD

FLORIN PERKINS RD

S. WATT

I-5

50

80

50

99

160

DOCO

STATE CAPITOL

J ST.

J ST.

CAL EXPO

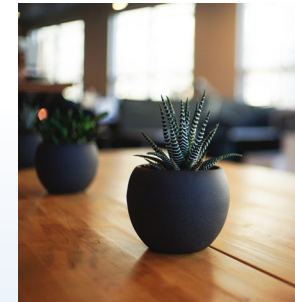
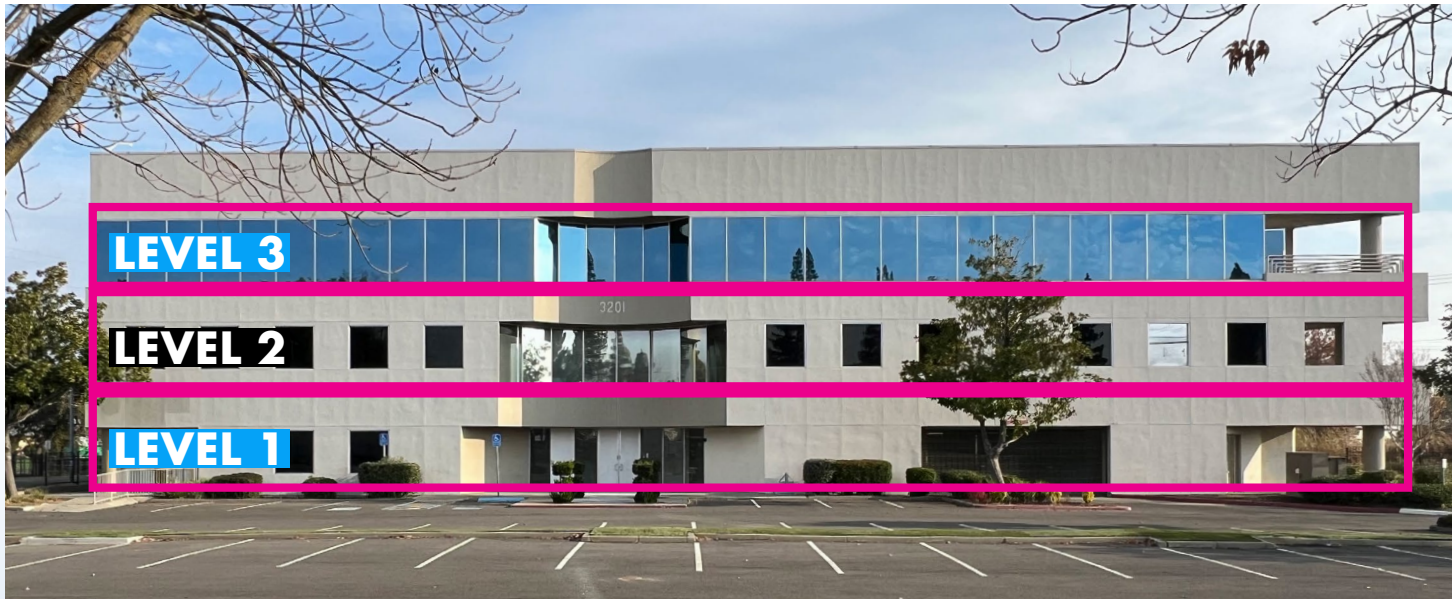
CSUS Sacramento

HOWE AVE

FAIR OAKS BLVD

WATT AVE

THE BUILDING



3201
FLORIN PERKINS ROAD



THE OPPORTUNITY

This strategically located office or housing redevelopment opportunity is located on the corner of Florin Perkins Rd. and Kiefer Blvd adjacent to the Folsom Blvd a main East West arterial. The asset consists of +/-40,180 sqft of building situated on +/-1.89 acres of land. This building offers extensive window lines offering an abundance of natural light and modern look. The Zoning is C-2-SWR-SPD - GENERAL

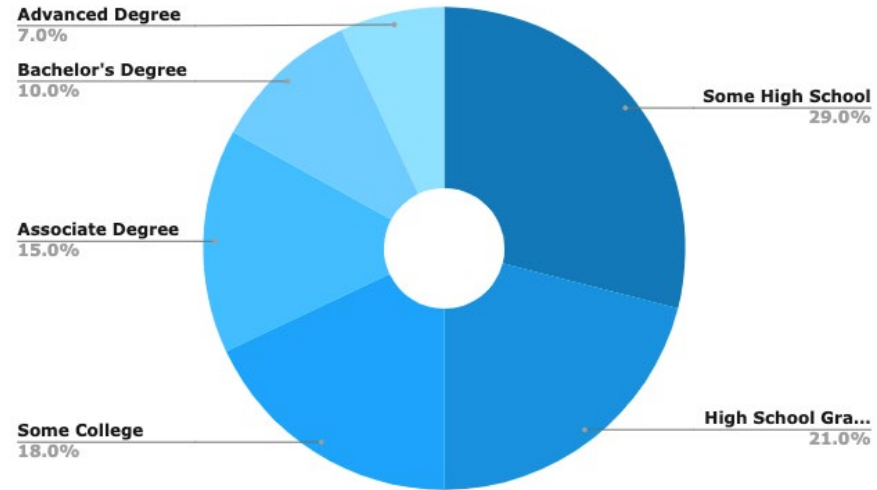
COMMERCIAL / SOLID WASTE RESTRICTED / SPECIAL PLANNING DISTRICT allowing for a variety of uses. With its convenient access to Folsom Blvd the building offers an edge in access to freeways and amenities allowing for higher tenant retention and an excellent convenience factor. The opportunity offers a large parking field and possible adjacent fenced lot for additional parking.



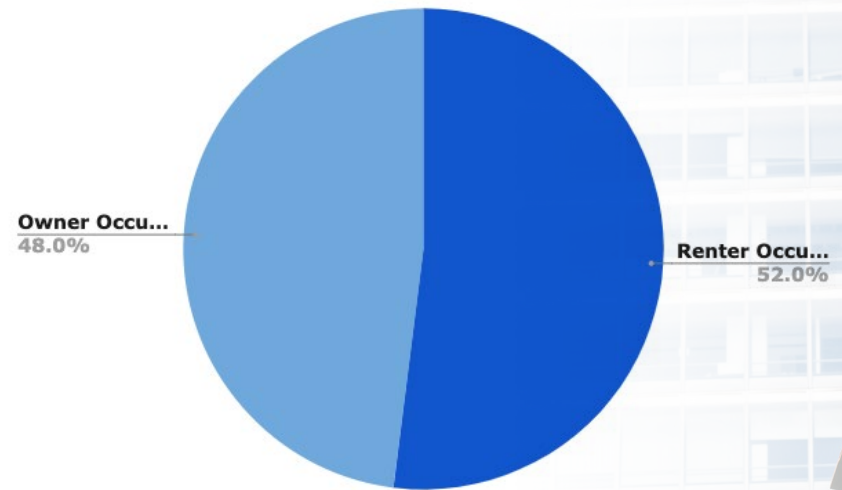
DEMOGRAPHICS

EDUCATION
HOUSING

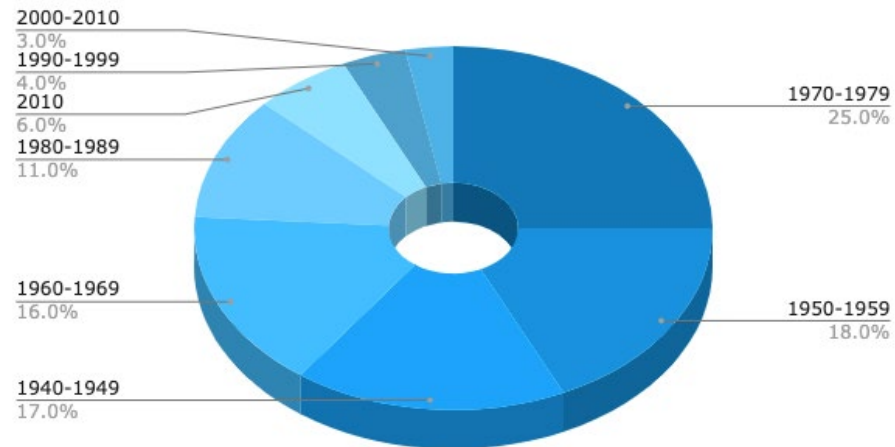
EDUCATIONAL ATTAINMENT



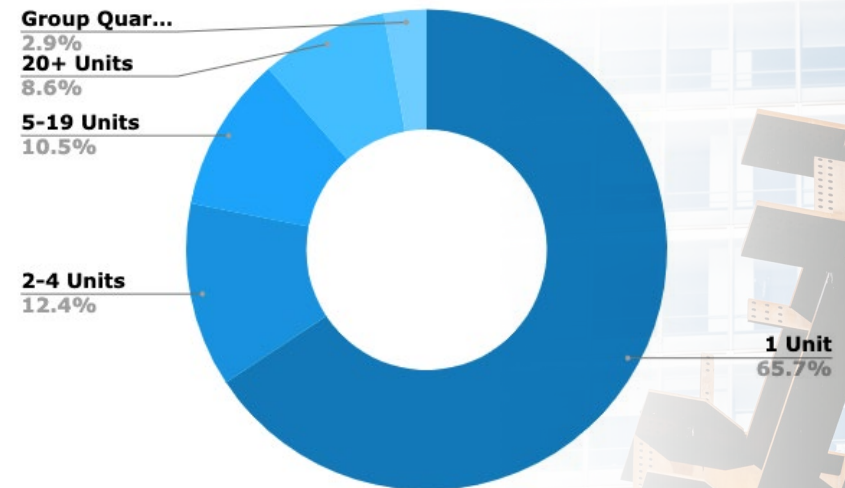
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



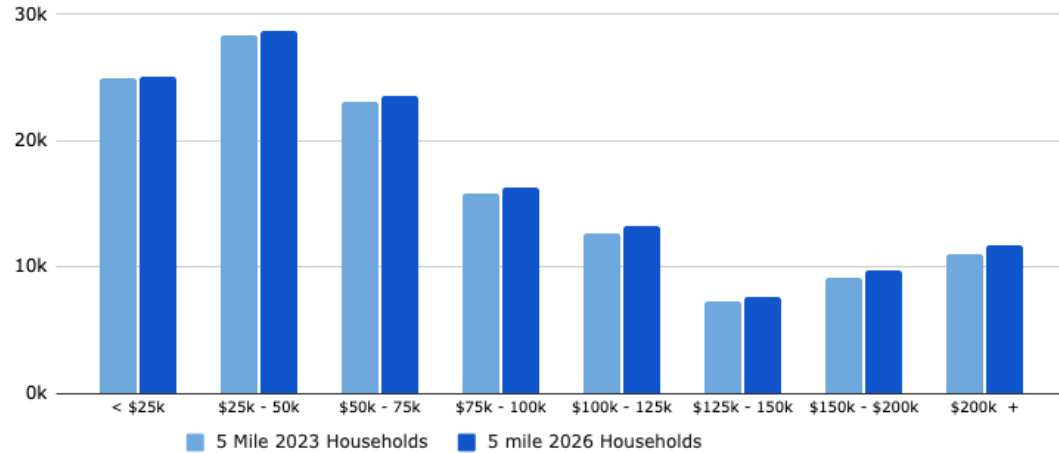
HOUSING TYPE



DEMOGRAPHICS

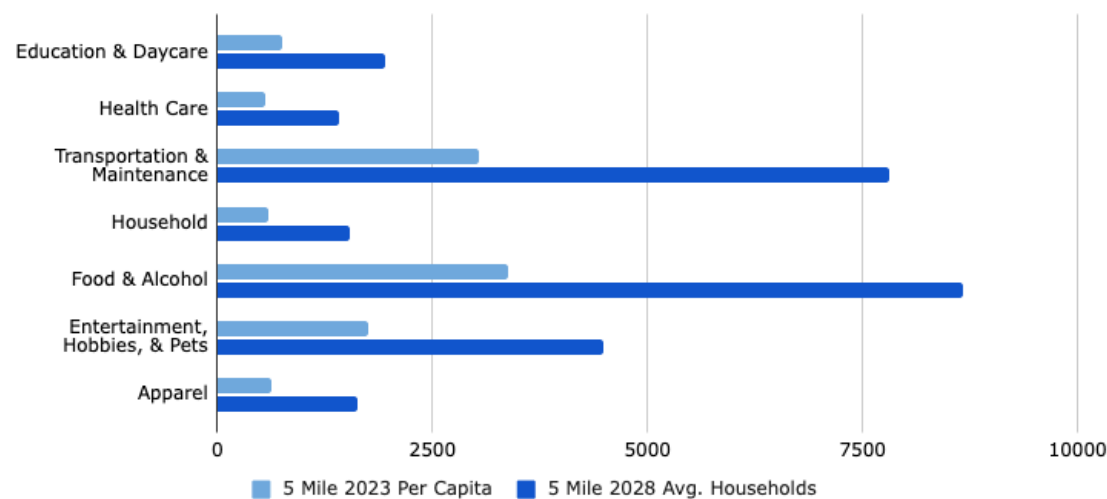
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

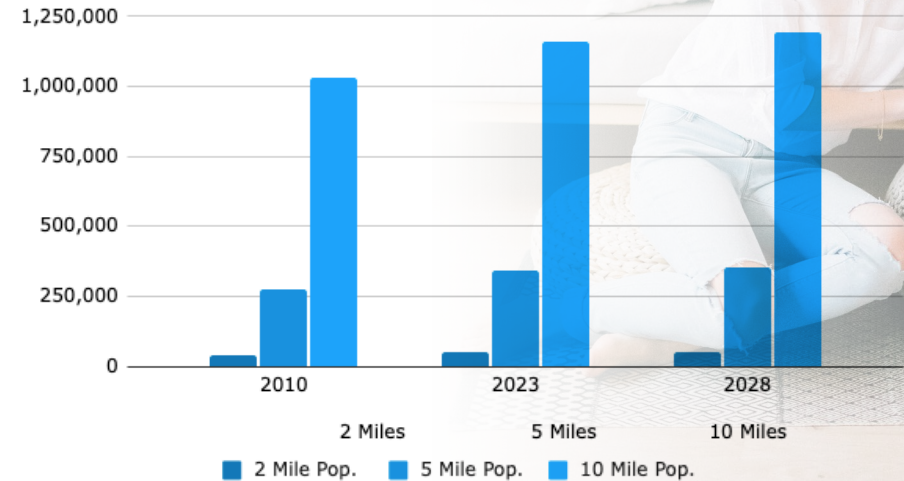


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2010	42,428	273,169	1,028,930
2023	49,168	343,533	1,162,029
2028	50,575	352,847	1,193,189

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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