

**PRICE
REDUCTION**

**Now Fully
Leased**

AVAILABLE
FOR SALE

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

3308-3324 Martin Luther King Jr Blvd

Sacramento, CA - 013-0354-012-0000

**5,000 +/- Square Feet of Building sitting
on approx .33 AC +/-
/ 14,375 SF +/-**

SUBJECT

CENTURY 21
Select Real Estate, Inc



MARTIN LUTHER KING JR BLVD

Premier Retail Opportunity Available in Sacramento - Asking Price \$1,220,000

THE PROPERTY

3308-3324 MARTIN LUTHER KING JR BLVD SACRAMENTO, CA - 013-0354-012-0000

REGION AVAILABILITY ZONING OPPORTUNITY PRICING TENANTS


SACRAMENTO


5,000 +/- Square Feet of Building sitting on approx .33 AC +/-


C-1



RETAIL


\$1,220,000
\$244/PSF


Metro - \$2,500.00
Per Month
Barber - \$1,150.00
Per Month
Clothing - \$2,000.00
Per Month
Retail: \$2,000.00
Per Month

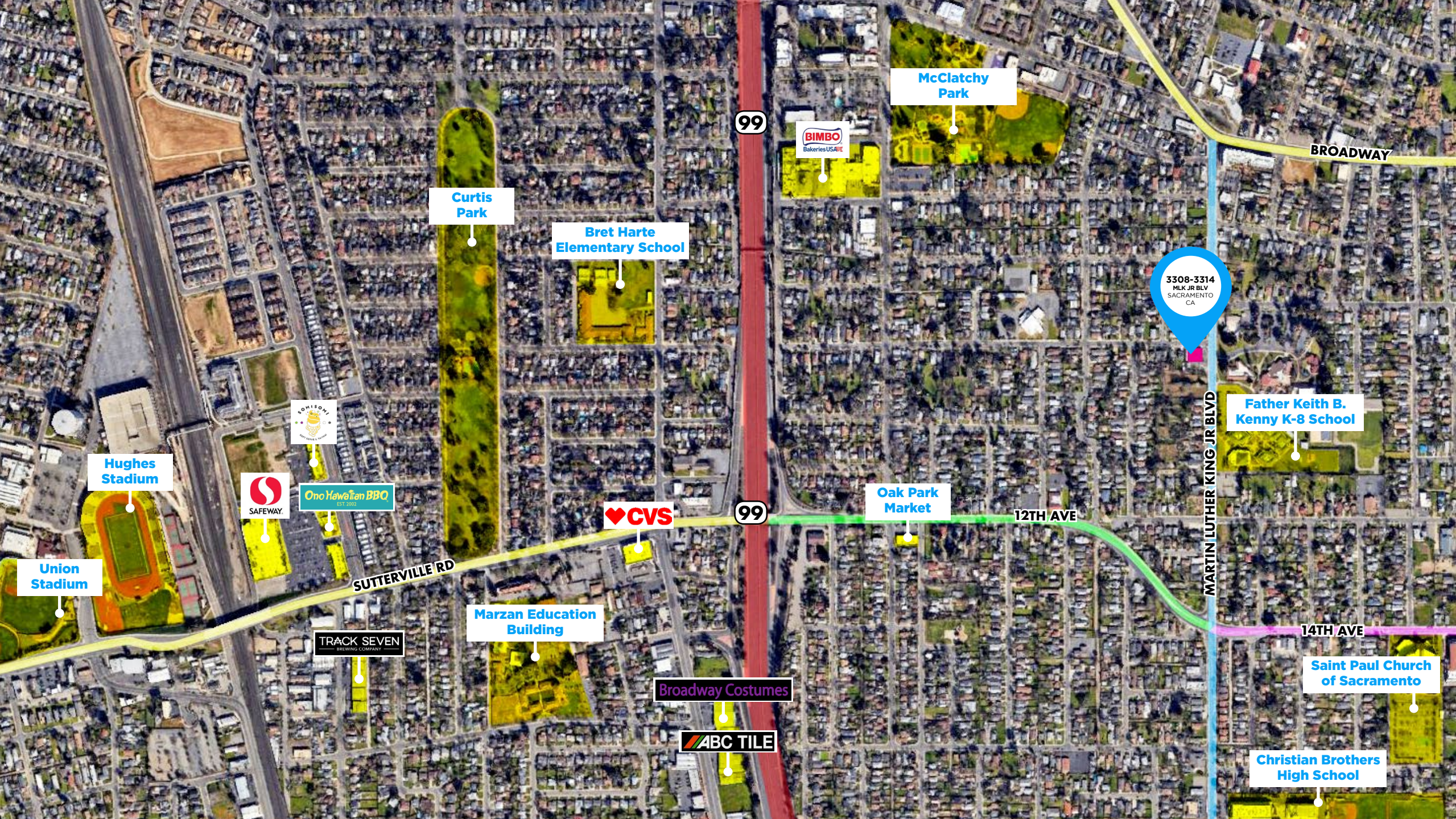


THE BUILDING

3308-3324
MARTIN LUTHER KING JR. BLVD



The Building is located on MLK Blvd in Sacramento, CA. The property is zoned C-1. The immediate area provides a nice mixture of shopping, dining, housing, and education coupled with convenient access to Hwy 99 and also I-5. The building offers a buyer the opportunity to acquire a premier retail investment with potential upside. This four-unit retail building with lot located in the heart of Sacramento's thriving Oak Park neighborhood offers high traffic volumes and chance to own this retail opportunity. Consisting of +/-5,000 sqft retail building seated on +/-14,375 sqft of commercially zoned land is being offered at \$244.00 per sqft or \$1,220,000.



3308-3314
MLK JR BLV
SACRAMENTO
CA

McClatchy
Park

BIMBO
Bakeries USA

Curtis
Park

Bret Harte
Elementary School

BROADWAY

Father Keith B.
Kenny K-8 School

Hughes
Stadium

SAFeway

Ono Hawaiian BBQ
EST. 2002

CVS

99

Oak Park
Market

12TH AVE

MARTIN LUTHER KING JR BLVD

Union
Stadium

SUTTERVILLE RD

Marzan Education
Building

14TH AVE

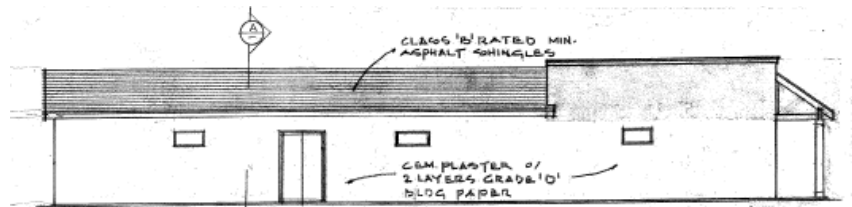
Saint Paul Church
of Sacramento

TRACK SEVEN
BREWING COMPANY

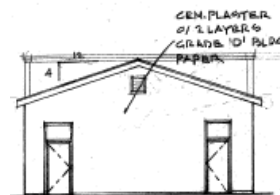
Broadway Costumes

ABC TILE

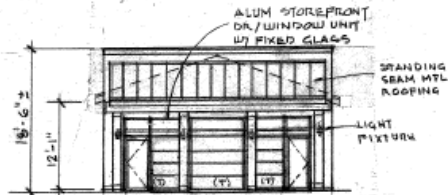
Christian Brothers
High School



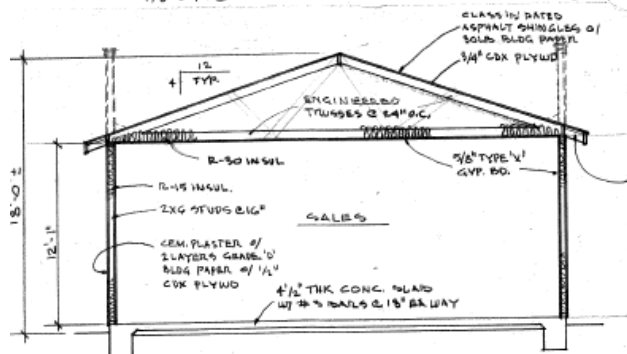
LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

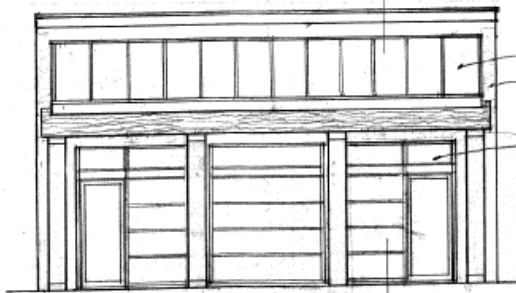


FRONT ELEVATION
1/8" = 1'-0"



SECTION 'A'

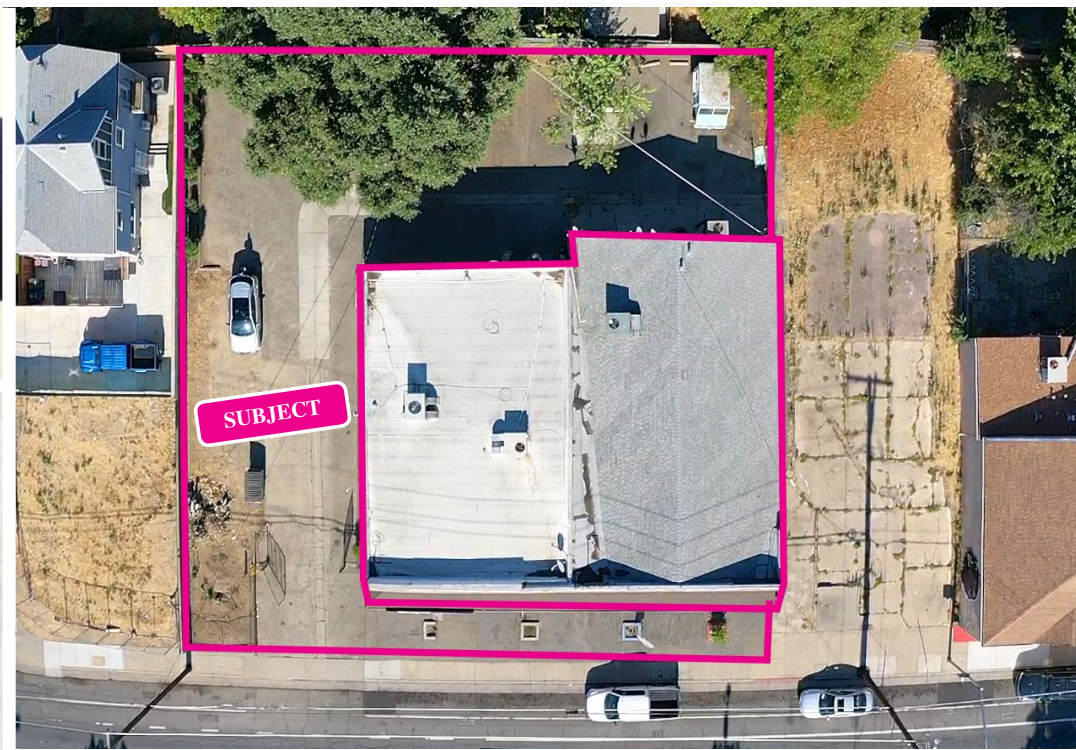
1/4" = 1'-0"



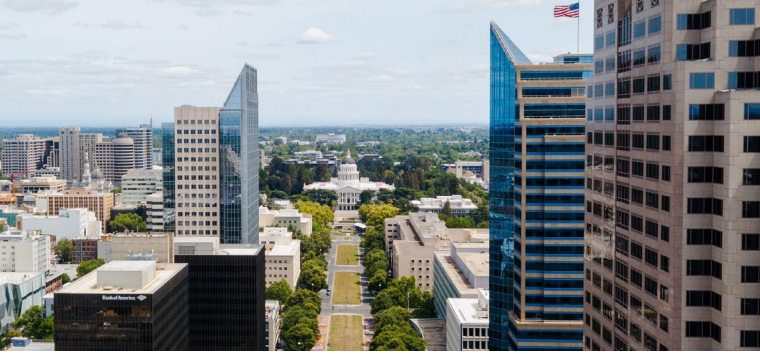
ENLARGED FRONT ELEVATION

1/4" = 1'-0"

Building plans for potential construction.







THE AREA

Welcome to Oak Park, Sacramento – a vibrant and diverse neighborhood undergoing a remarkable transformation with an increasing focus on retail development. Boasting a rich history and a tight-knit community, Oak Park is rapidly becoming a prime destination for savvy investors looking to capitalize on the growing commercial opportunities in the area.

1. **Thriving Retail Development:** Oak Park is experiencing a surge in retail development, making it an ideal location for a commercial strip center. New businesses, boutiques, and restaurants are sprouting up, catering to the diverse tastes of its residents and attracting visitors from neighboring communities. The area's growth has been carefully planned to preserve its unique character while providing ample opportunities for businesses to flourish.

2. **Emerging Market Potential:** Oak Park's strategic location, just a stone's throw away from the downtown Sacramento core, positions it as a potential economic hub. As the demand for urban living continues to increase, so does the need for convenient retail spaces. Investing in a commercial strip center here presents an excellent opportunity to cater to this emerging market and capitalize on the region's economic growth.

3. **Supportive Community:** The residents of Oak Park are passionate about their neighborhood and are committed to its revitalization. With a strong sense of community pride, they actively support local businesses, providing a stable customer base for retailers and ensuring a welcoming atmosphere for new ventures. This engaged community is a valuable asset for any business looking to establish itself in the area.

4. **Redevelopment Initiatives:** The city of Sacramento, in collaboration with local organizations, has implemented various redevelopment initiatives in Oak Park. These efforts have focused on infrastructure improvements, enhancing public spaces, and creating a more pedestrian-friendly environment, all of which contribute to a conducive atmosphere for commercial growth.

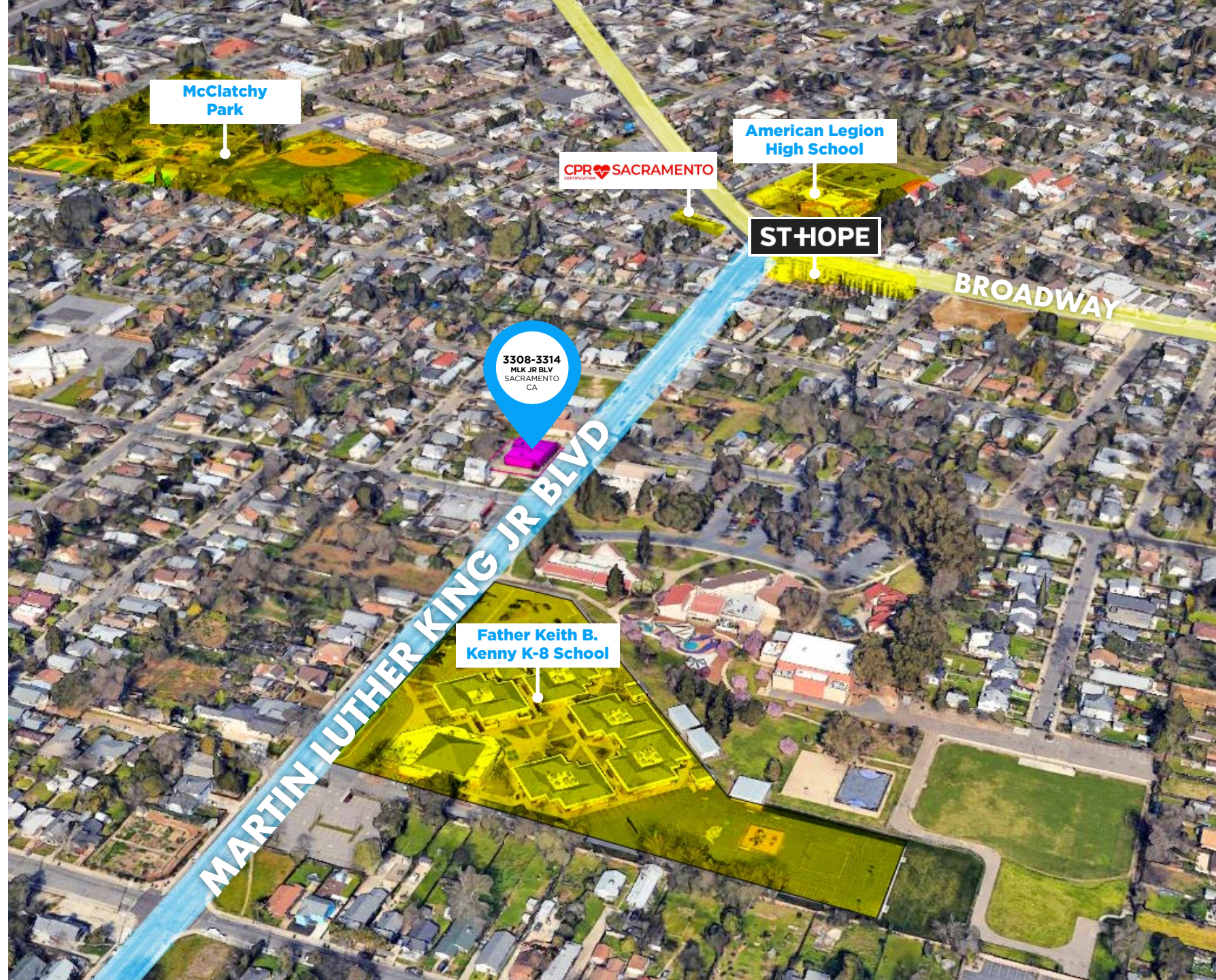
5. **Cultural and Historical Appeal:** Oak Park's rich history adds to its charm and appeal. The neighborhood has preserved its architectural heritage while embracing contemporary influences. This unique blend of culture attracts a diverse crowd of residents and visitors alike, creating a dynamic marketplace for businesses to thrive.

6. **Transportation Connectivity:** Oak Park benefits from excellent transportation connectivity. Major roadways and public transit options make it easily accessible to both locals and tourists. This accessibility ensures a steady flow of potential customers to a commercial strip center, contributing to its overall success.

7. **Growing Real Estate Demand:** As Oak Park continues to grow in popularity, the demand for commercial real estate is rising. Investing in a commercial strip center now presents an opportunity for long-term appreciation and sustainable returns on investment.

8. **Supportive Business Climate:** The city of Sacramento and local authorities have been actively promoting and supporting small businesses in the area. Various incentive programs and grants are available for entrepreneurs and investors, further solidifying Oak Park's status as a business-friendly neighborhood.

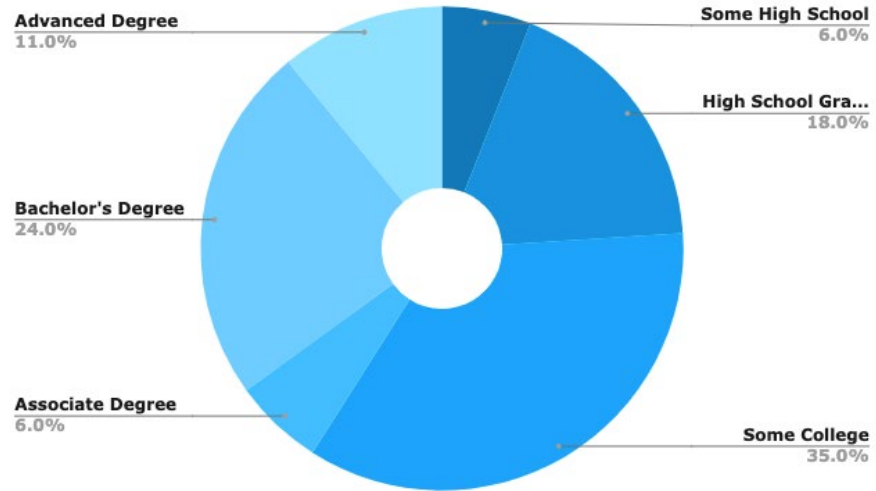
In conclusion, Oak Park, Sacramento, is experiencing a surge in retail development, making it an attractive location to invest in a commercial strip center. The neighborhood's emerging market potential, supportive community, redevelopment initiatives, cultural appeal, transportation connectivity, growing real estate demand, and business-friendly climate all contribute to its desirability as a commercial investment destination. By capitalizing on Oak Park's unique strengths, investors have the opportunity to be part of the neighborhood's transformation and reap the rewards of a thriving and successful commercial venture.



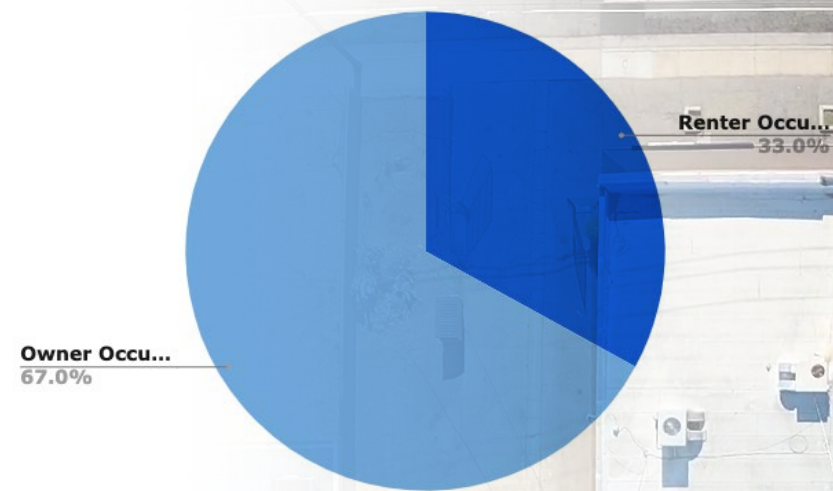
DEMOGRAPHICS

EDUCATION
HOUSING

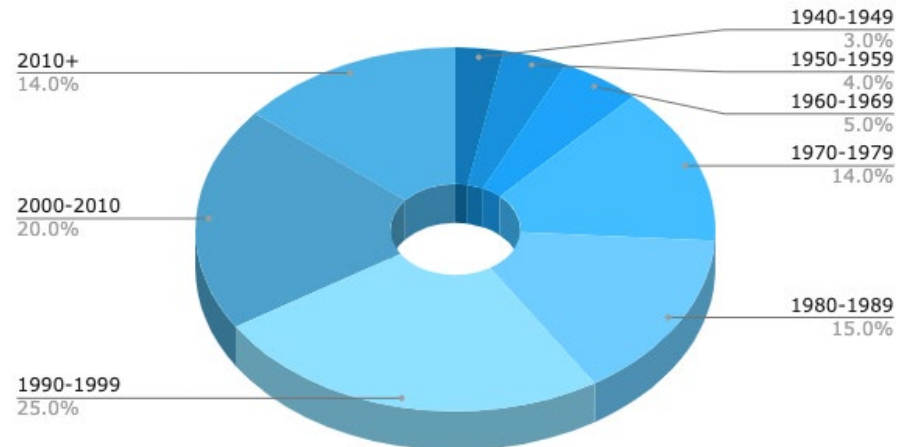
EDUCATIONAL ATTAINMENT



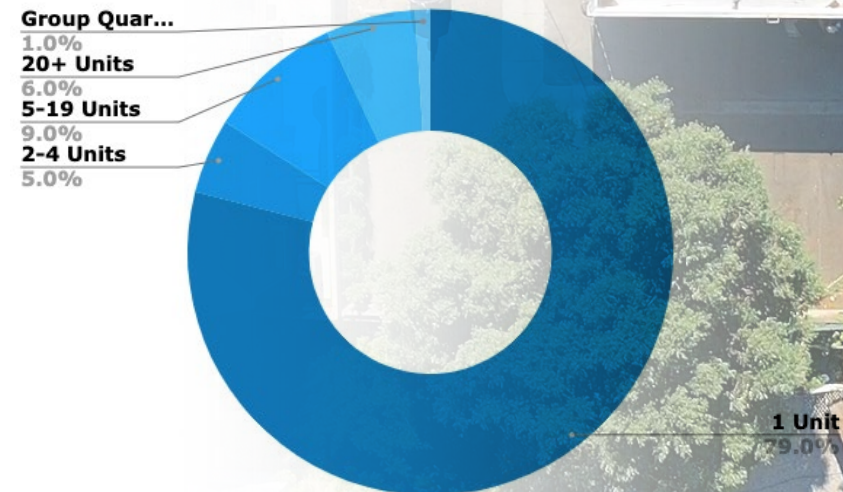
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



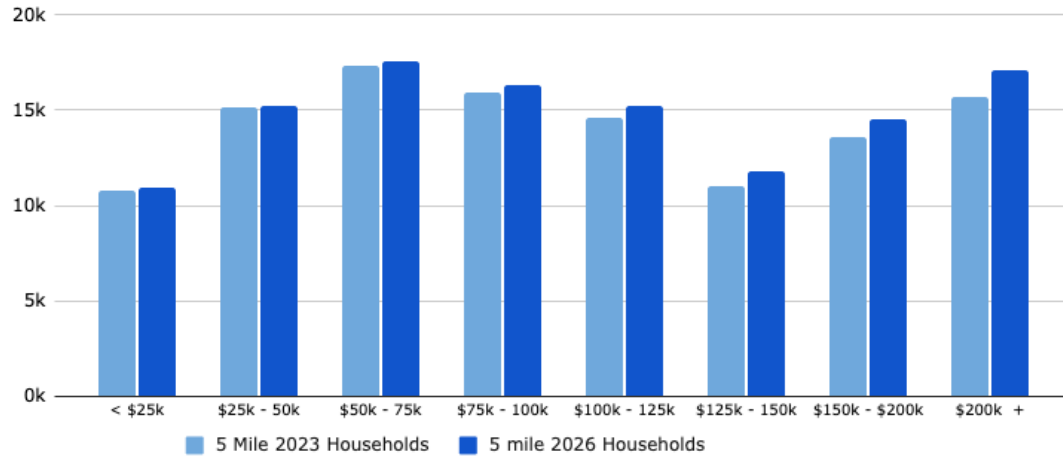
HOUSING TYPE



DEMOGRAPHICS

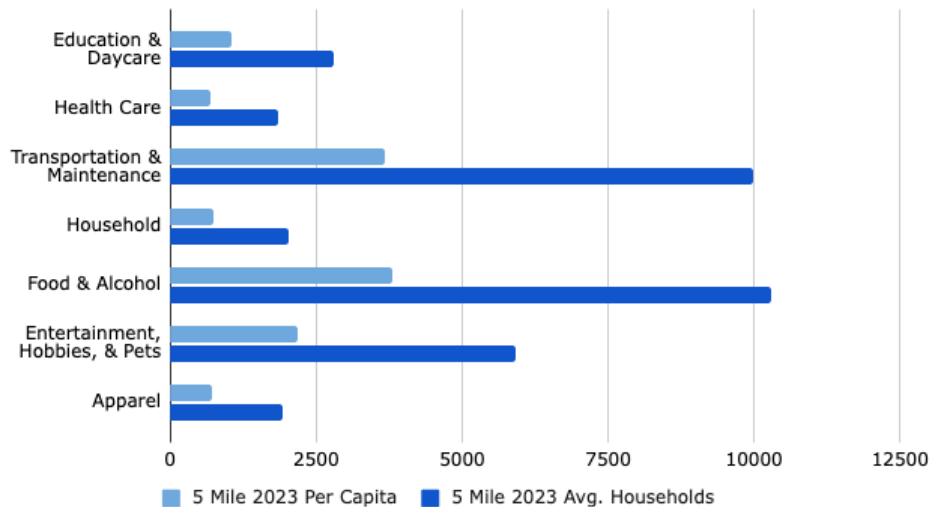
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

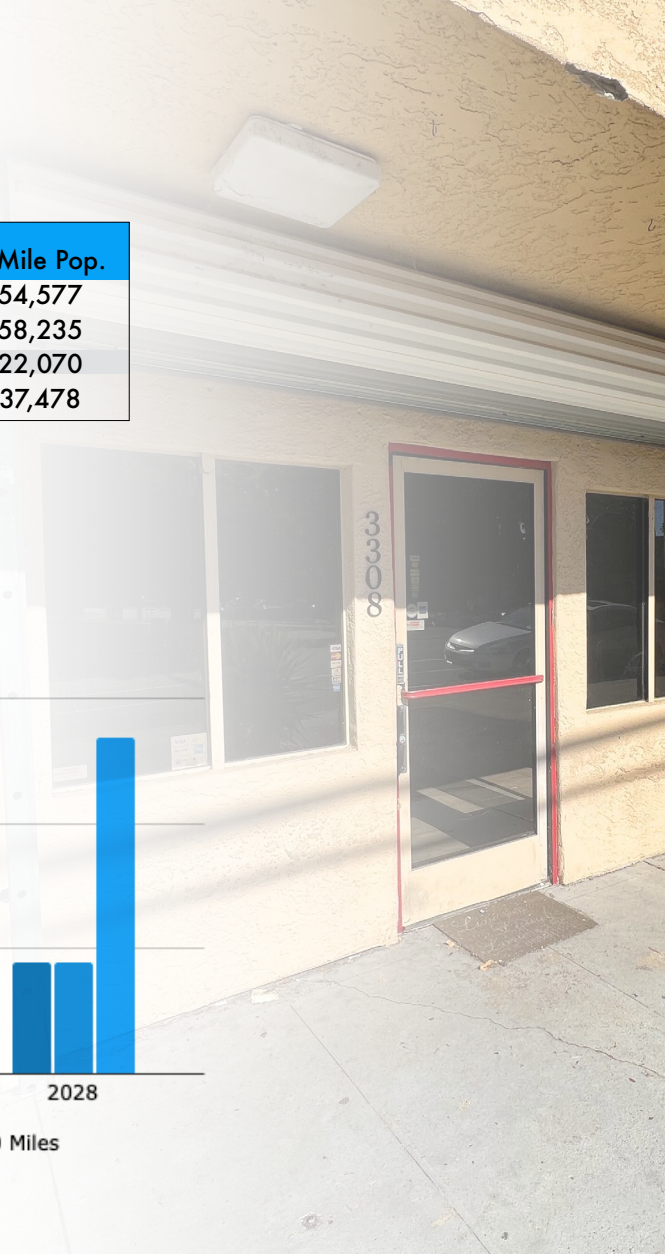
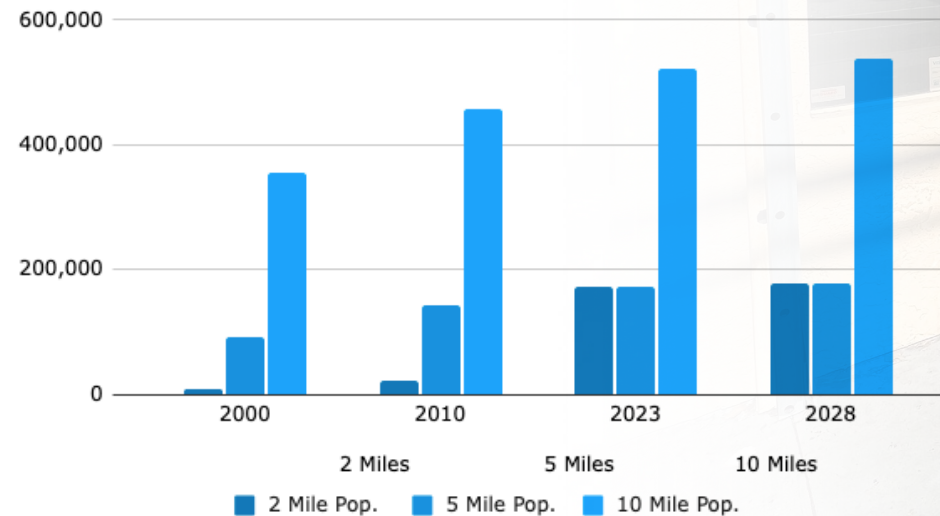



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	7,432	90,763	354,577
2010	20,735	142,948	458,235
2023	170,977	170,977	522,070
2028	177,257	177,257	537,478

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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

SUBJECT

CENTURY 21

Select Real Estate, Inc



MARTIN LUTHER KING JR BLVD

SALE

CENTURY 21
Select Real Estate, Inc



2023 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