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CENTURY 21

Select Real Estate, Inc



21st Avenue Ally

FOR SALE

FRANKLIN BLVD
+/- 17,000 VPD →

AVAILABLE
FOR SALE

4611 FRANKLIN BLVD
Sacramento, CA 95820

+/- 2,272 SF

\$475,000.00

Maximum Versatility: Flexible C-2 zoning accommodates diverse retail, service, or administrative office configurations.



THE PROPERTY

📍 4611 Franklin Blvd Sacramento CA 95820

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



City of
Sacramento



+/- 2,272 SF
Retail



Commercial



Street Visibility
Retail



\$475,000

INVESTMENT HIGHLIGHTS



Strategic Location & Public Investment:

Immediate Infrastructure Appreciation: Capitalize on the ongoing \$25 million Franklin Boulevard streetscape improvement project, which introduces new sidewalks, bike lanes, fresh landscaping, and reduced traffic lanes to heavily increase the walkability, appeal, and retail traffic of the area.

Buy-In Before Completion: Perfect “buy-in” timing allowing an investor or owner-user to acquire the asset before the regional streetscape transformation concludes and drives up surrounding property values.

High-Exposure Corridor: Strategically located on Franklin Boulevard—a major, high-visibility urban artery—offering direct and easy access to Highway 99, Interstate 5, and Business 80.



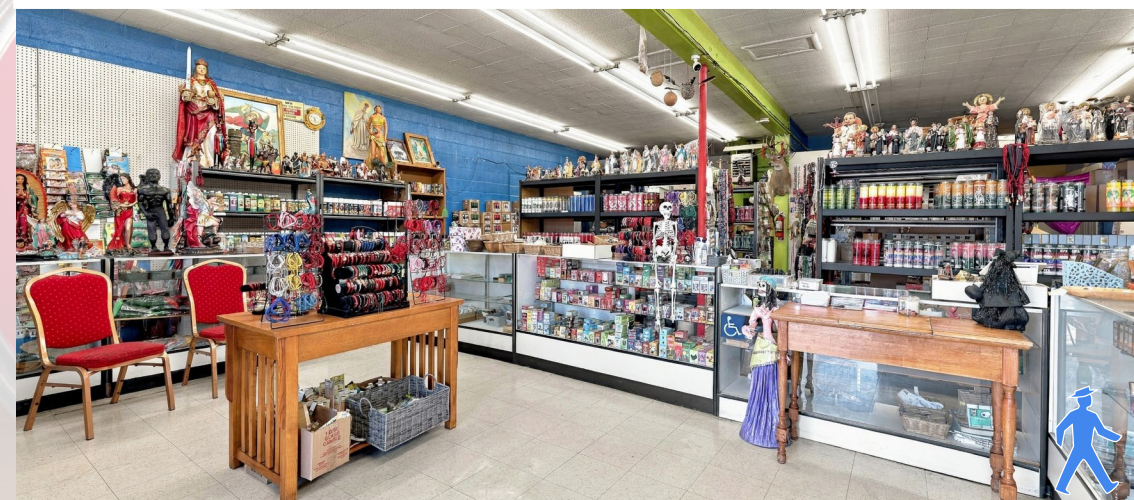
Property Specifications & Functionality

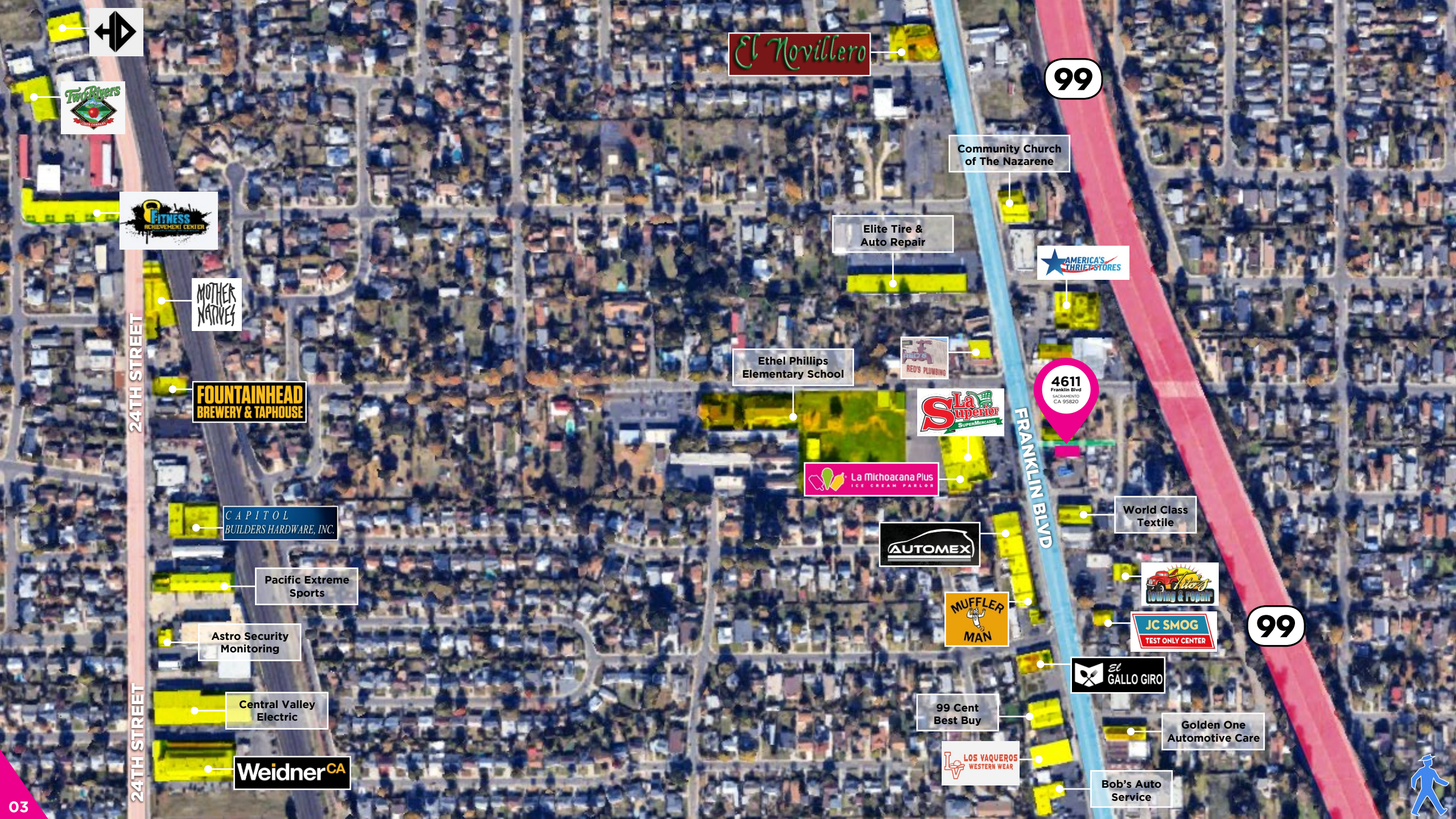
Versatile C-2 Zoning: Zoned for General Commercial (C-2, City of Sacramento), permitting a broad, flexible range of approved uses including retail, professional office space, medical clinics, and service-oriented businesses.

Functional Footprint: Features a durable, standalone 2,272 SF concrete block building resting on a low-maintenance commercial parcel.

Value-Add Yard Space: Includes a highly desirable 8003 SF fenced and paved rear yard space complete with a functional roll-up door and rear man door entry for optimal utility and secure storage.

Excellent Street Prominence: Equipped with a dedicated commercial pole sign to capture maximum daily vehicle impressions.





MOTHER NATIVES

FOUNTAINHEAD
BREWERY & TAPHOUSE

CAPITOL
BUILDERS HARDWARE, INC.

Pacific Extreme
Sports

Astro Security
Monitoring

Central Valley
Electric

Weidner^{CA}

El Novillero

Elite Tire &
Auto Repair

Ethel Phillips
Elementary School



La Michoacana Plus
ICE CREAM PARLOR



99 Cent
Best Buy



Community Church
of The Nazarene

99



4611
Franklin Blvd
SACRAMENTO
CA 95820

FRANKLIN BLVD

World Class
Textile



Golden One
Automotive Care

Bob's Auto
Service

99





THE BUILDING

Property Overview & Core Details

Versatile Standalone Asset: Premium 2,272 +/- SF commercial retail building offering complete standalone presence with dedicated street frontage.
Highly Flexible Zoning: Zoned C-2 (General Commercial) under the City of Sacramento, permitting a wide range of uses including retail, medical clinics, offices, professional services, and personal care facilities.

Durable Construction: Built with sturdy, low-maintenance concrete block construction providing a secure and enduring footprint.

Immediate Income or Future Owner-User: Leased through December 31, 2026, delivering immediate cash flow for investors or time for an owner-user to finalize conversion and move-in plans.

Site Features & Functional Layout

Enhanced Rear Loading: Equipped with a secure roll-up door and a separate single man-door at the rear, optimized for seamless product delivery and stock management.

Secured Outdoor Space: Features an 800 +/- SF fenced and paved rear yard space, perfect for auxiliary storage, fleet parking, or protected operations.

Dual Restrooms: Build-out includes two fully functional restrooms, built to accommodate both staff and customer requirements.

High-Visibility Signage: Capitalize on the prominent street-facing pole sign, maximizing brand exposure along a highly traveled transit route.

Location & Infrastructure Highlights

The \$25 Million Streetscape Advantage: Strategically located along Franklin Boulevard, which is benefiting from \$25 million in public transit and infrastructure improvements. Capitalize on future lane reductions designed to welcome street parking, wider pedestrian sidewalks, dedicated bike lanes, and fresh landscaping.

Superior Capital Appreciation: Acquire a prime asset in a rapidly modernizing corridor before the finalized streetscape improvements dramatically drive up local foot traffic and property values.





THE AREA

Location Highlights

Capitalize on the \$16.5M Complete Streets Transformation: Positioned directly on a newly revitalized 1.5-mile stretch of the historic Franklin Boulevard District corridor. The recently completed \$16.5 million infrastructure project introduces brand-new widened sidewalks, protected bike lanes, fresh landscaping, and traffic-calming measures designed to dramatically increase foot traffic, pedestrian safety, and neighborhood street appeal.

High-Exposure Corridor: Benefit from slower, deliberate traffic designed to convert drive-by commuters into stop-and-shop patrons. This active submarket serves as a primary neighborhood connector between Oak Park and Fruitridge.

Exceptional Regional Access: Seamlessly connected to the greater Sacramento grid with immediate, easy access to Highway 99 and secondary arterials like Fruitridge Road and Sutterville Road.

Vibrant Cultural & Business Community: Embedded within an energetic commercial environment actively supported by the Franklin Boulevard Business Association. The area features regular cultural events, public art murals, and a diverse economic base that drives consistent daily consumer traffic.

Flexible Zoning in an Evolving Submarket: Zoned C-2 (General Commercial), allowing a highly versatile array of potential uses, including retail storefronts, essential services, professional offices, or restaurant layouts in a rapidly transforming commercial zone.



DEMOGRAPHICS

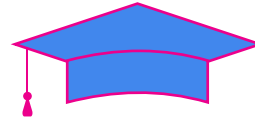
CONSUMER SPENDING

5 mile radius



EDUCATION

% Breakdown - 2025



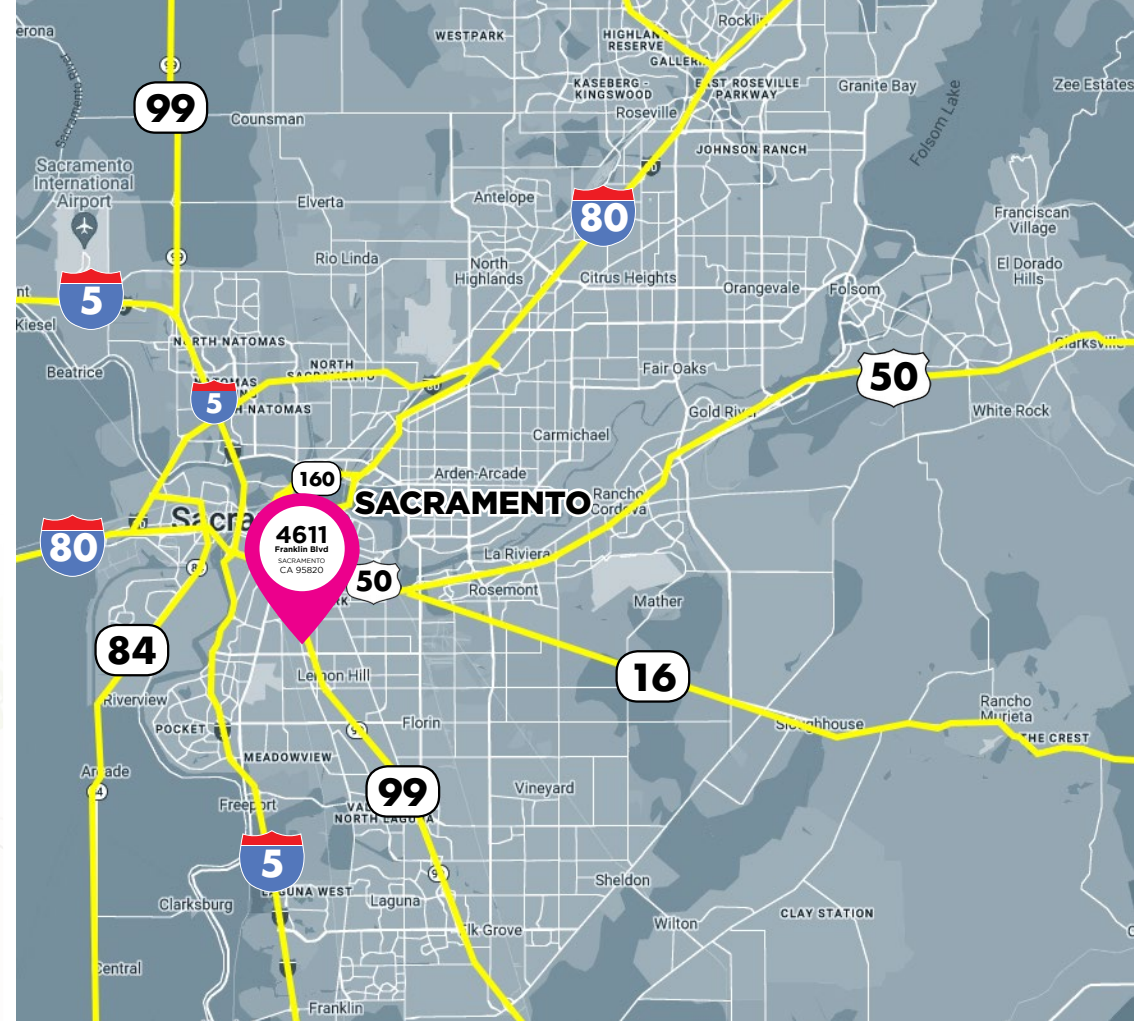
- 28% Some College, No Degree
- 20% Bachelor's Degree
- 18% High School Graduate
- 12% Advanced Degree
- 15% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

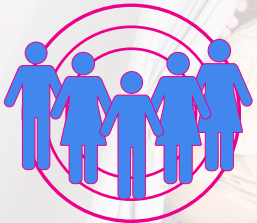


5 mile 2025 Households

< \$25K	26,613
\$25K - 50K	24,274
\$50K - 75K	24,916
\$75K - 100K	20,709
\$100K - 125K	16,961
\$125K - 150K	11,330
\$150K - 200K	16,688
\$200K+	18,894



RESIDENT POPULATION



5 mile Population

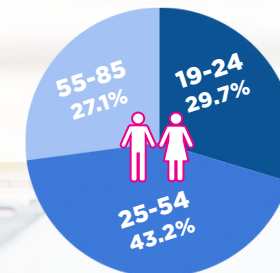
2025 419,270

TRAFFIC COUNT



-/+ 17,000

2025 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



2 mile	30,357
5 mile	160,385
10 mile	368,505



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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CENTURY 21.

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SALE

CENTURY 21
Select Real Estate, Inc



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