

AVAILABLE
FOR LEASE

4049 MARCONI AVE
SACRAMENTO, CA 95821
+/- 11,074 SF



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CENTURY 21
Select Real Estate, Inc



Educational/Daycare Space Available For Lease

THE PROPERTY

4049 MARCONI AVE., SACRAMENTO, CA 95821

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ARDEN-ARCADE
SACRAMENTO, CA



+/- 11,074 SF



RD-5
Approved CUP
for Students/
Daycare



EDUCATION
DAYCARE



\$1.10 MG

Close Proximity to Hwy
160 and Interstate 80



Major Retail Centers &
Dining

Multiple ingress and
egress points



Localized Neighborhood
Location

Over 13,000 average
daily traffic



Move In Ready
for School



Eastern Oak Park
Soccer & Pickleball
Courts

Carl's Jr. KFC RITE AID
AW Panda Express Interlude
All American Food COFFEE KITCHEN Cocktail Lounge
O'Reilly AUTO PARTS
ARCO

NORRIS AVE.

Town & Country
Lutheran Church

DEVON
SELF-STORAGE



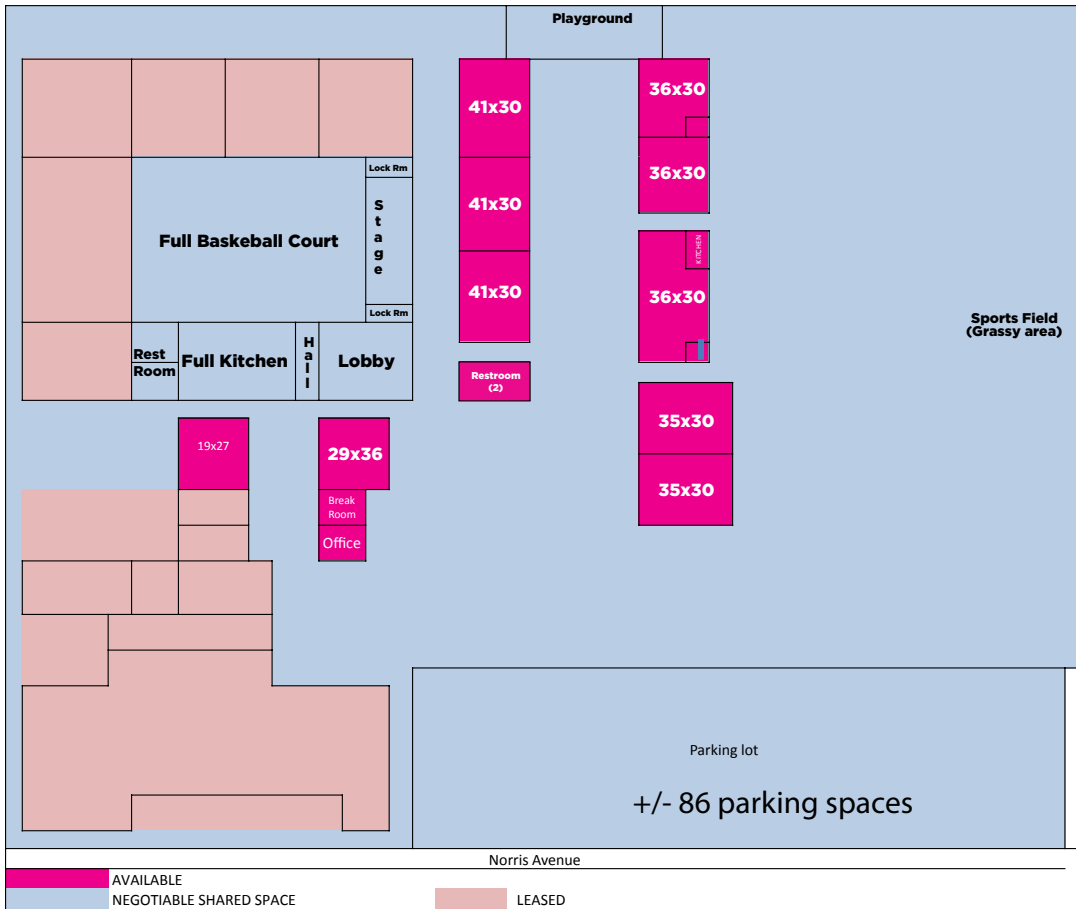
SUBJECT
SUBJECT
SUBJECT
SUBJECT

MARCONI AVE. ADT +/- 13,300

FLOOR PLAN

+/-11,074 SF FOR LEASE

MARCONI AVE. ADT +/-13,300



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4049
MARCONI



THE BUILDING

The available +/- 11,074 SF of space available at 4049 Marconi Avenue in the Arden-Arcade district of Sacramento is gated and includes eight separate classrooms, an office, a breakroom, kitchen, and multiple bathrooms, with an additional +/-10,872 SF of optional shared space with additional bathrooms, kitchen, lobby, gym with full court basketball, stage, locker rooms, custodial room, and playground with blacktop and green space. The property has ample parking with +/-86 shared parking spaces and multiple ingress and egress points for easy accessibility. The

Conditional Use Permit (CUP) has approval for 160 Students and 50 Daycare Aged Children, Pre-k thru 8th Grade. This property is an ideal location for an educational or daycare facility.

The buildings are located off a high commuter and residential traveled Marconi Avenue with an average daily traffic count of +/- 13,300 autos per day for easy access and high visibility signage opportunities. Quick access from nearby Interstate 80 and Hwy 160 allows convenient access from the entire region for staff, students, and customers.





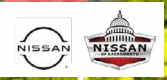


SACRAMENTO

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. 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. 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. Arden Arcade has convenient access to downtown Sacramento via Highway 160 and Interstate 80, as well as access to East Sacramento and North Sacramento, with its most southern border along the American River. The district boasts thousands of businesses, shopping centers, and Ethnic restaurants drawing locals and visitors alike, providing a culinary cross-section of Sacramento's diverse population.



Auto Retail



RETAIL

Arcade fundamental Middle School

Mira Loma High School

RETAIL & RESTAURANTS

MORSE AVE.

WATT AVE.

NORRIS AVE.

WHITNEY AVE.

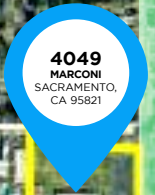
Whitney Avenue Elementary

Cowan Fundamental Elementary



Del Norte Club

Town and Country Village Retail Center

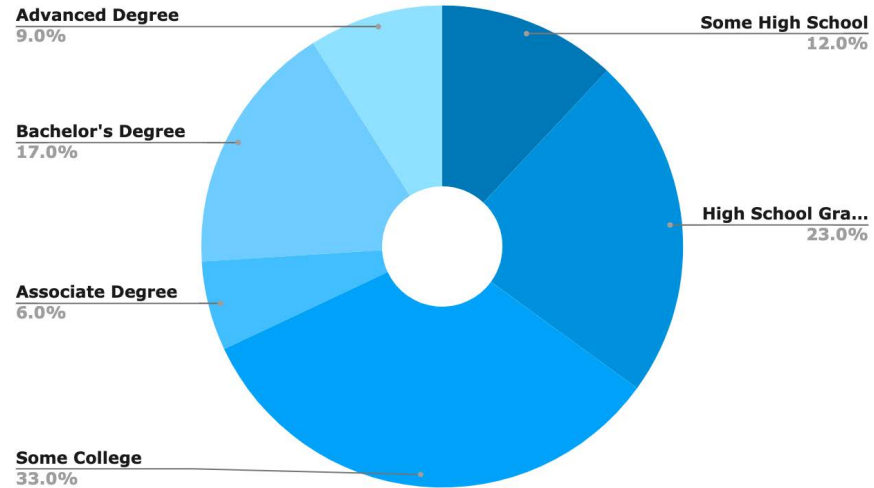


MARCONI AVE.

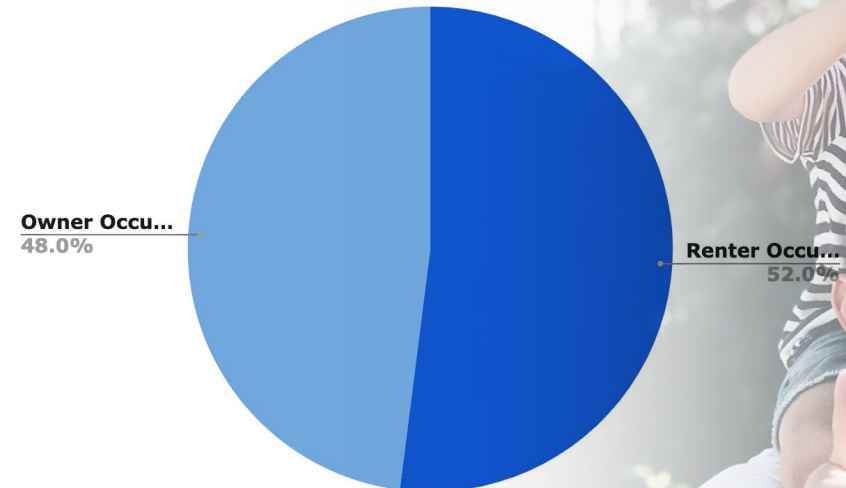
DEMOGRAPHICS

EDUCATION
HOUSING

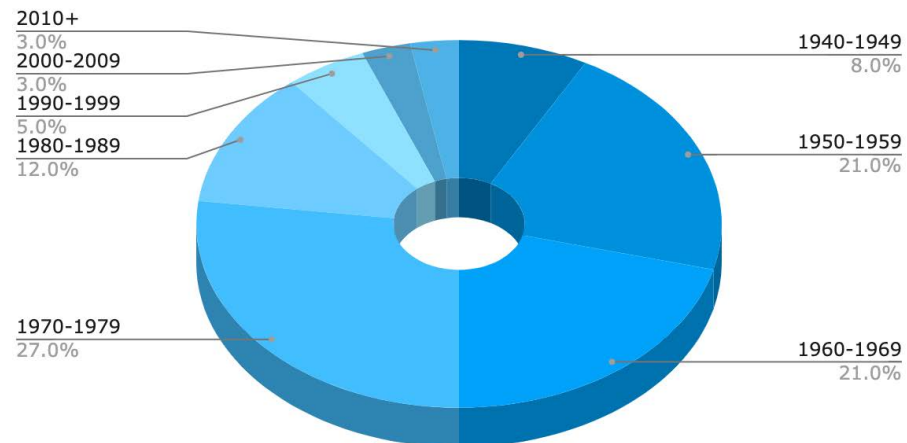
EDUCATIONAL ATTAINMENT



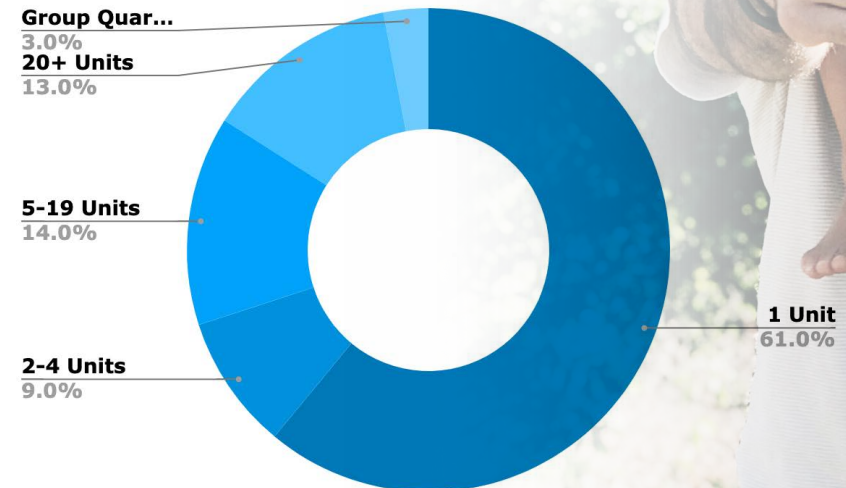
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



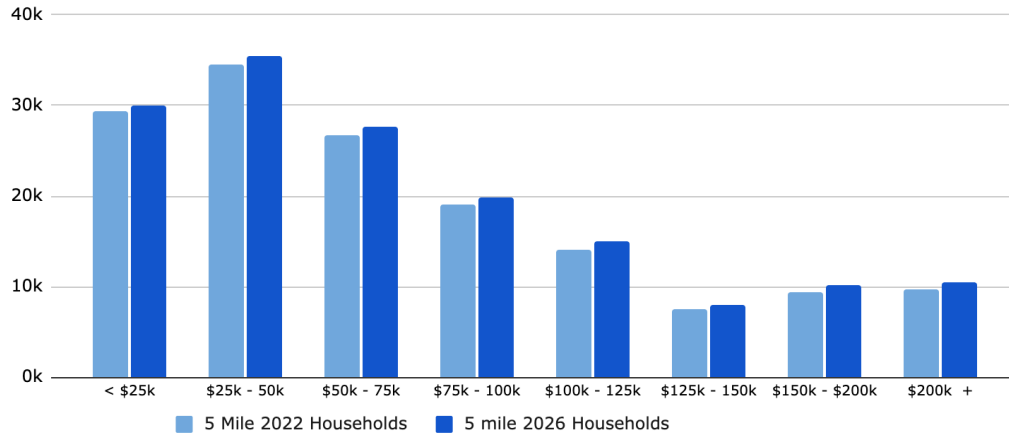
HOUSING TYPE



DEMOGRAPHICS

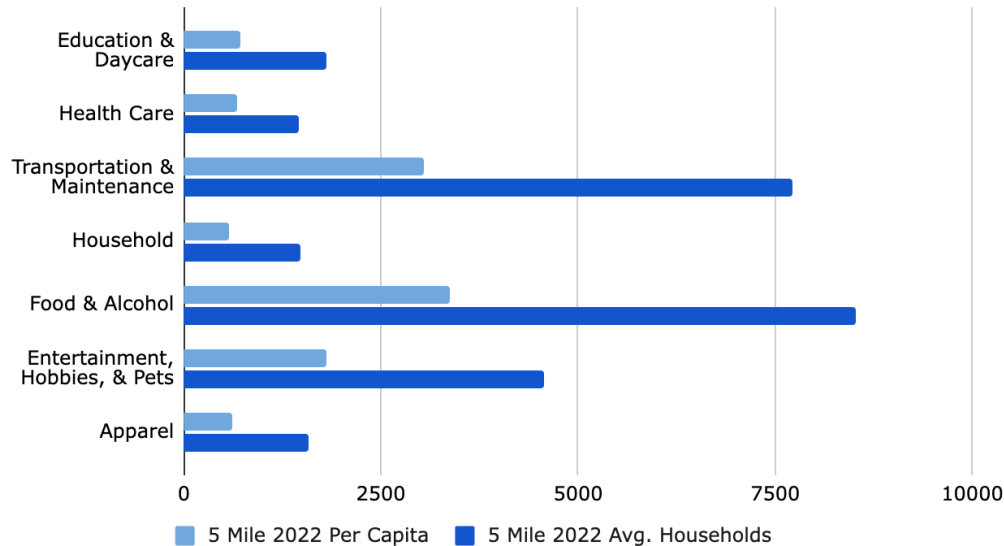
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

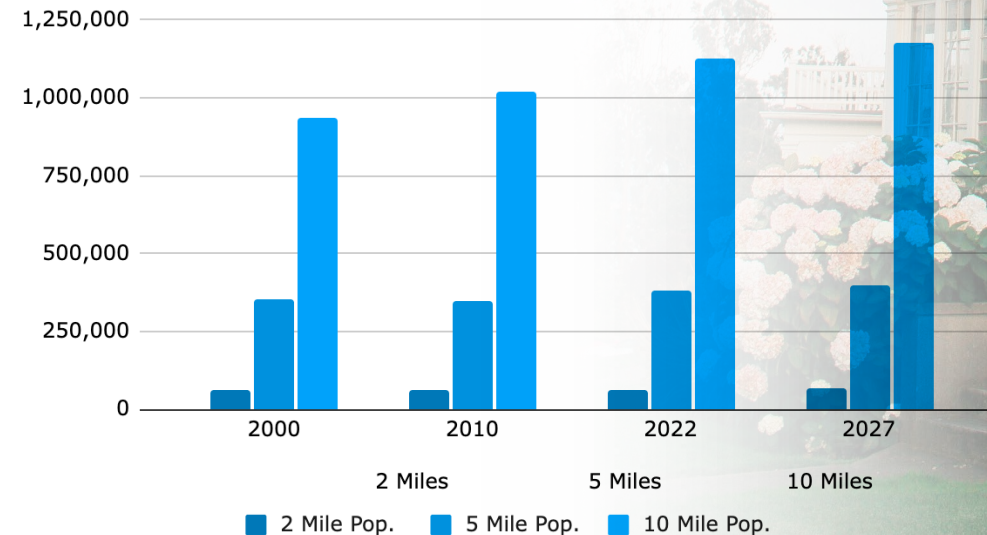


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	61,345	354,061	936,540
2010	60,183	350,010	1,021,322
2022	64,121	381,423	1,128,789
2027	66,500	396,983	1,178,405

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





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