

AVAILABLE
FOR SALE

3341 FLORIN PERKINS ROAD

SACRAMENTO, CA 95826

28,401 Square Feet of Land
or .65 Acres

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.



SUBJECT

KIEFER BLVD

FLORIN PERKINS ROAD

FOLSOM BLVD

Prominent Development Opportunity Located Near The Intersection of Kiefer and Folsom

THE PROPERTY

3341 FLORIN PERKINS ROAD, SACRAMENTO CA. 95826

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



COLLEGE GLENN



28,401 Square Feet
of Land or .65 Acres



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



Office or Residential
Redevelopment
Opportunity



NEGOTIABLE



CENTURY 21
Select Real Estate, Inc.

FOR SALE



3341

FLORIN PERKINS ROAD



CROCKER
art museum



Dignity Health
Mercy General Hospital



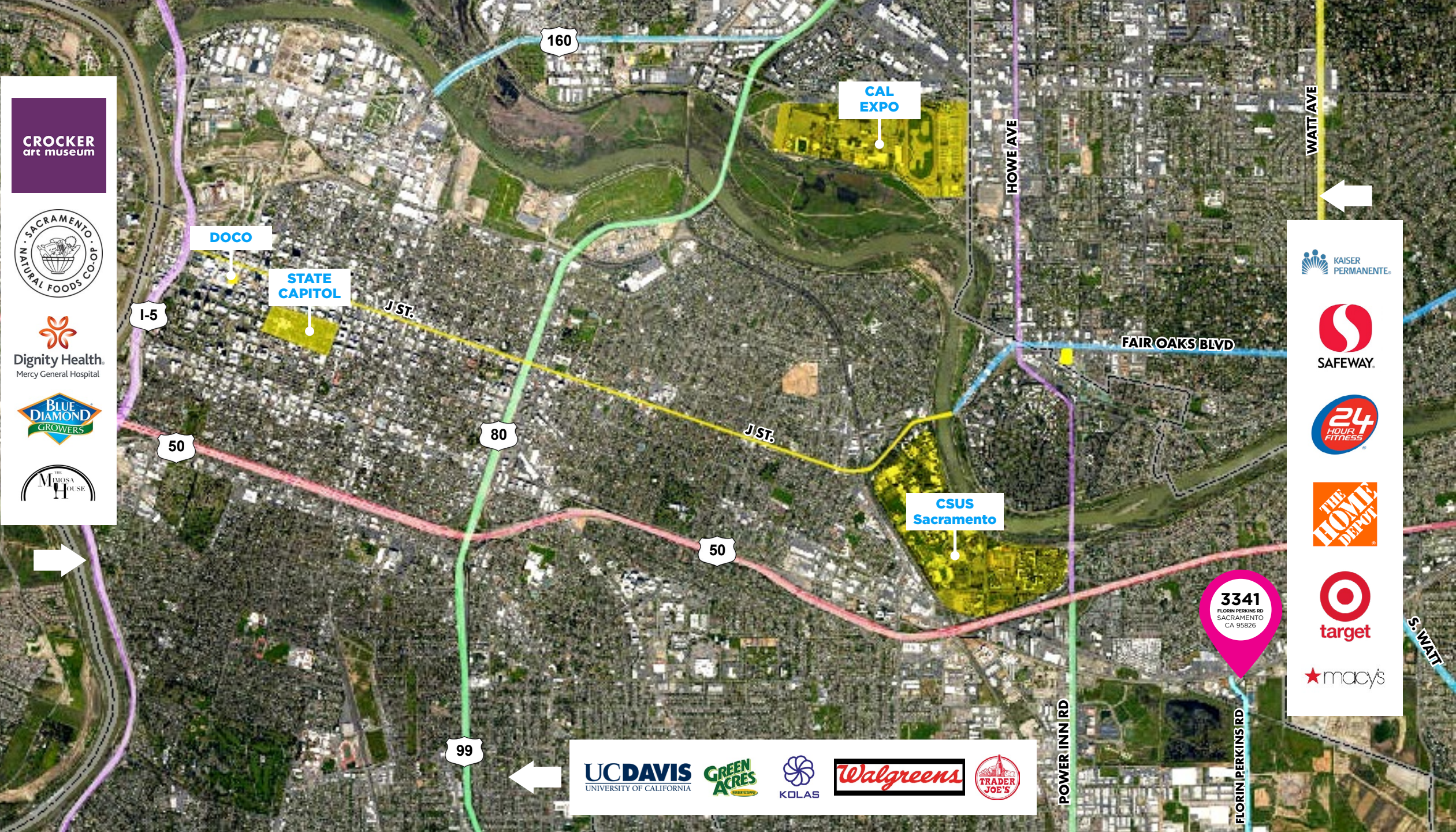










DOCO

STATE CAPITOL

CAL EXPO

CSUS Sacramento

3341
FLORIN PERKINS RD
SACRAMENTO
CA 95826



POWER INN RD

FLORIN/PERKINS RD

S. WATT

WATT AVE

HOWE AVE

FAIR OAKS BLVD

160

I-5

50

80

50

99

J ST.

J ST.

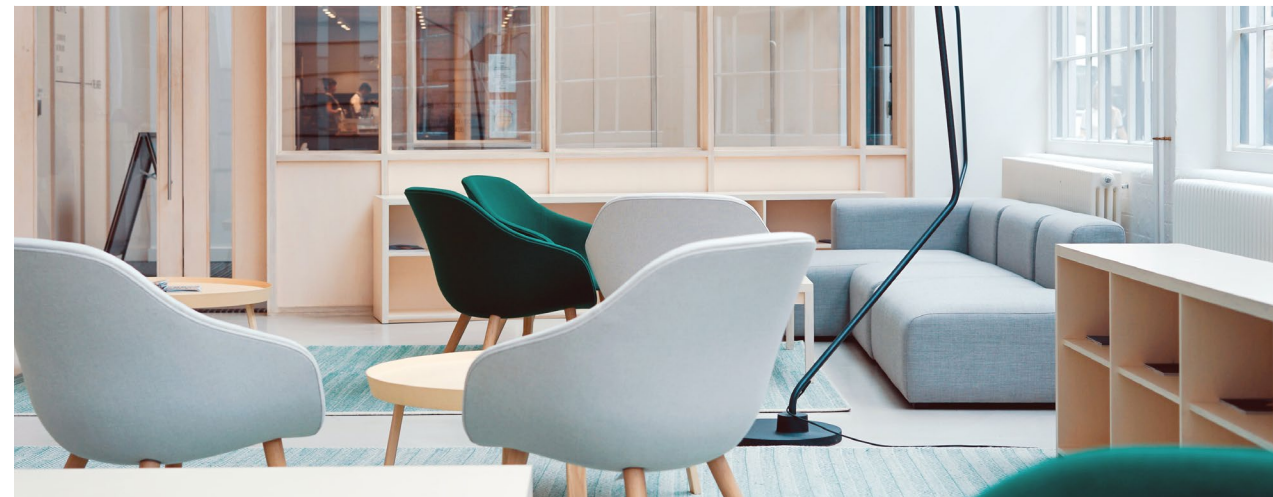
3341
FLORIN PERKINS RD



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.





THE AREA

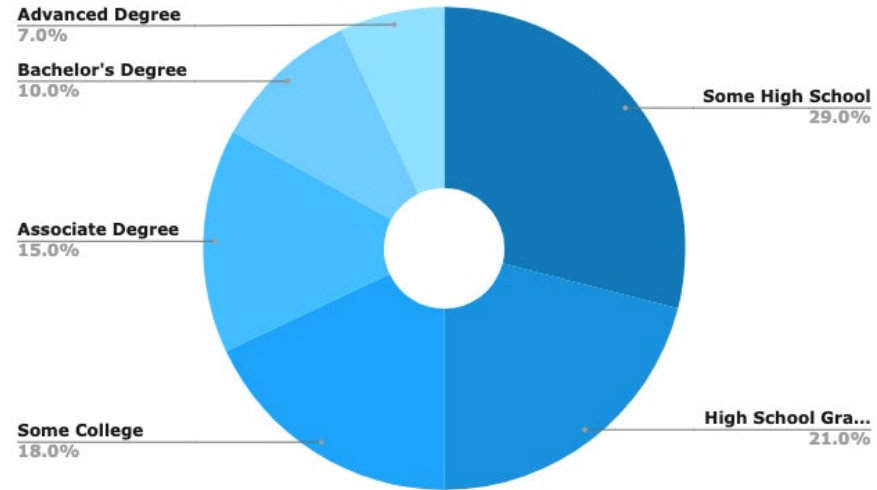
South Sacramento benefits from its strategic location near major transportation routes. It is situated along Interstate 5, one of the primary north-south highways on the West Coast, providing convenient access to regional and international markets. The area is also served by the Union Pacific Railroad 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.



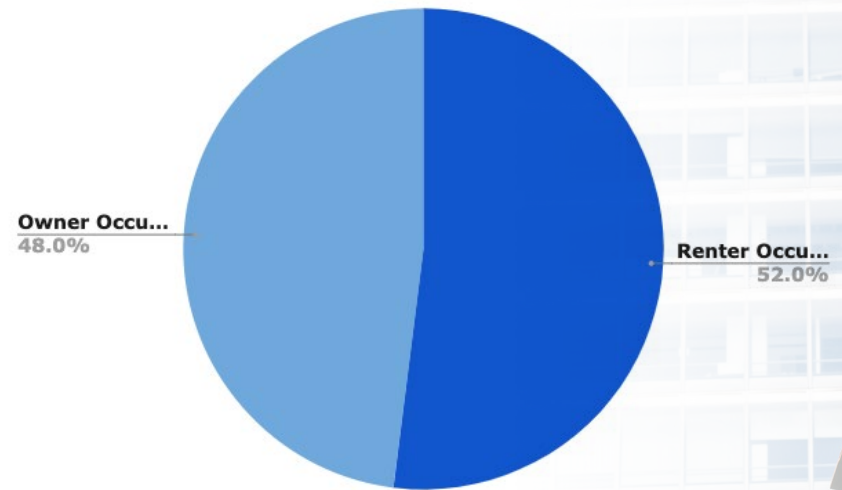
DEMOGRAPHICS

EDUCATION
HOUSING

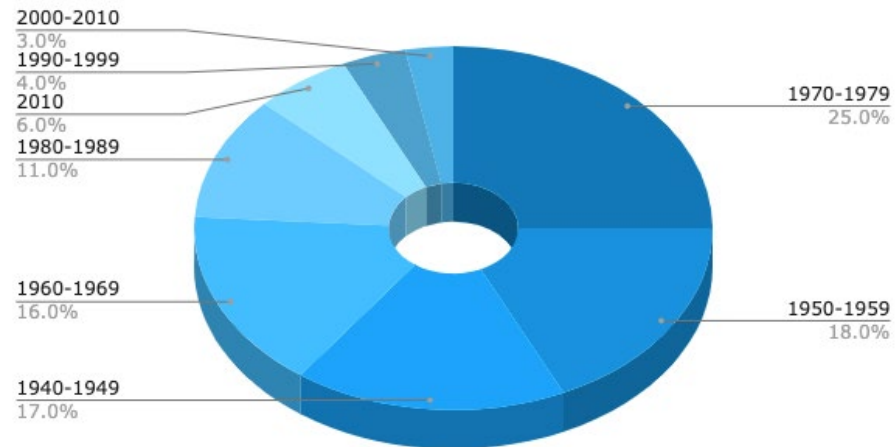
EDUCATIONAL ATTAINMENT



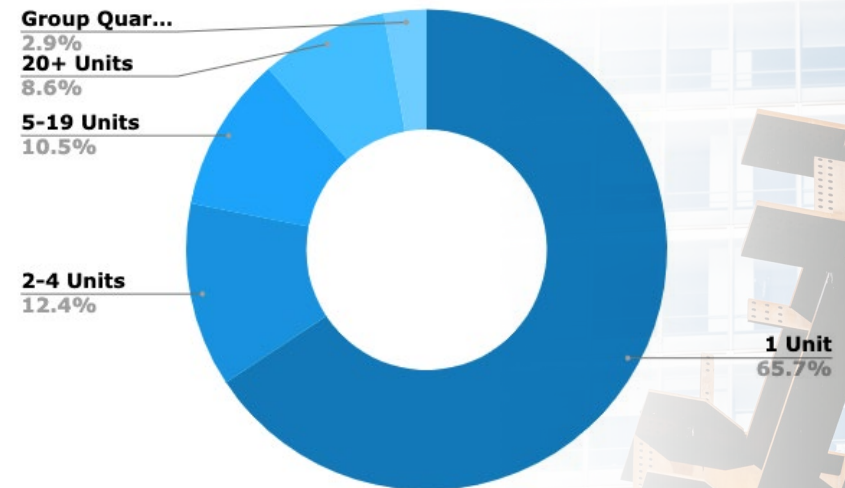
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



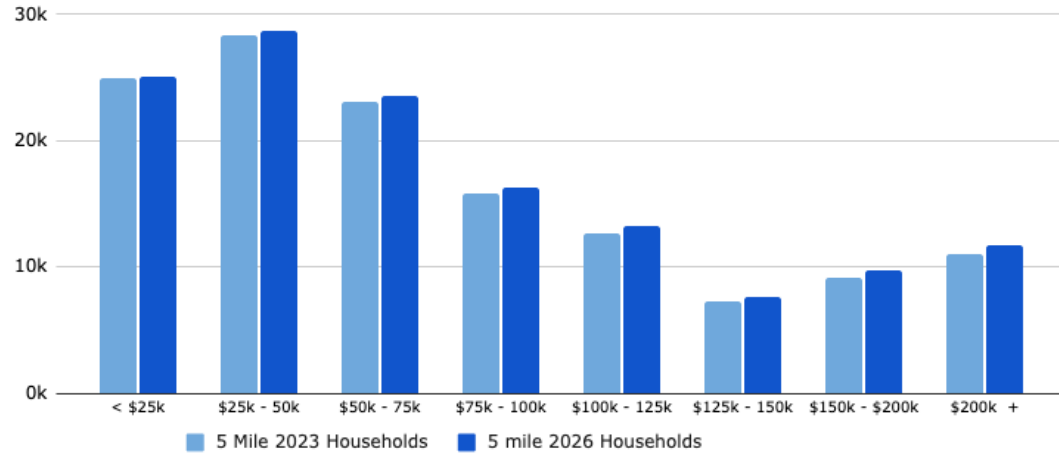
HOUSING TYPE



DEMOGRAPHICS

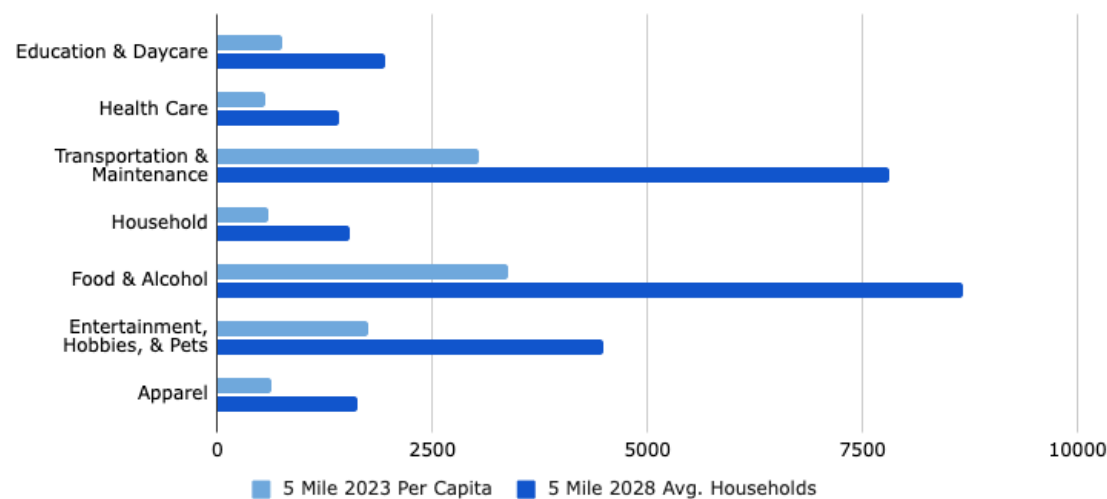
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

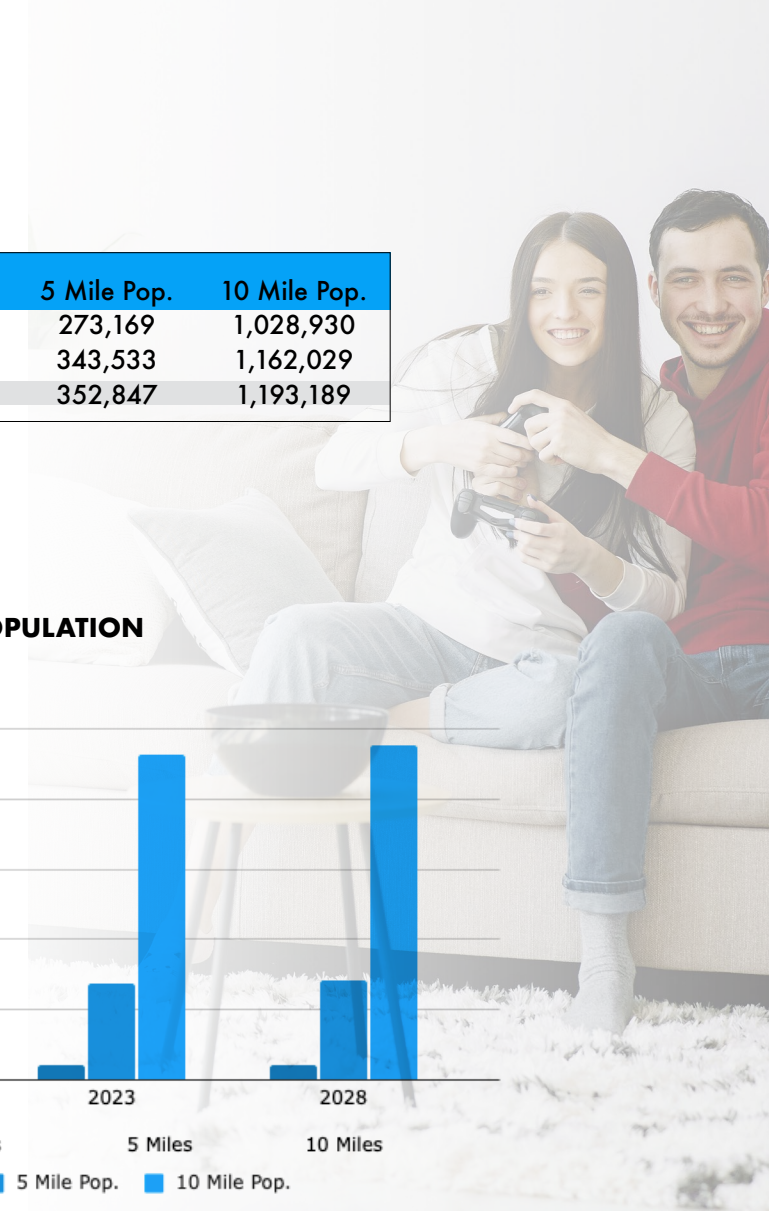
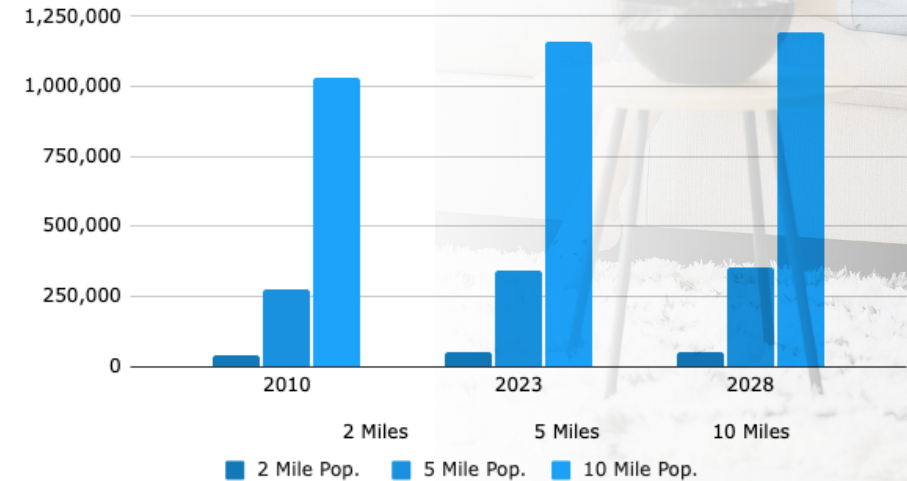


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2010	42,428	273,169	1,028,930
2023	49,168	343,533	1,162,029
2028	50,575	352,847	1,193,189

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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.



SUBJECT

KIEFER BLVD

SALE

CENTURY 21
Select Real Estate, Inc



2024 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