

WATT AVE & AUBURN BLVD COMBINED ADT IN 2022. 52,219

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SUBJECT

AVAILABLE  
**FOR SALE**

**3838 WATT AVE # F-600**

Sacramento, CA 95821

+/- 3,077 Sq Ft

**CENTURY 21**  
Select Real Estate, Inc



**Fully Improved Office Condo Available For Sale**

# THE PROPERTY

3838 WATT AVE # F-600 SACRAMENTO, CA 95821

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO



3,077 SF UNIT IN  
A BUSINESS PARK  
SETTING



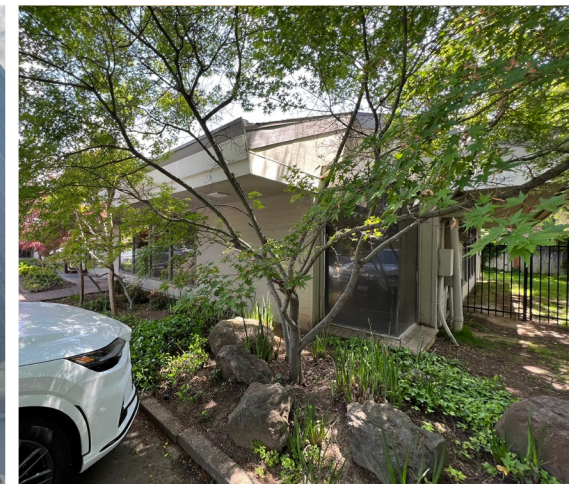
BP - BUSINESS  
PROFESSIONAL  
OFFICE



OFFICE/OWNER  
USER



\$695,000  
\$225.87 PSF



+/- 20 Minutes to  
Downtown Sacramento



EDISON AVE

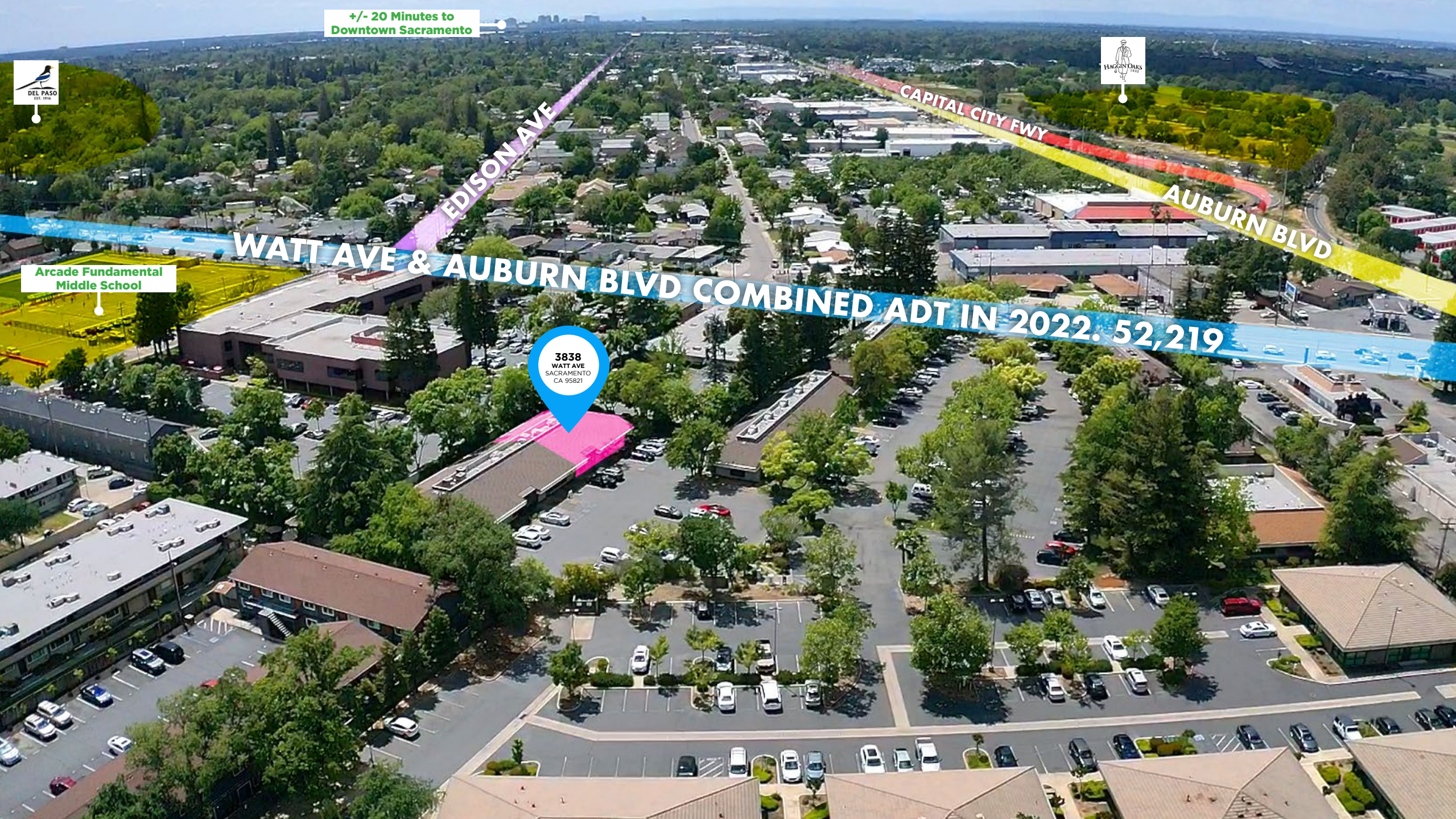
CAPITAL CITY FWY

AUBURN BLVD

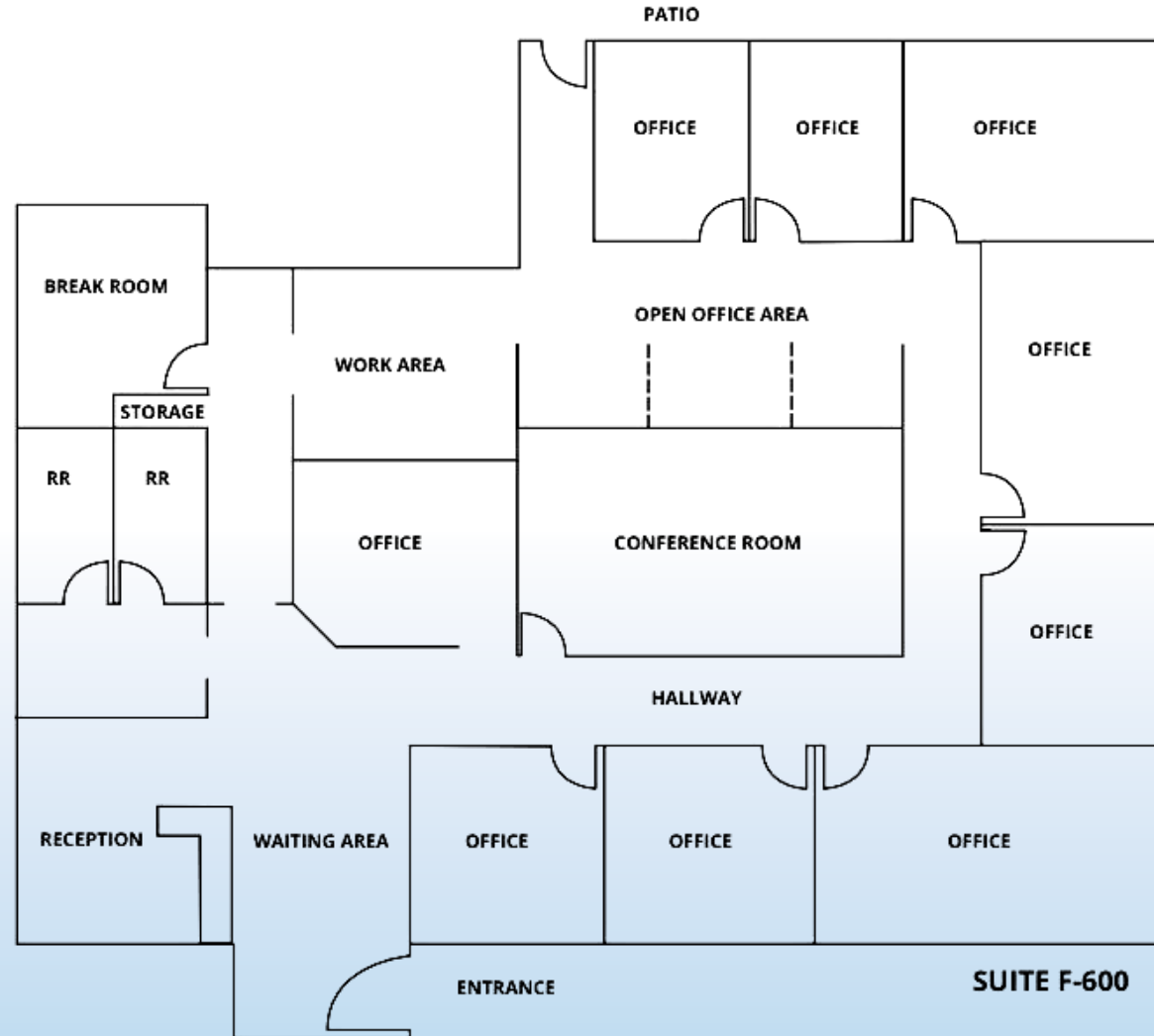
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Arcade Fundamental  
Middle School

3838  
WATT AVE  
SACRAMENTO  
CA 95821



# FLOOR PLAN



Thumbnail sketch only not to scale

3838

WATT AVE



# THE BUILDING

The Mueller Team is pleased to present the opportunity to acquire a fee simple interest in the office condominium located at 3838 Watt Avenue, Building F-600, Sacramento, CA. The property is part of Lincoln Center, a professional business park comprising of six buildings divided into multiple office condominiums on approximately 2.8 acres of land. The Property located immediately off Highway 80, is centrally located with respect to the entire Sacramento metropolitan area. Building F-600 was renovated as recently as 2021 and features nine private offices, a large

conference room, a reception and waiting area, break room, two large restrooms, a work area and open office space. Extensive window lines throughout the office overlook the landscaped grounds. There is abundant parking in the park shared by all buildings. Building F-600 is about 3,077 square feet and is currently occupied by a law office and a tax office, but will be delivered vacant. The build-out lends itself to being suitable for most professional uses. The property is zoned Business Professional and is within the jurisdiction of the County of Sacramento.







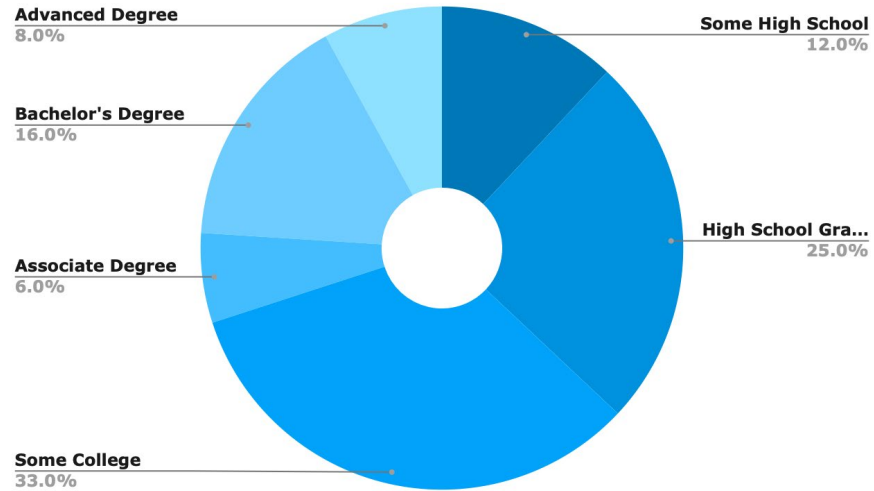
## THE AREA

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.

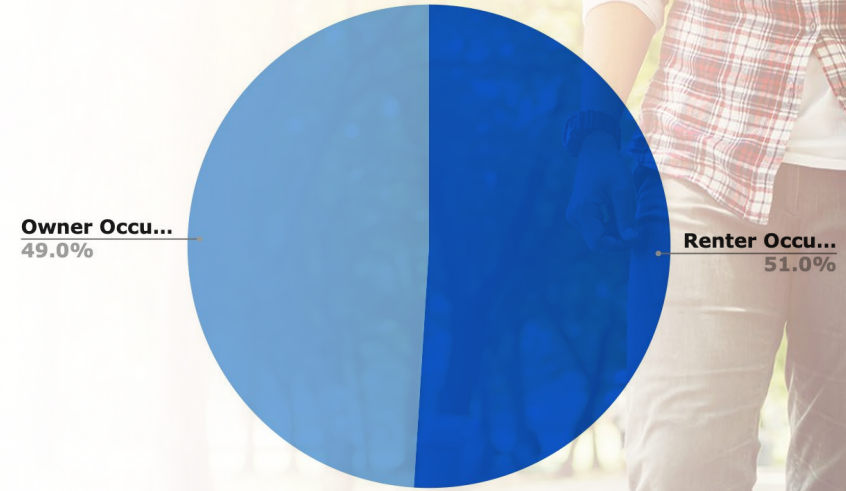
# DEMOGRAPHICS

EDUCATION  
HOUSING

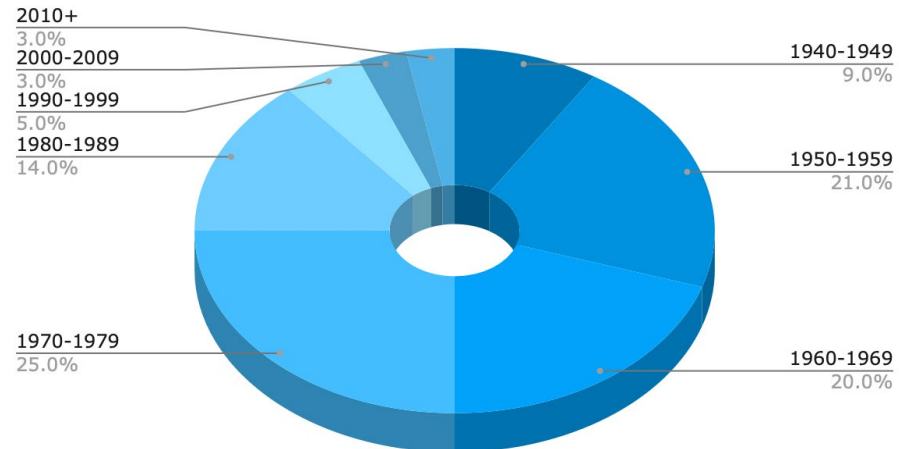
## EDUCATIONAL ATTAINMENT



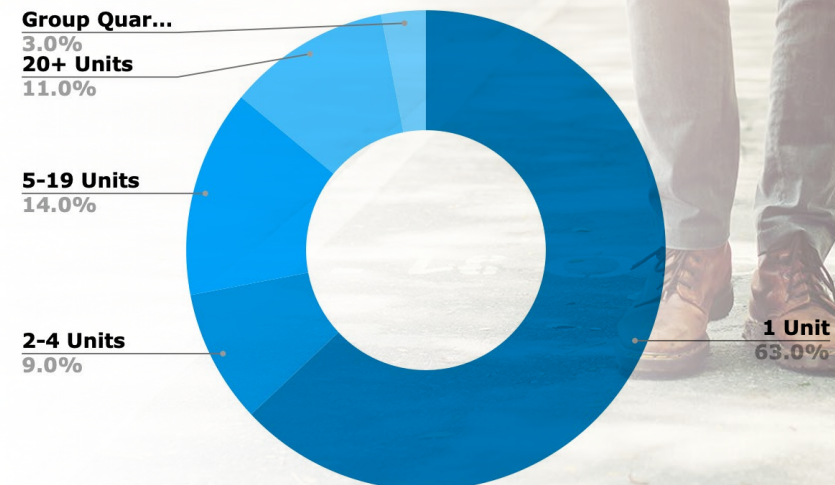
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



## HOUSING TYPE

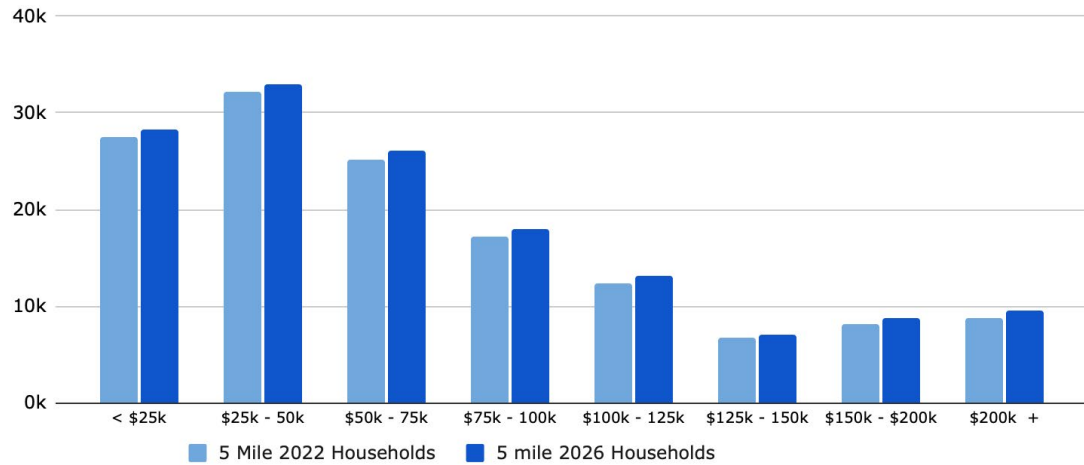




# DEMOGRAPHICS

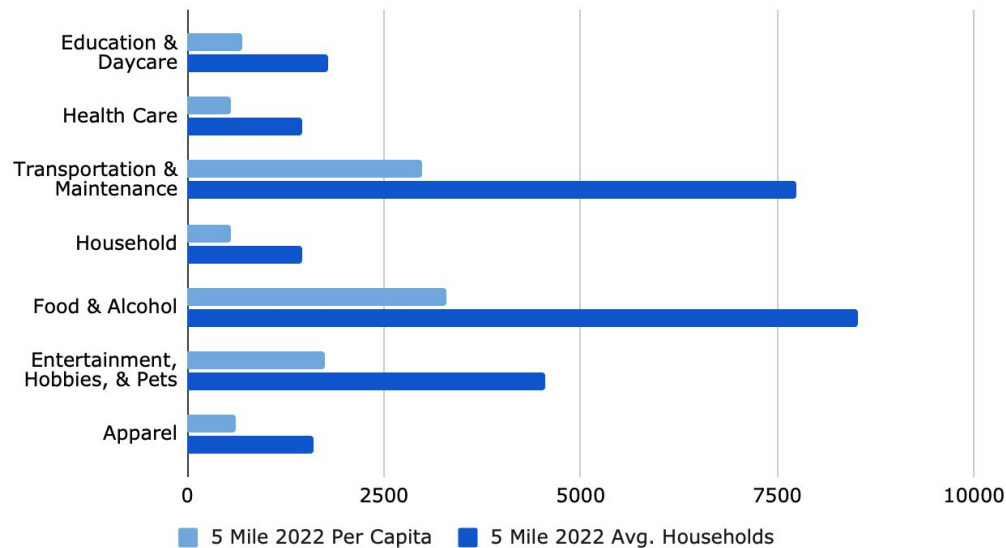
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

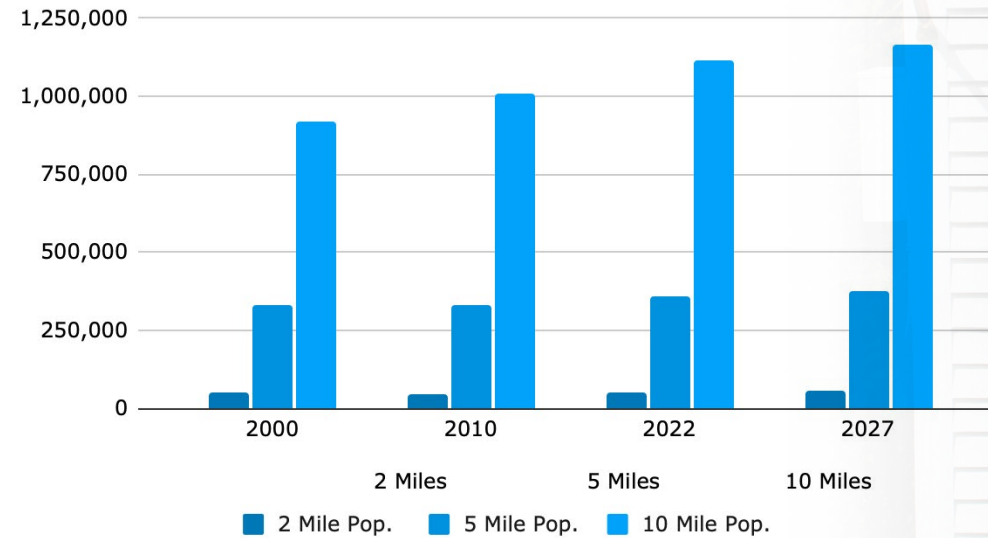


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	48,995	331,080	920,554
2010	47,605	329,750	1,006,013
2022	51,942	358,891	1,112,978
2027	54,071	373,461	1,163,880

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION



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**CENTURY 21**  
Select Real Estate, Inc



# SALE

**CENTURY 21**

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