

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 +/-

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

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 +/-



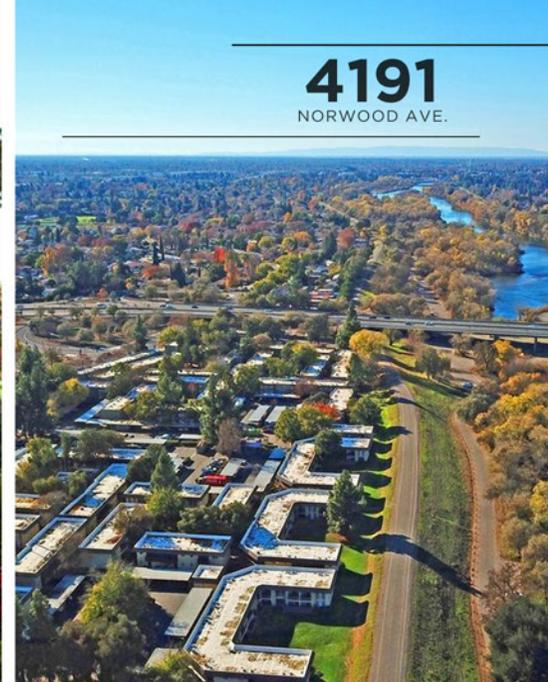
R-3-
MULTI-FAMILY
RESIDENTIAL
29 UNITS/ACRE



MULTI FAMILY
RESIDENTIAL



\$4,000,000.00



4191
NORWOOD AVE.



4191
NORWOOD AVE.

RESIDENTIAL
LAND

TAYLOR STREET
SELF STORAGE



SUBJECT

NORWOOD AVE. ADT 16,500

ON RAMP

INTERSTATE 80
ADT 20,700

ON RAMP

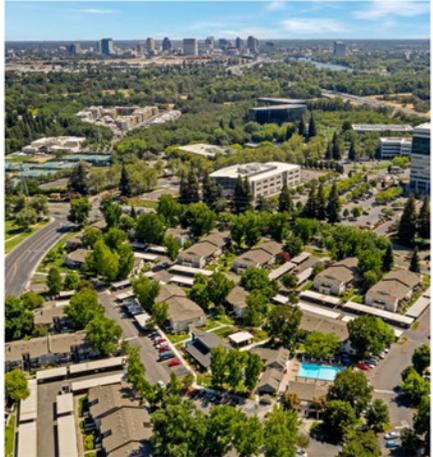
OFF RAMP

OFF RAMP

OFF RAMP

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

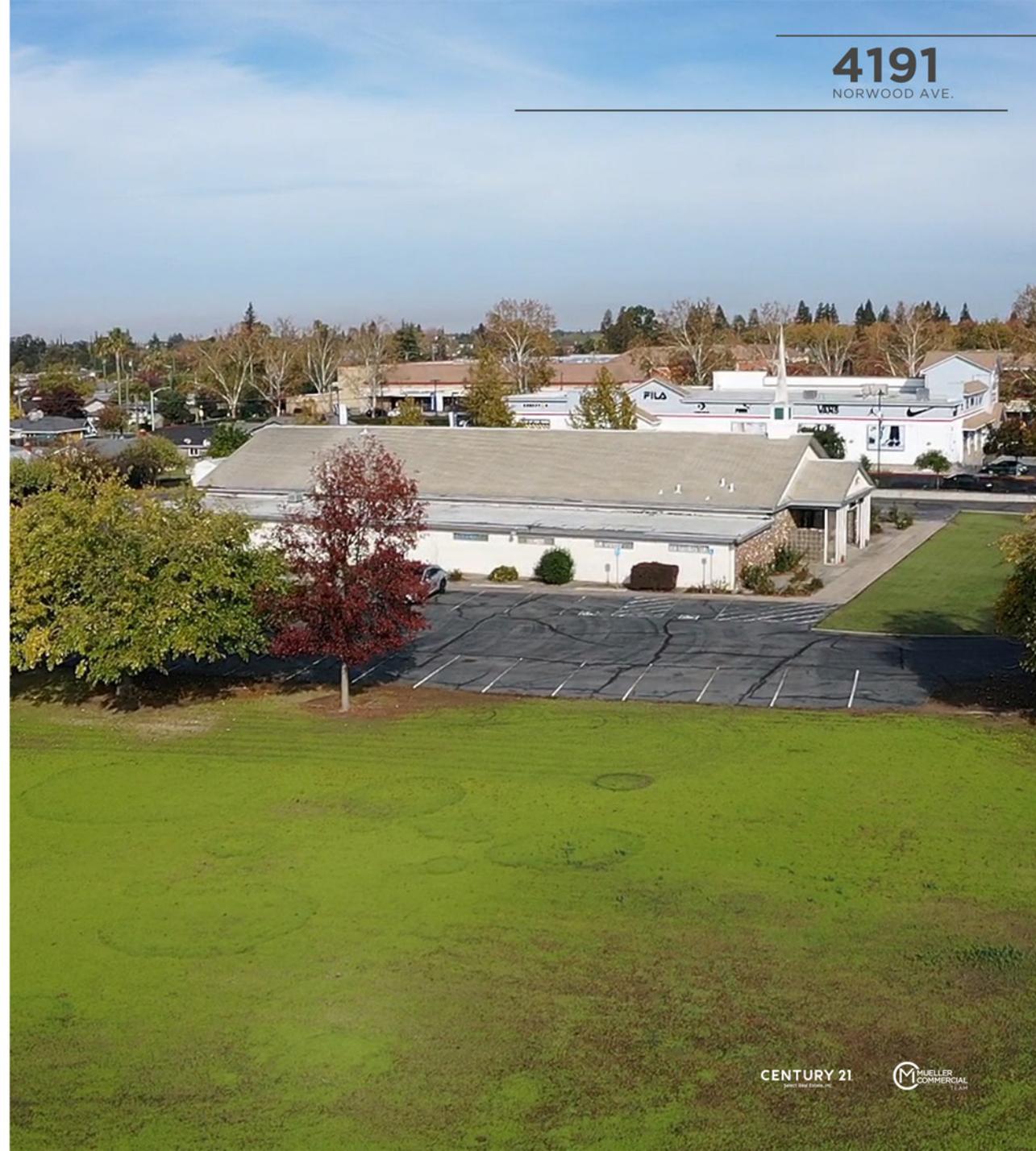
Greater Sacramento straddles two key regions of California. The Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of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

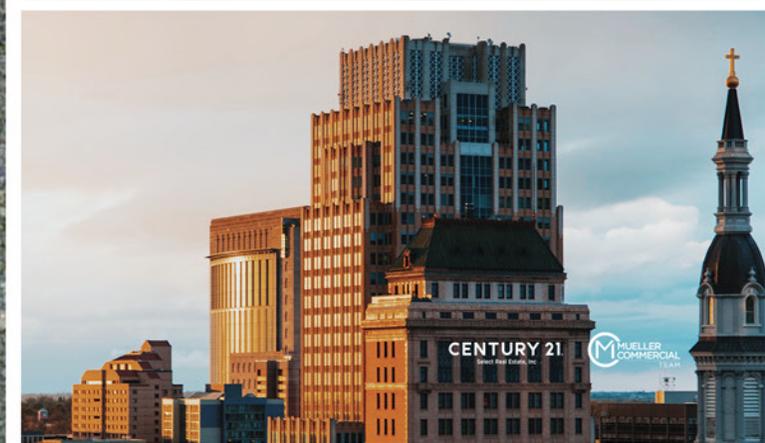
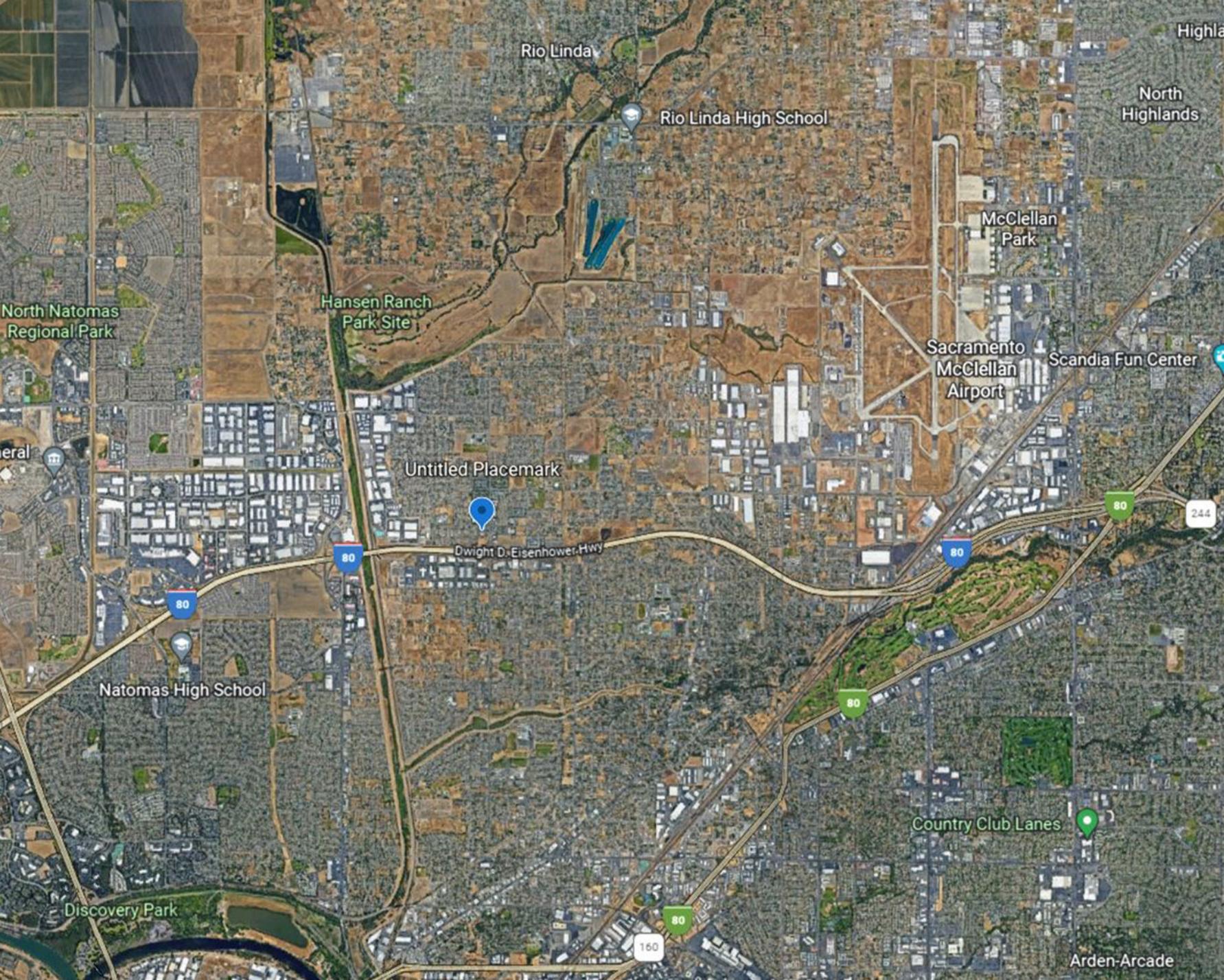
The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters.

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 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.

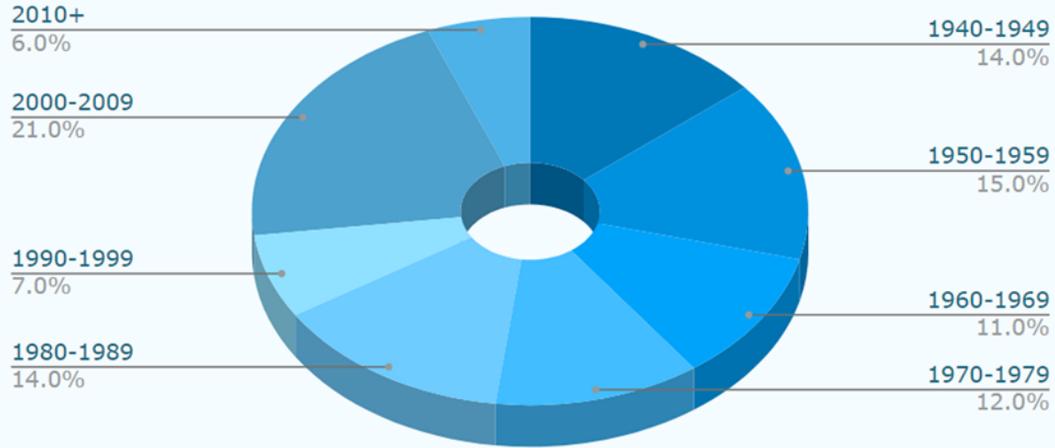
4191

NORWOOD AVE.

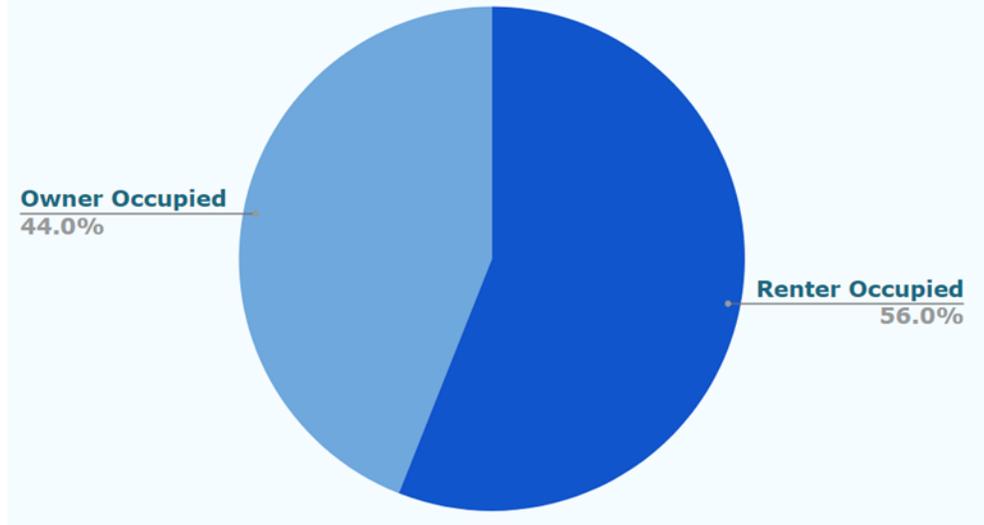




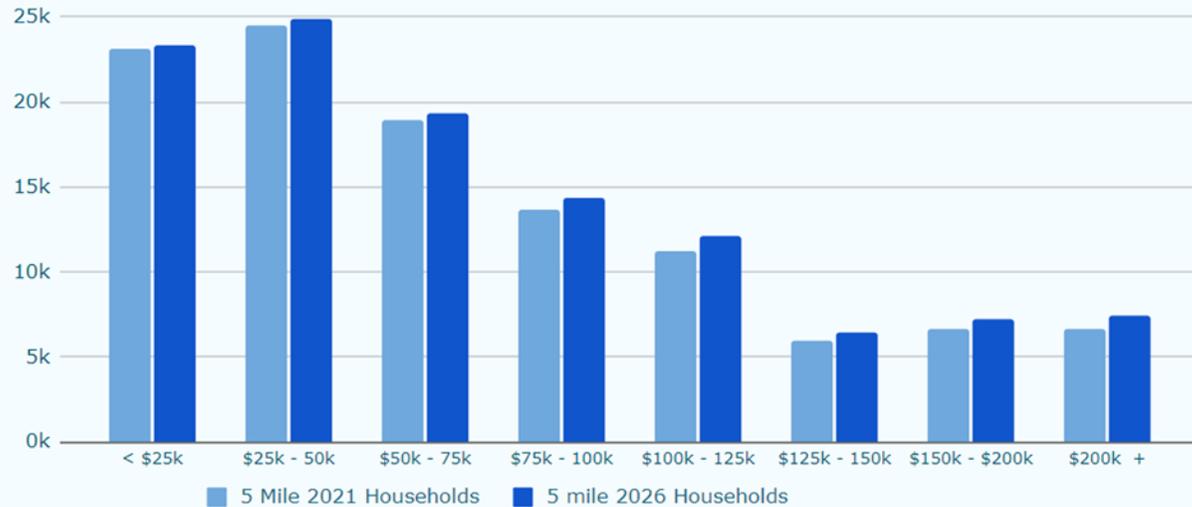
Homes Built By Year



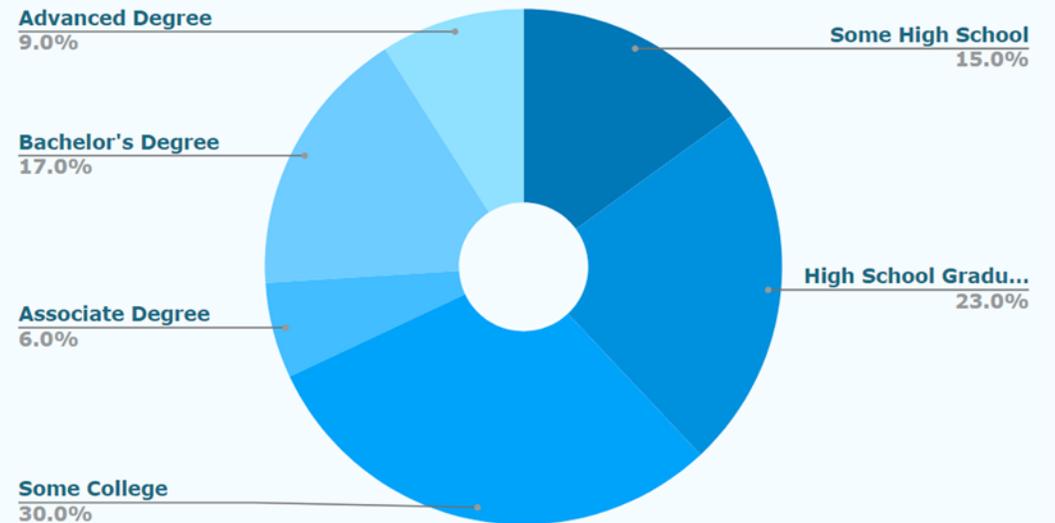
Housing Occupancy



Monthly House Hold Income



Educational Attainment



Housing Type

Group Quarters

4.0%

20+ Units

13.0%

5-19 Units

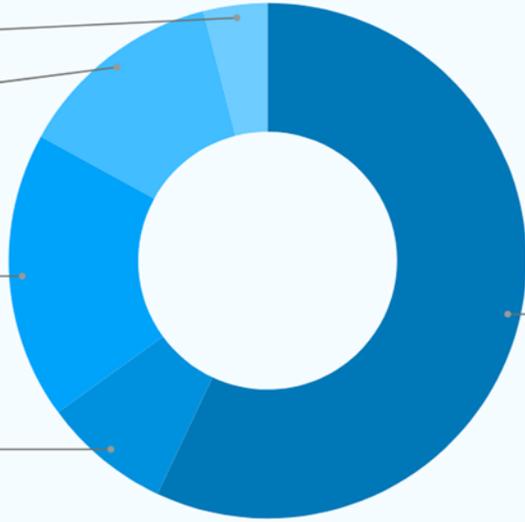
18.0%

2-4 Units

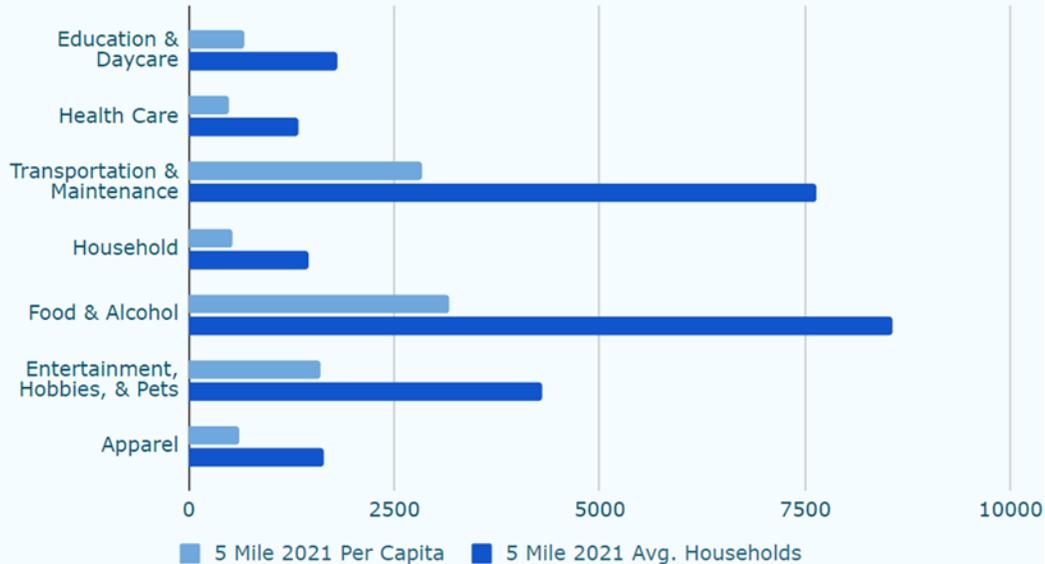
8.0%

1 Unit

57.0%

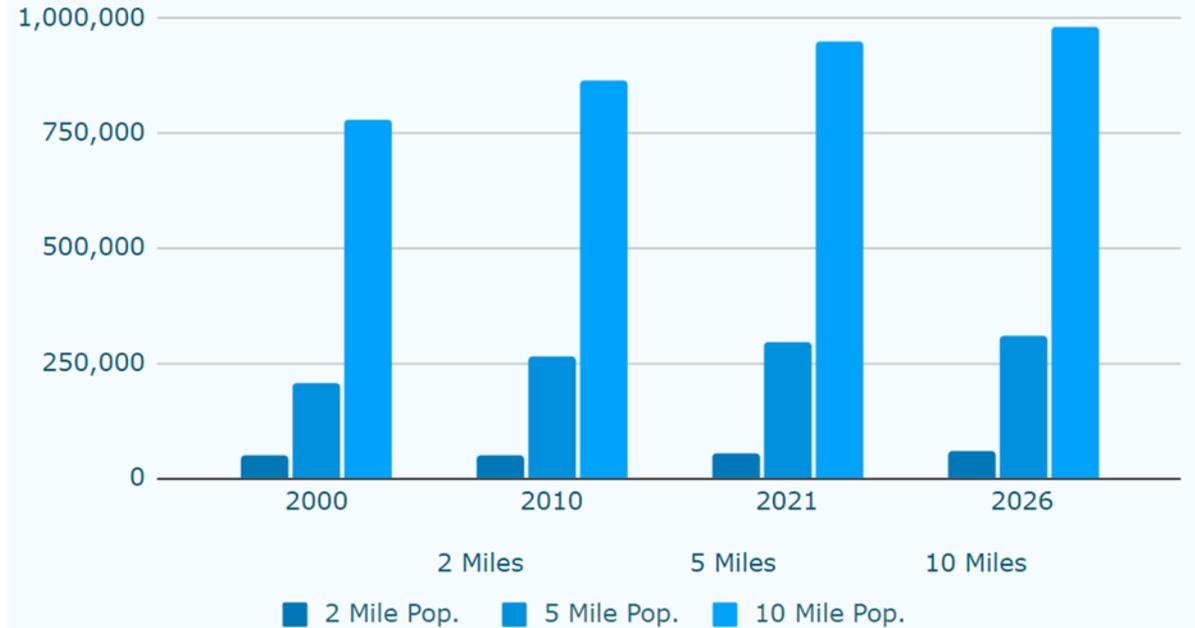


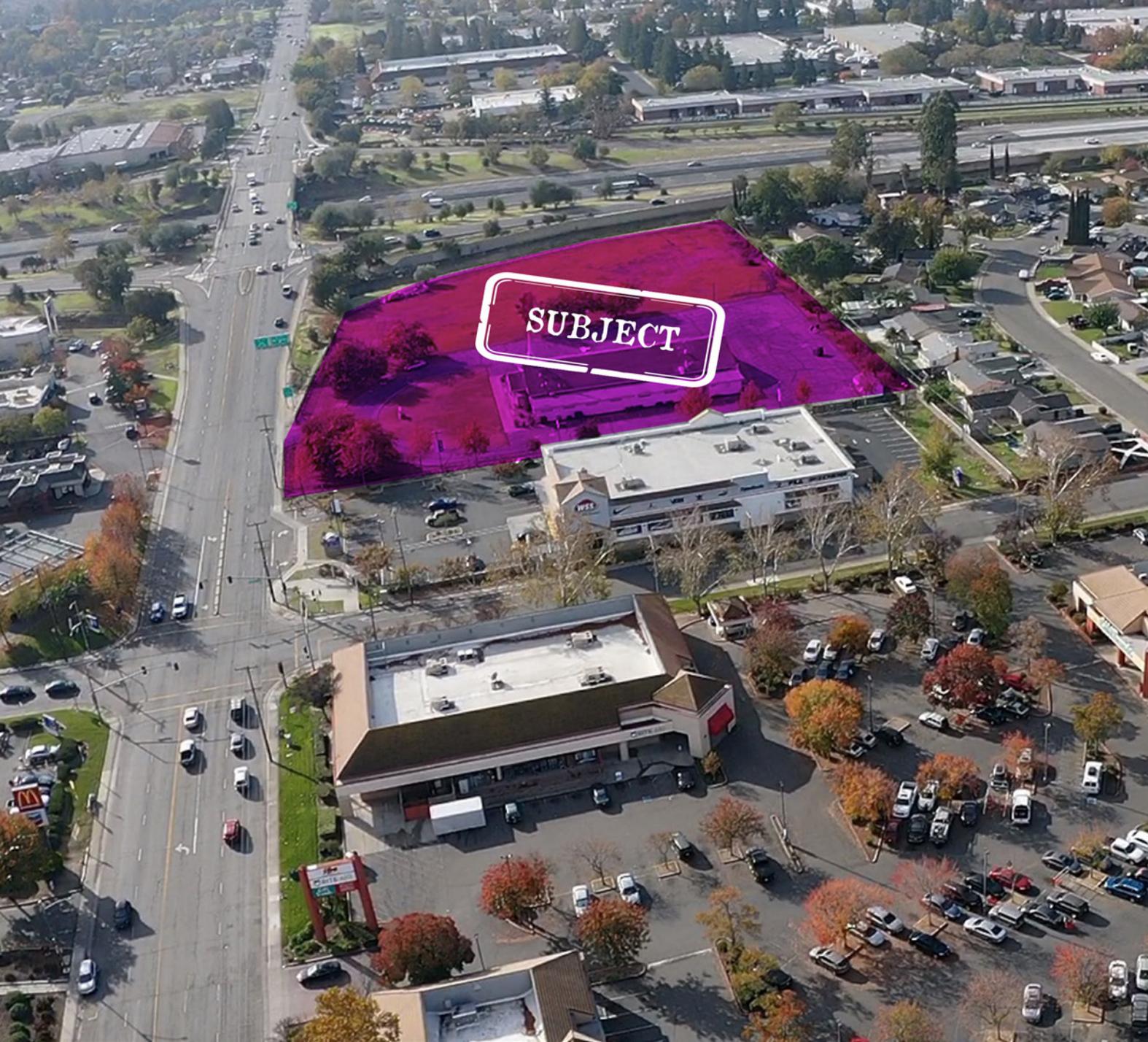
Per Capita & Avg. Household Spending



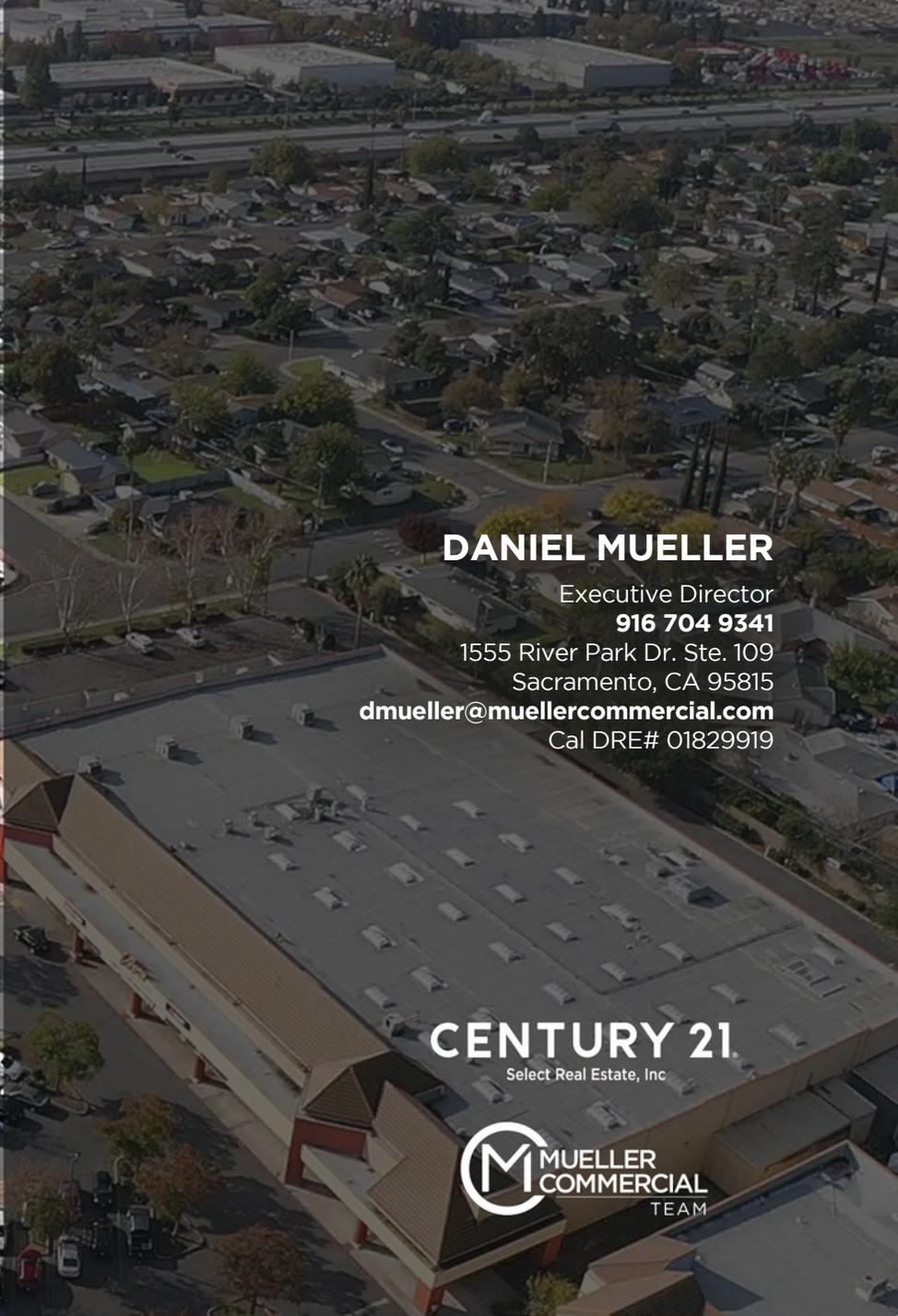
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	47,835	206,708	782,290
2010	49,848	264,384	864,013
2021	56,341	298,138	949,098
2026	58,608	309,949	982,702

Population



An aerial photograph of a commercial area. A large, irregularly shaped area is highlighted in a vibrant purple color. A white, rounded rectangular box with a thin black border is superimposed on the purple area, containing the word "SUBJECT" in a bold, black, sans-serif font. The surrounding area includes a multi-lane road on the left, several commercial buildings, and parking lots filled with cars. The background shows a mix of commercial and residential buildings under a clear sky.

SUBJECT

An aerial photograph of a large, multi-story commercial building with a grey roof and a complex facade. The building is surrounded by parking lots and other commercial structures. The image is part of a real estate advertisement.

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CENTURY 21

Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc.



2023 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# 0101224