

# El Moral Center

AVAILABLE  
**FOR LEASE**

3339 EL CAMINO AVE  
SACRAMENTO, CA 95821  
Approx 1,600 Square Feet

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ELLIOTT'S NATURAL FOODS

YOUR NAME  
HERE

**Lease Rate:**  
**\$1.25 NNN**

**CENTURY 21**  
Select Real Estate, Inc.



**Street Visible Retail Space Available Near Redevelopment Neighborhood**

# THE PROPERTY

3339 EL CAMINO AVE, SACRAMENTO, CA 95821

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



SPACE SIZE +/-1,600  
SQUARE FEET



LC - LIGHT  
COMMERCIAL



RETAIL



\$1.25 NNN



80



Bohemian Park



Alpine Appartments

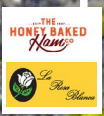
MARCONI AVE



crumbl



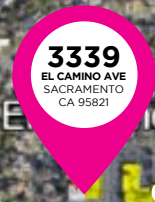
MARCONI AVE



FULTON AVE



WATT AVE



EL CAMINO AVE



EL CAMINO AVE



Department of Water Resources





**3339**

EL CAMINO AVE.



# THE BUILDING

The Property is located near the intersections of El Camino Avenue and Yorktown Avenue Facing El Camino Ave. The building sits near one of the busiest intersections in Sacramento (Watt Ave & El Camino Ave). The center offers convenient ingress and egress from both El Camino Ave and Yorktown Ave.

The space is currently a builtout Chiropractor/Massage Studio and is practically move in ready for a similar use. However, the flexible zoning allows for a multitude of different retail users. This charming center offers a tenant ample parking, convenient ingress and egress and signage on to El Camino Ave.







## THE AREA

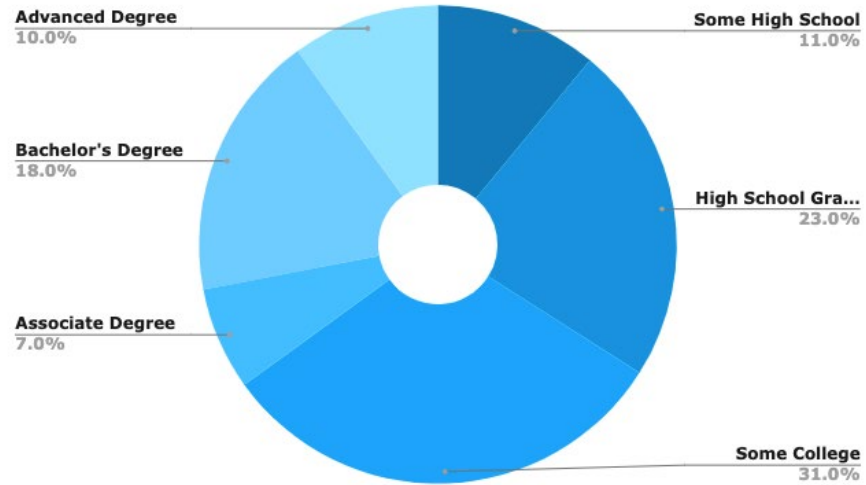
Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



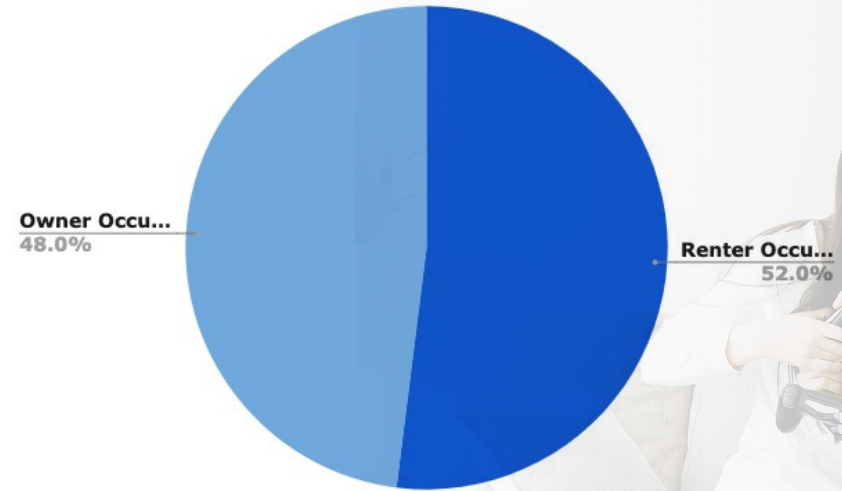
# DEMOGRAPHICS

EDUCATION  
HOUSING

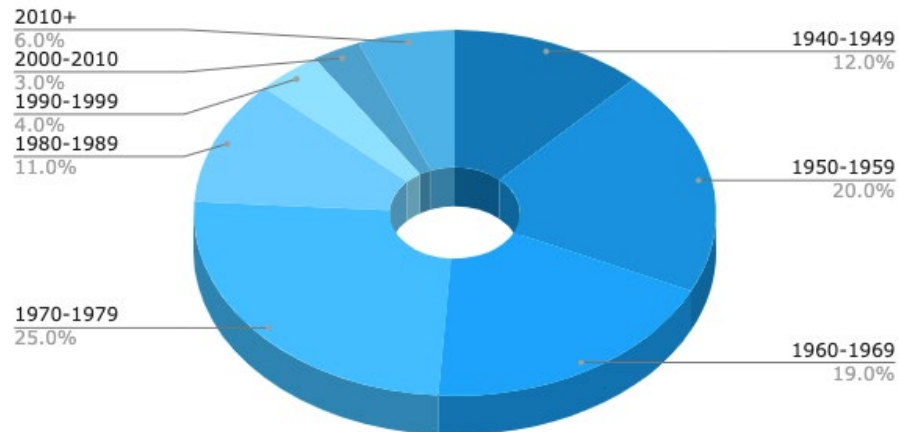
## EDUCATIONAL ATTAINMENT



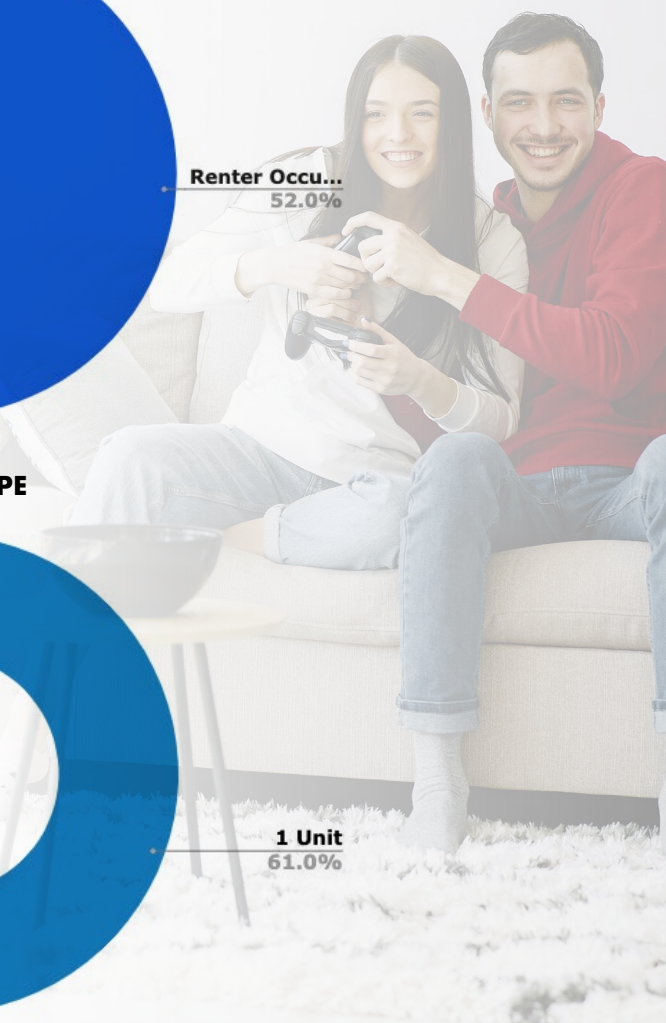
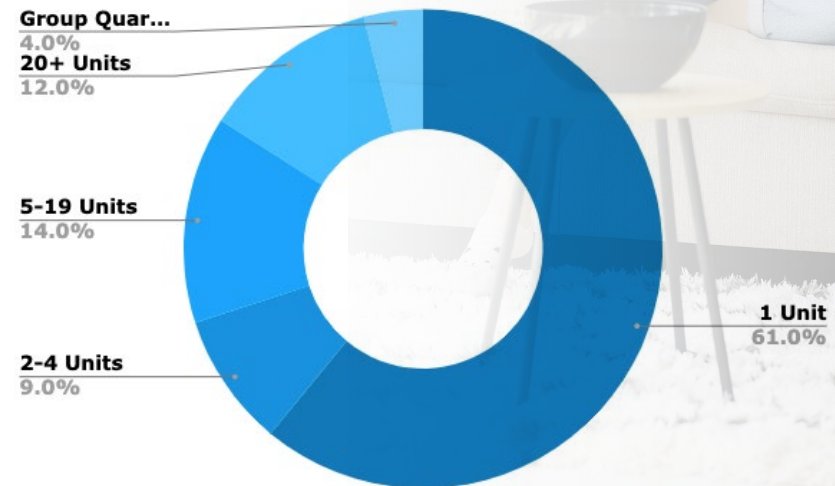
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

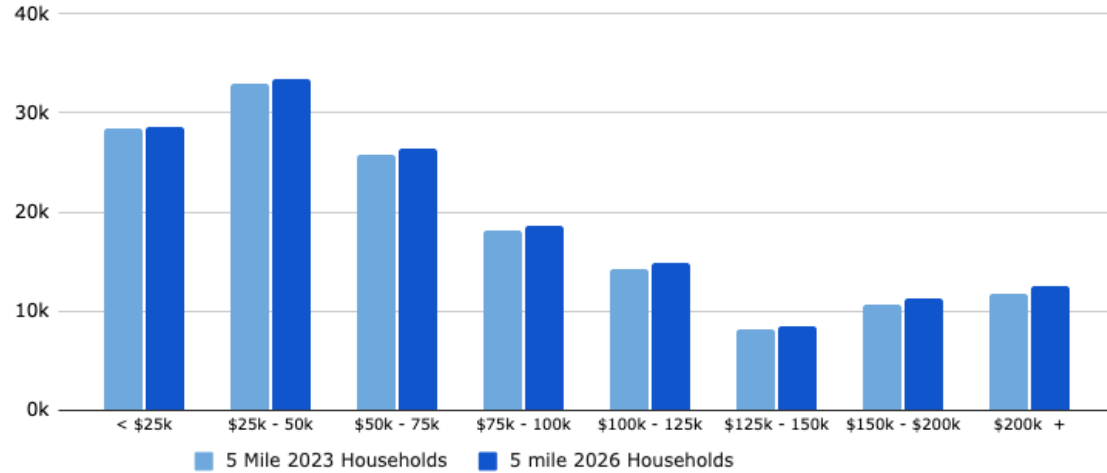




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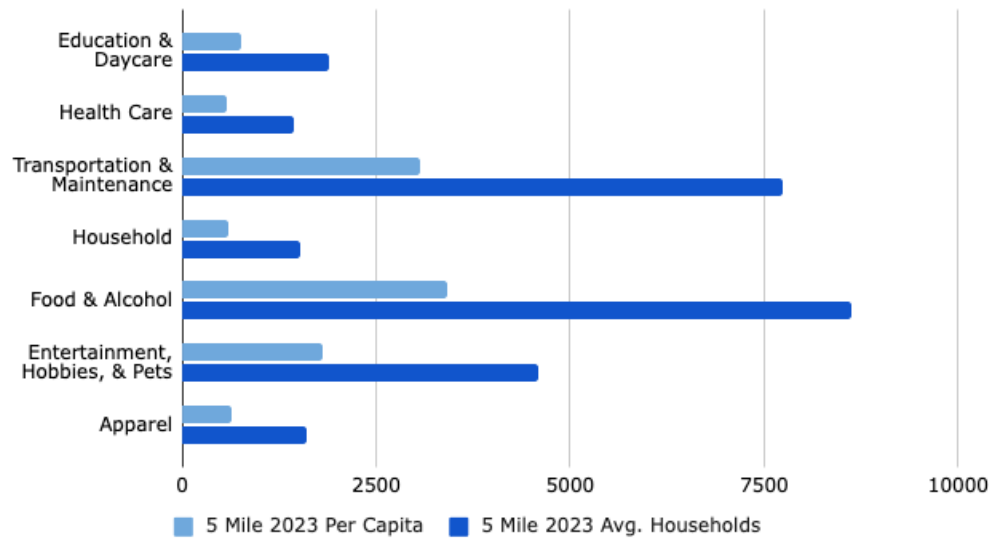
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

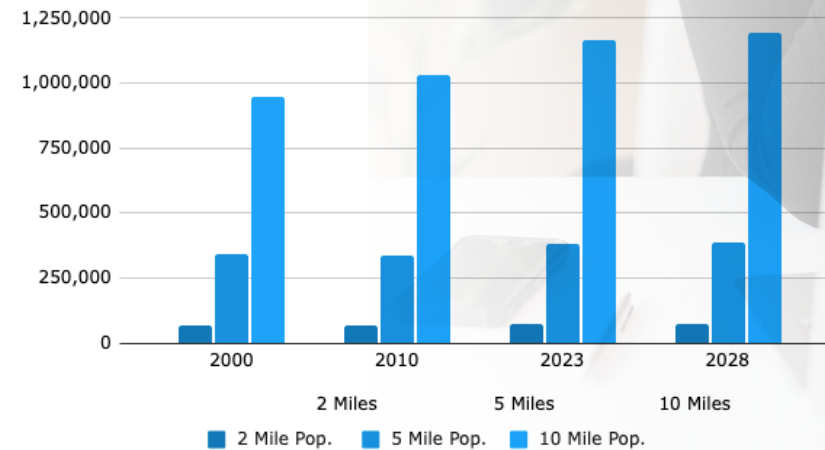


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	67,467	339,459	947,349
2010	65,687	337,049	1,032,710
2023	73,821	379,107	1,163,778
2028	75,846	389,559	1,195,054

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION



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## CENTURY 21

Select Real Estate, Inc



# LEASE

**CENTURY 21**

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