

INTERSTATE 80. ADT 20,700

NORWOOD AVE. ADT 16,500

SUBJECT

AVAILABLE
FOR SALE
\$4,000,000.00
\$1,020,408.10 PER ACRE

4191 NORWOOD AVE.

SACRAMENTO, CA 95838

170,755 SQ FT +/- / 3.92 ACRES +/-

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CENTURY 21

Select Real Estate, Inc.



HIGHWAY VISIBLE MULTI FAMILY LAND & BUILDING AVAILABLE

THE PROPERTY

4191 NORWOOD AVE. SACRAMENTO, CA 95838

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



CITY OF
SACRAMENTO



170,755 SQ FT +/- /
3.92 ACRES +/-



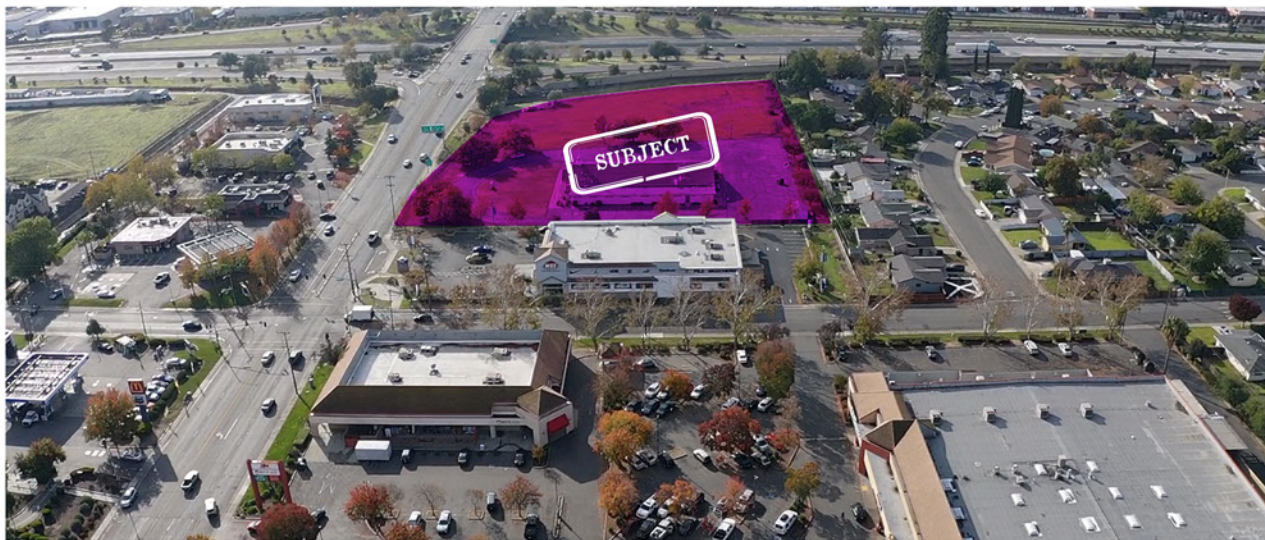
R-3-
MULTI-FAMILY
RESIDENTIAL
29 UNITS/ACRE



MULTI FAMILY
RESIDENTIAL

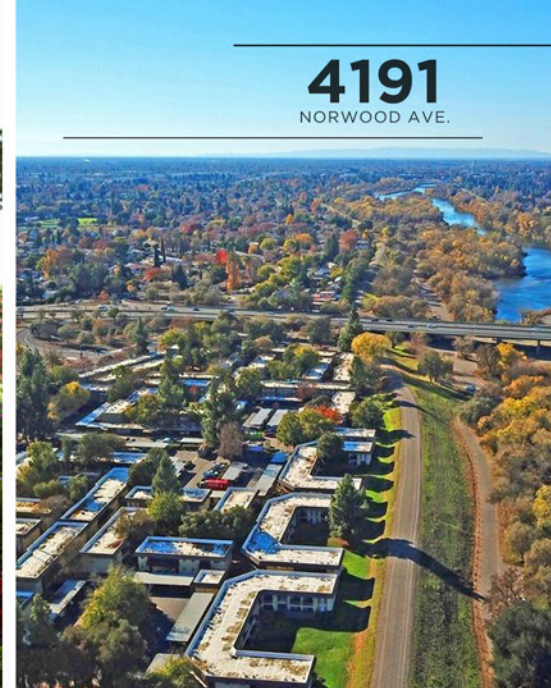


\$4,000,000.00



CENTURY 21
Small text below Century 21 logo

FOR SALE



4191
NORWOOD AVE.



RESIDENTIAL
LAND

TAYLOR STREET
SELF STORAGE

4191
NORWOOD AVE.

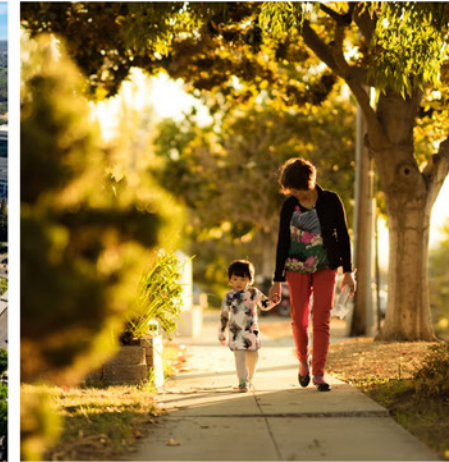
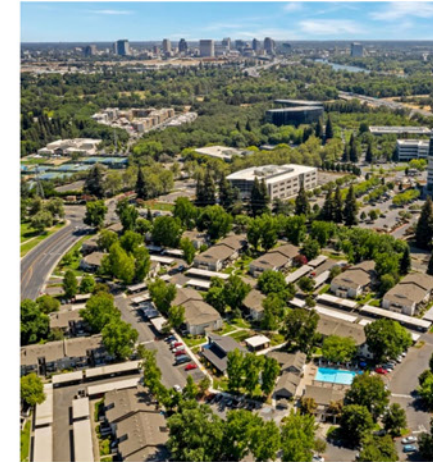


SUBJECT

NORWOOD AVE. ADT 16,500

INTERSTATE 80
ADT 20,700

4191
NORWOOD AVE.



THE BUILDING

The building consists of approximately 12,576 square feet sitting on 3.92 acres of Multi Family Residential Zoned Land. The property allows for convenient ingress and egress on to Norwood Ave a major arterial in Sacramento. The building was built in 1966 and is currently operating as a Church.

The property is located near dense residential communities as well as a variety of office and retail users. The property offers amazing access to Interstate 80 and has potential visibility from the freeway.



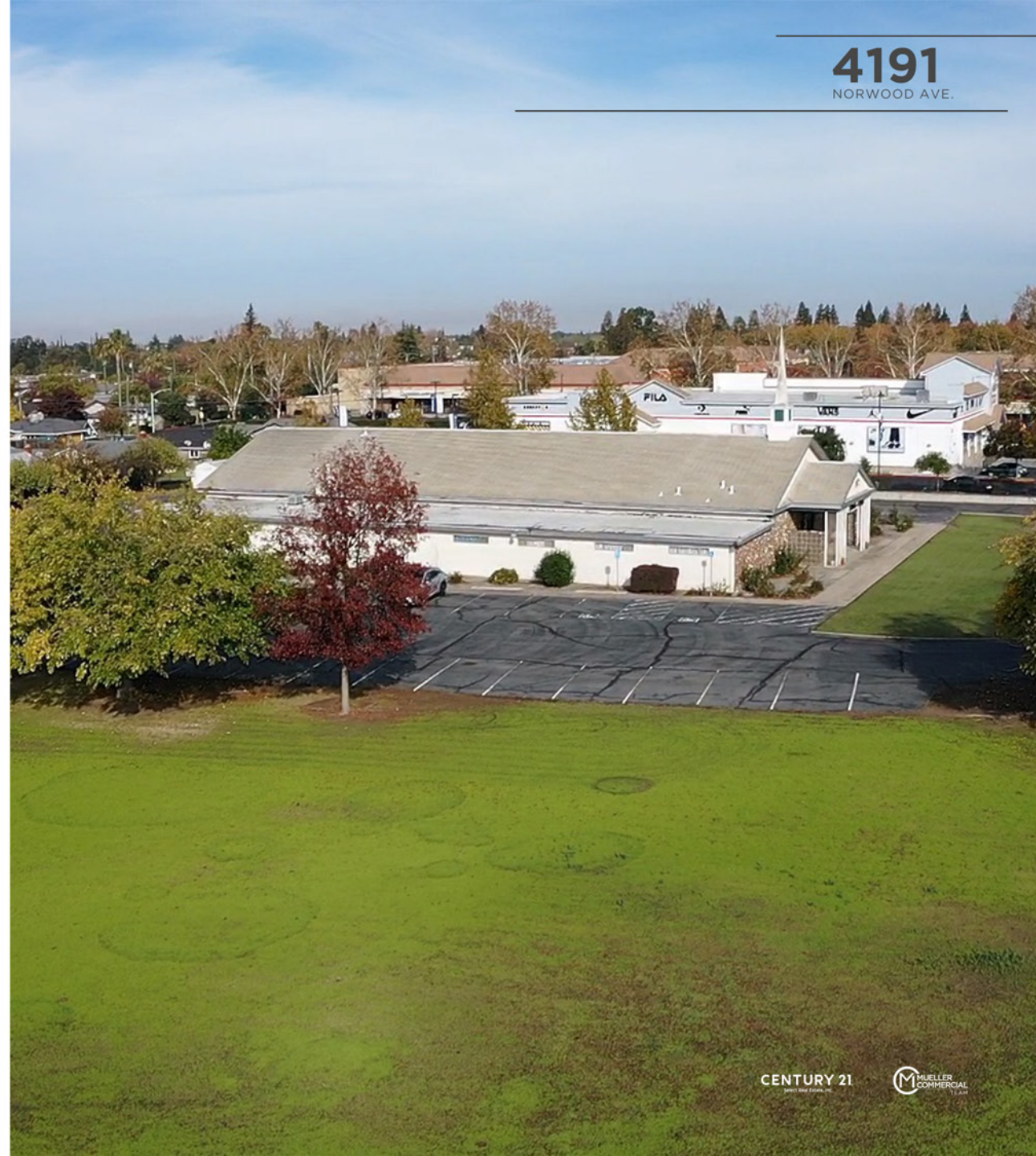
THE REGION

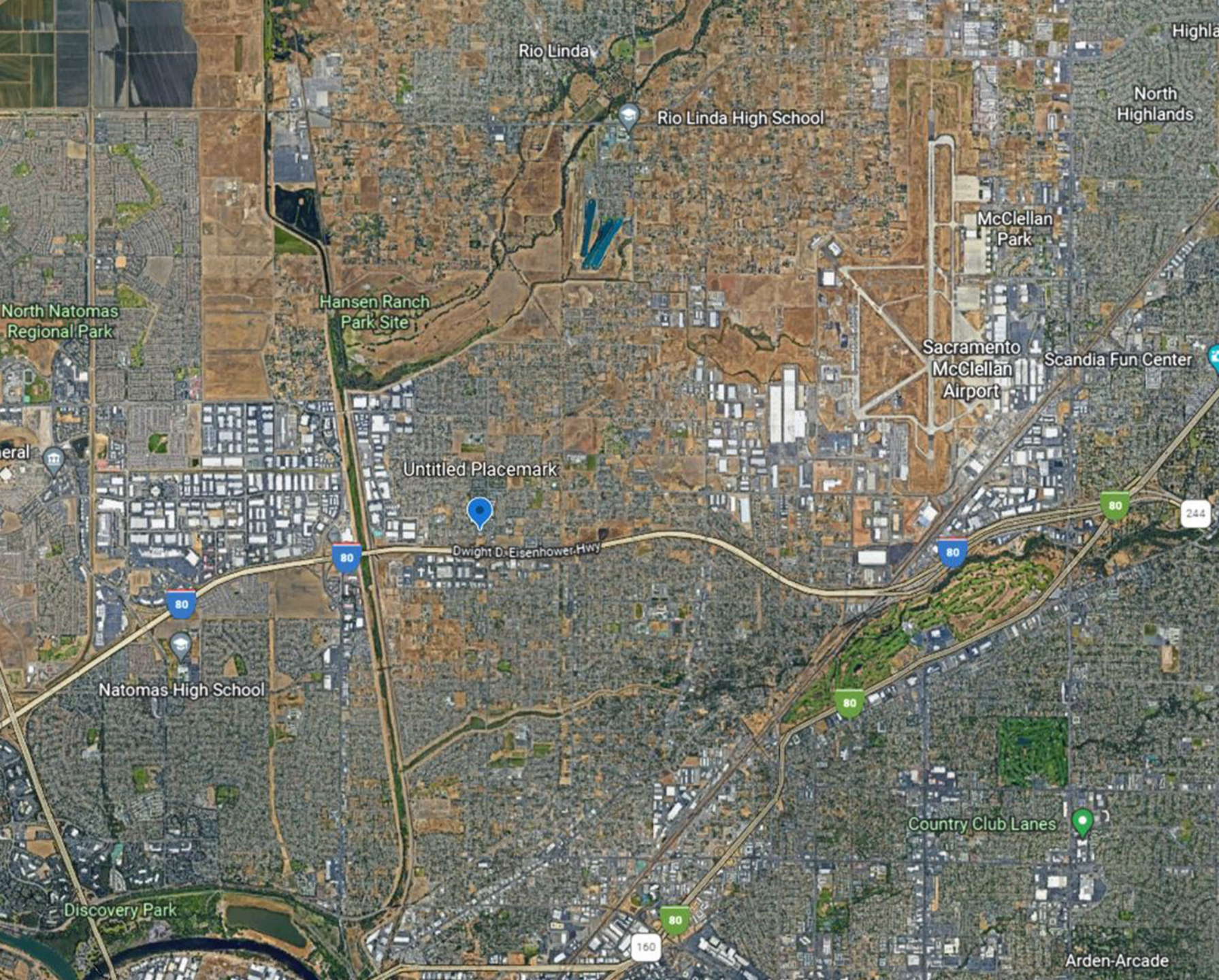
Greater Sacramento straddles two key regions of California. The Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of 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.

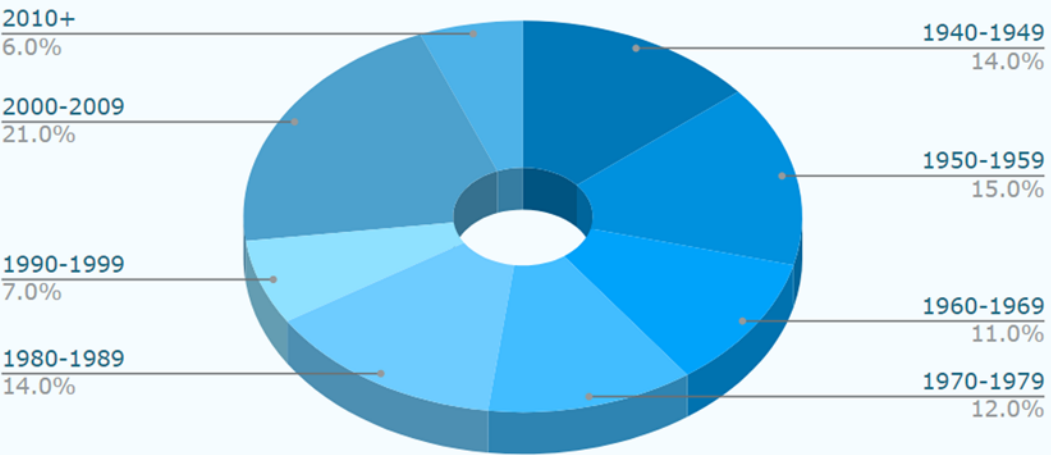
Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. 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 the 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 the 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.

4191
NORWOOD AVE.

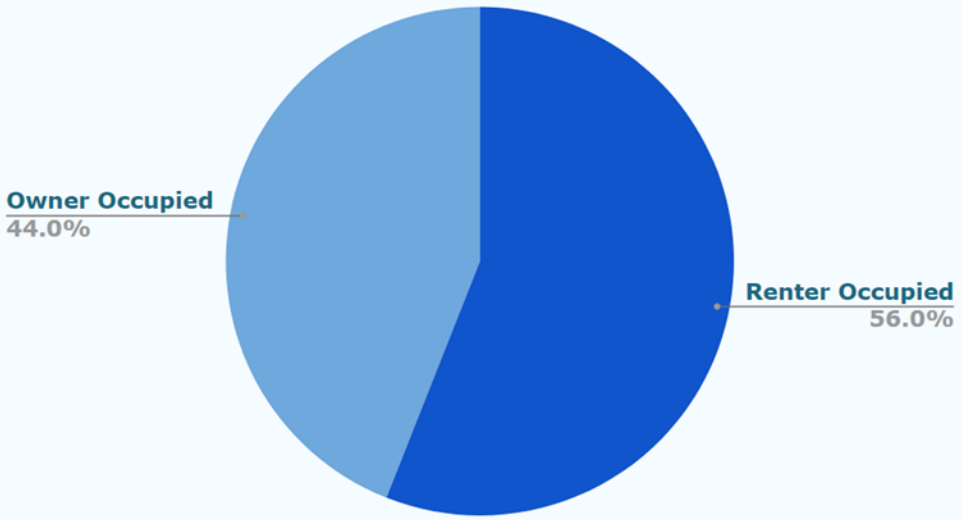




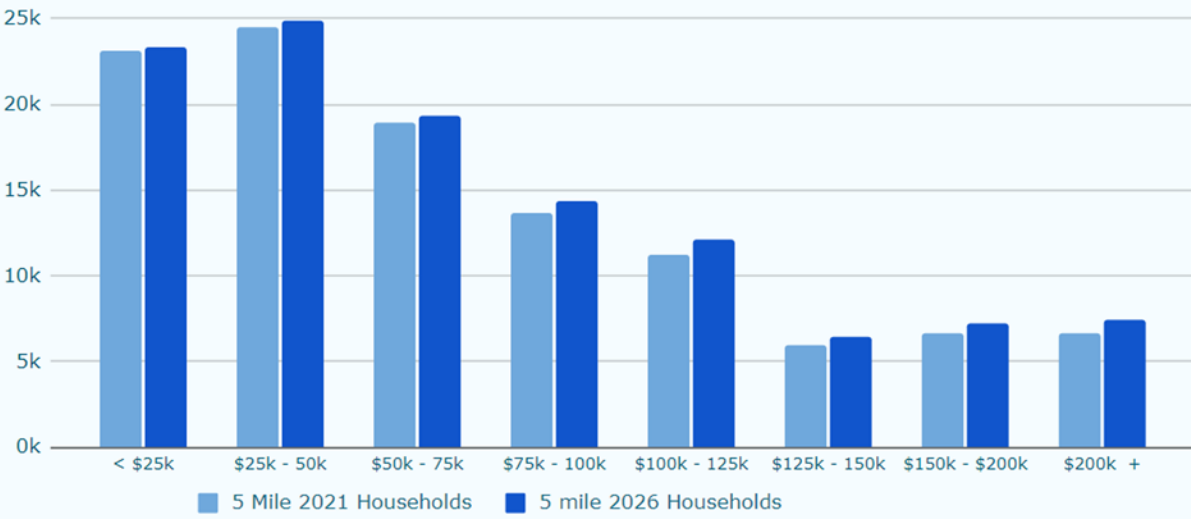
Homes Built By Year



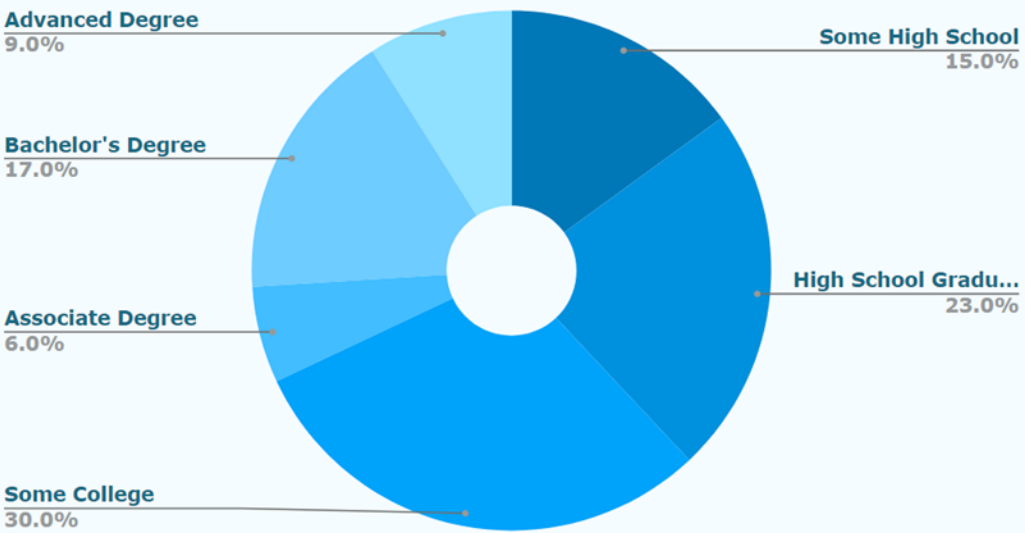
Housing Occupancy



Monthly House Hold Income



Educational Attainment



Housing Type

Group Quarters

4.0%

20+ Units

13.0%

5-19 Units

18.0%

2-4 Units

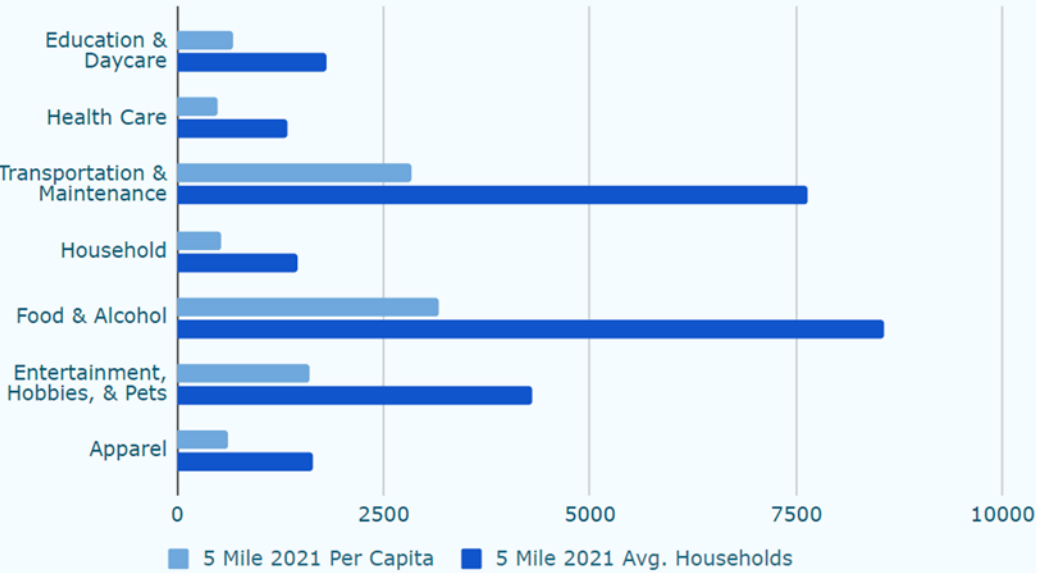
8.0%

1 Unit

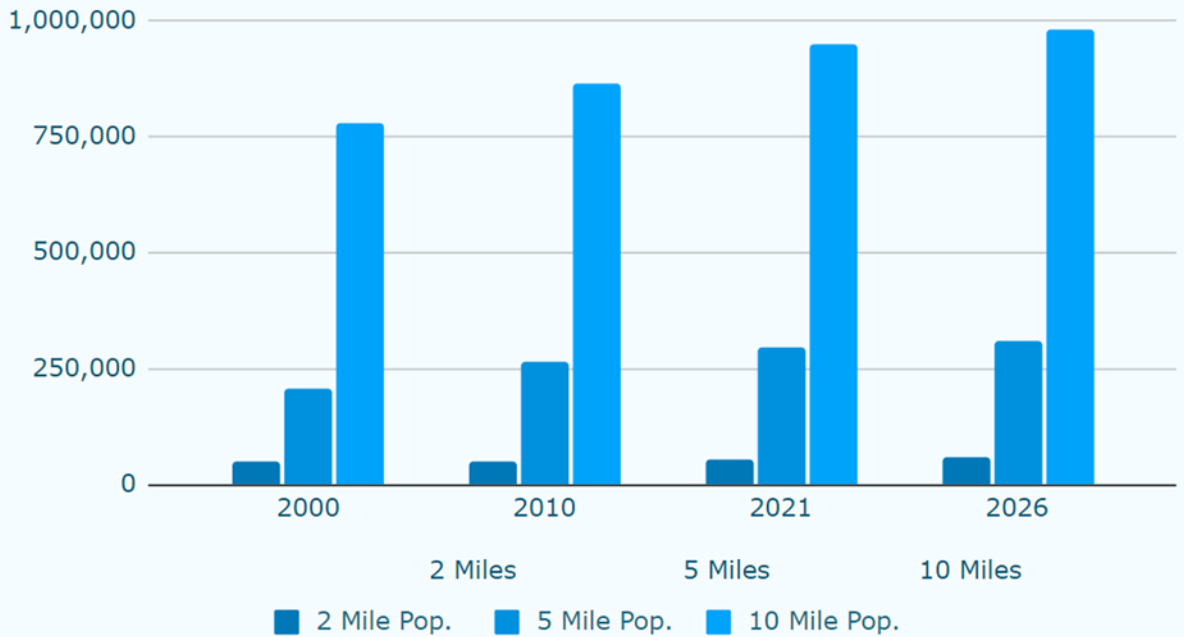
57.0%

POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	47,835	206,708	782,290
2010	49,848	264,384	864,013
2021	56,341	298,138	949,098
2026	58,608	309,949	982,702

Per Capita & Avg. Household Spending



Population





SUBJECT

An aerial photograph of a commercial area. A large, irregularly shaped lot is highlighted in a vibrant purple color. A white, rounded rectangular label with the word 'SUBJECT' in bold, black, sans-serif capital letters is superimposed over the purple area. The surrounding area includes a multi-lane road on the left, a parking lot with several cars, and various commercial buildings, including one with a McDonald's sign. The background shows a mix of commercial and residential structures under a clear sky.

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