

AVAILABLE FOR SALE

**4748 ENGLE ROAD
Carmichael, CA 95608**

**+/- 11,965 Square Feet on .93 Acres
of BP Zoned Land**

\$1,990,000

\$166.00 PSF



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CENTURY 21

Select Real Estate, Inc.



Prime Development Opportunity: Approved for Conversion into a Modern Residential Community



THE PROPERTY

 **4748 Engle Road, Carmichael CA 95608**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Sacramento
County**



**+/- 11,965 Square
Feet on .93 Acres
of BP Zoned Land**



Multi-Family



**Approved Plans
Multi Family**



**\$1,990,000
\$166.00 PSF**



Expansive Value-Add Lot: Situated on a generous 0.94-acre parcel zoned BP (NPA), providing ample space to convert surplus parking into residential amenities, courtyards, or community landscaping.



High-Demand Rental Hub: Located in a highly desirable, established residential community with a strong demographic profile and proximity to regional employment drivers.



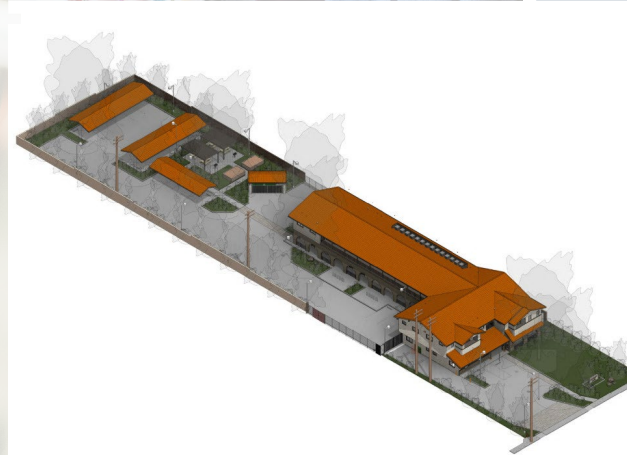
Streamlined Infill Potential: Positioned perfectly to capitalize on local housing initiatives, with previous project designs incorporating modern floor plans ranging from efficient studios up to spacious 3-bedroom layouts.



Top-Tier Local Feeder Schools: Highly attractive to future tenants and families, localized within the San Juan Unified School District near premier area schools like Winston Churchill Middle School and Mira Loma High School.

CENTURY 21
Select Real Estate, Inc.

FOR SALE



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

THE
CHAR
Market

 CAP CITY SMOG 4645
SMOG CHECK

Mission Liquor & Deli

EYE 2 EYE FAMILY
OPTOMETRY

 SleepCare Source

Mission Oaks
Medical Plaza

 MISSION
CARMICHAEL
HEALTHCARE CENTER

SUBJECT



MISSION AVE

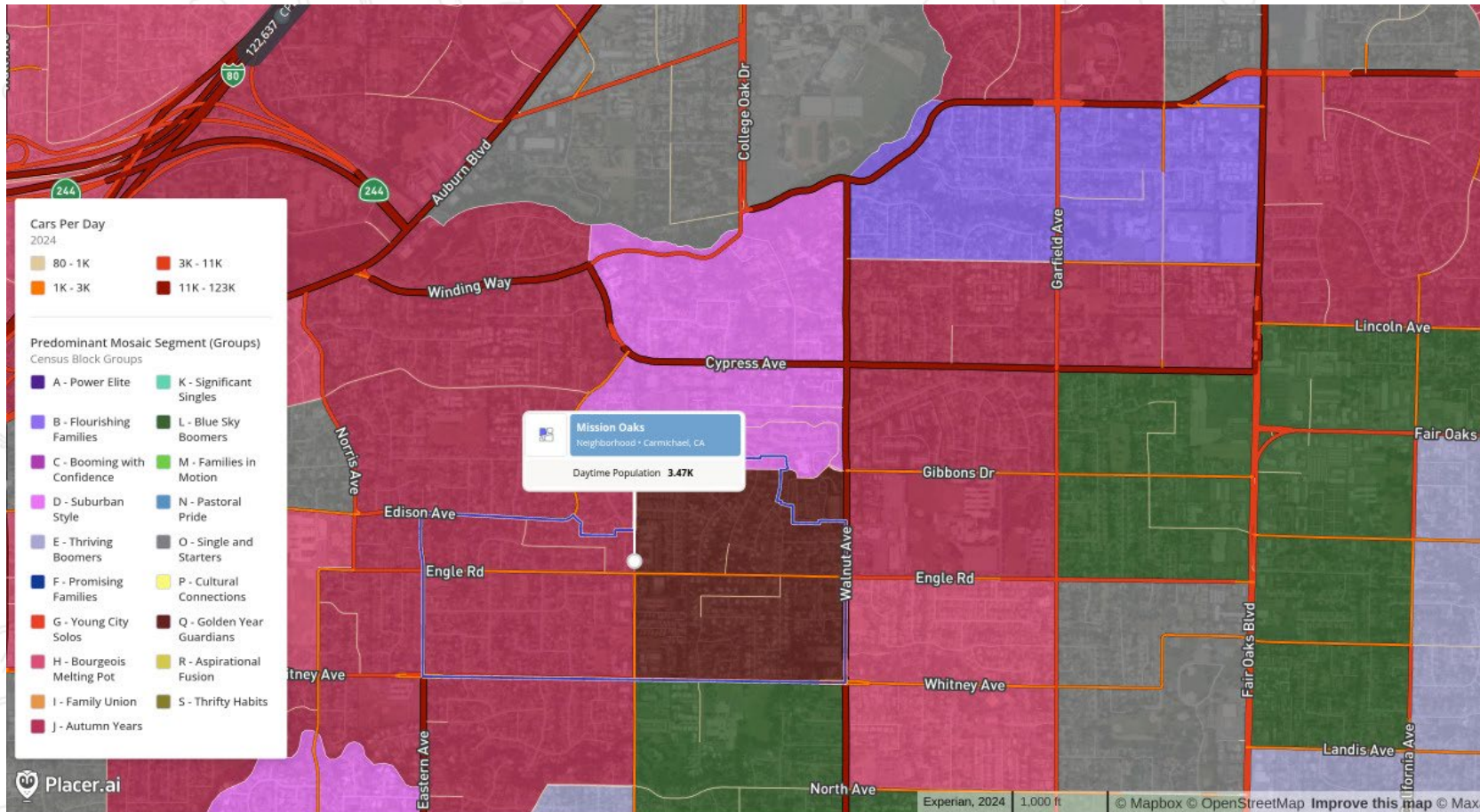
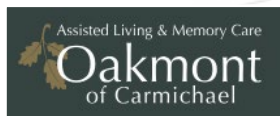
ENGLE ROAD

Assisted Living & Memory Care
Oakmont
of Carmichael

ENGLE ROAD



HEAT MAP



Sep 1, 2025 - Aug 31, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



EYE 2 EYE FAMILY OPTOMETRY





THE BUILDING

Property Overview & Core Metrics

Total Building Size: 11,965 SF two-story commercial facility.

Typical Floor Plate: Highly flexible 5,982 SF layout supporting single or multi-tenant configurations.

Generous Lot Size: Situated on a lush 0.93-acre parcel featuring mature California landscaping.

Zoning Advantage: Business Professional Office (BP) district zoning with a historical Mission Oaks Neighborhood Preservation Area footprint.

Abundant Parking: Features up to 62 surface parking spaces, yielding an exceptional parking ratio of 5.18 spaces per 1,000 SF.

Key Investment & Tenancy Highlights

Flexible Owner-User or Multi-Tenant Layout

Elevator-Served Accessibility: Two stories fully accessible via an existing elevator system to accommodate professional or medical office traffic.

Scalable Suite Configurations: Functional breakdown allows modular leasing configurations ranging from 600 SF, 800 SF, up to full-floor user identity.

High-Potential Adaptive Reuse & Value-Add Play

Entitled Residential Conversion: Entitlement trajectory includes Sacramento County Planning review for a Use Permit and CEQA Notice of Exemption to convert the structural asset into 16 multi-family residential apartment units.

Optimized Site Layout: Generous parking allowances offer structural flexibility to convert asphalt segments into landscaping, residential green space, or modern complex amenities.

Strategic Carmichael Location & Submarket Strength

Central Commuter Corridor: Positioned roughly 533 feet from the critical intersection of Engle Road and Mission Avenue.

Dense Medical & Care Cluster: Directly adjacent to prominent regional service institutions, including Oakmont of Carmichael and the American River Behavioral Health Center.



THE AREA

The primary location highlights for 4748 Engle Road, Carmichael, CA 95608 focus on its position within a high-demand, supply-constrained submarket of unincorporated Sacramento County. The property features a 0.94-acre parcel located roughly 533 feet from the critical intersection of Engle Road and Mission Avenue. It sits directly in the Mission Oaks Neighborhood Preservation Area, zoned Business Professional (BP-NPA).

Brochure language highlights are structured below based on the property's dual positioning: as an Office/Medical Owner-User asset and as an active Adaptive Reuse/Multifamily Conversion project.

Location & Regional Connectivity

Strategic Greater Sacramento Placement: Positioned perfectly in the high-density Carmichael/Fair Oaks submarket, providing rapid, seamless transit connectivity across the entire Sacramento-Roseville-Folsom metropolitan area.

Immediate Corridor Access: Situated just seconds off the major intersection of Engle Road and Mission Avenue, guaranteeing high neighborhood visibility and ease of access for both clients and future tenants.

Proximity to Key Commuter Routes: Strategically positioned for easy vehicle access to major regional freeways, unlocking smooth commutes to downtown Sacramento, Roseville, and the neighboring tech and medical job centers.

Submarket Demographics & Lifestyle Amenities

Established Medical & Senior Housing Hub: Anchored directly across the street from the Oakmont of Carmichael senior living community and adjacent to specialized healthcare facilities like the American River Behavioral Health Center, establishing an immediate ecosystem for medical, clinical, or care-oriented office use.

Desirable Suburban Amenity Base: Located a short walk or drive from the sprawling Carmichael Park, which anchors the community with recreational sports fields, a weekly Farmer's Market, and monthly food trucks, creating an attractive lifestyle perk for employees or residential tenants.

Strong Educational Infrastructure: Supported by highly rated local schools—including Pasadena Avenue Elementary, Winston Churchill Middle, and Mira Loma High School—while remaining easily accessible to higher education hubs like American River College and Sacramento State University.

Value-Add & Adaptive Reuse Potential

Proven Multifamily Conversion Pathway: The site sits inside an area optimized for infill development, backed by active local planning pipelines to transition the current 11,965 SF building into a 16 unit residential apartment complex.

Substantial On-Site Footprint: Features a generous 0.94-acre lot that currently supports an exceptional parking ratio of 62 surface spaces (5.18/1,000 SF). This layout leaves a massive footprint available to preserve as a rare office parking advantage or to reallocate toward outdoor tenant amenities, landscaping, and private patios.



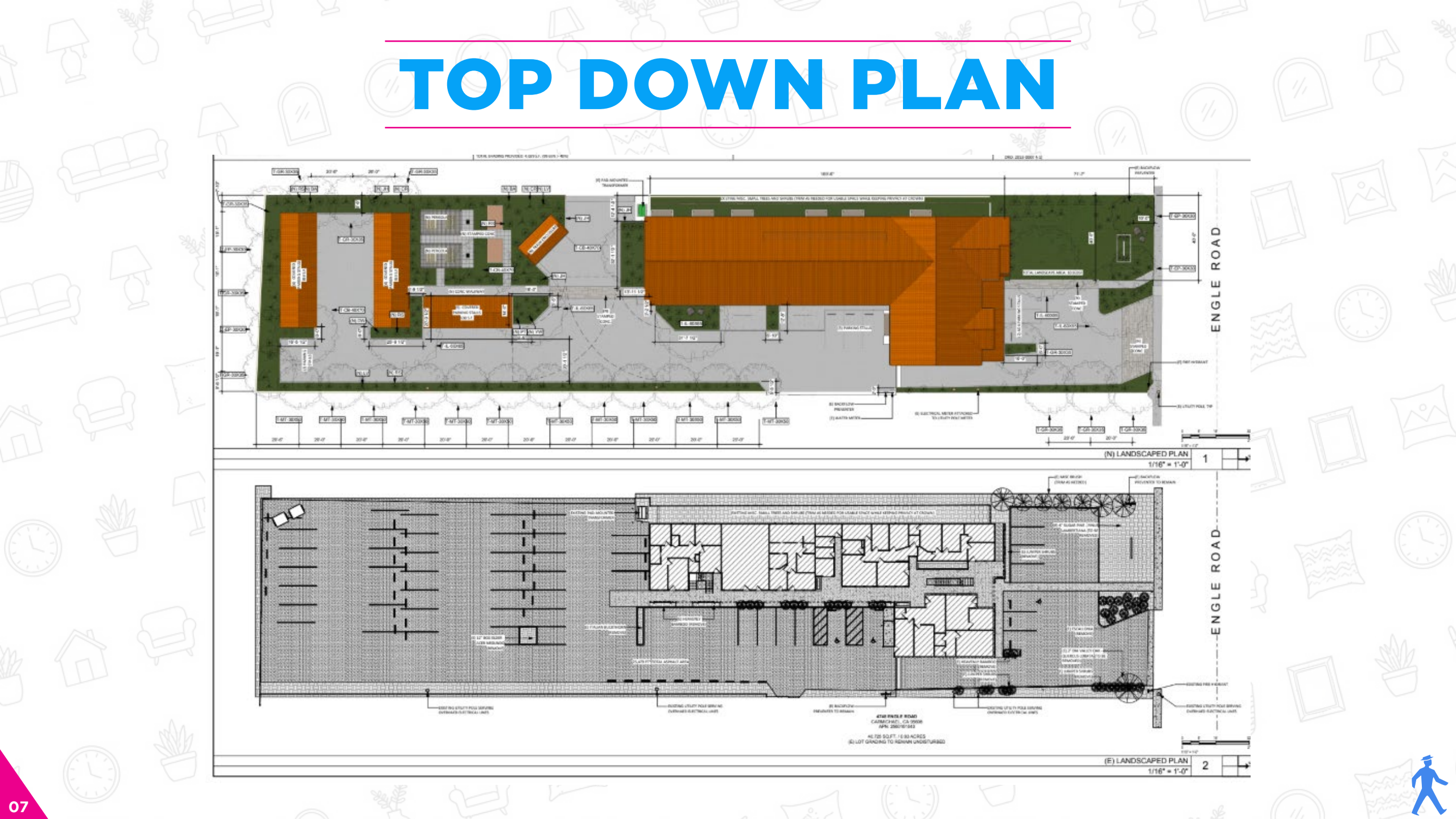
TOP DOWN PLAN

The image displays two landscape plans for a property located at 4740 Fowler Road, Capistrano, CA 92608. The plans are titled (N) LANDSCAPED PLAN and (E) LANDSCAPED PLAN, both at a scale of 1/16" = 1'-0".

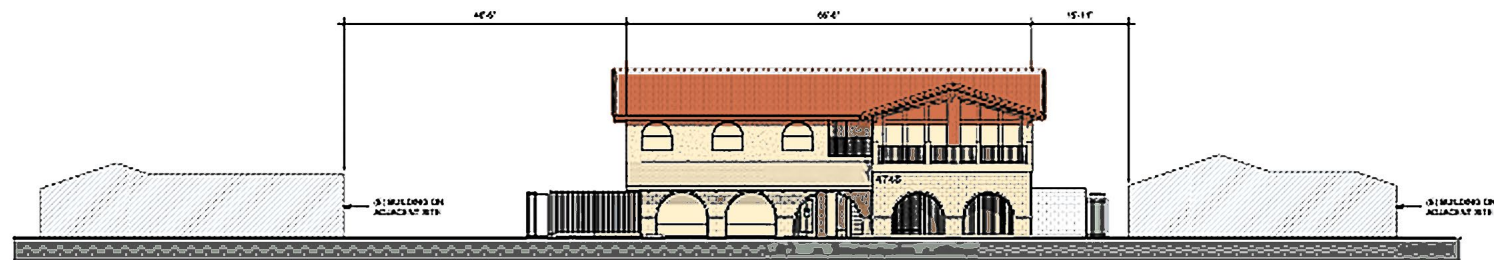
Plan (N) shows a large building with a brown roof, surrounded by parking areas and landscaping. The plan includes dimensions for various areas and features, such as the building footprint, parking spaces, and landscaping elements. The plan is oriented with the building facing north.

Plan (E) shows a different layout for the same property, also including dimensions and landscaping details. This plan is oriented with the building facing south.

Both plans include a north arrow and a scale bar. The plans are labeled with dimensions and notes, providing a detailed view of the proposed landscaping and building layout.

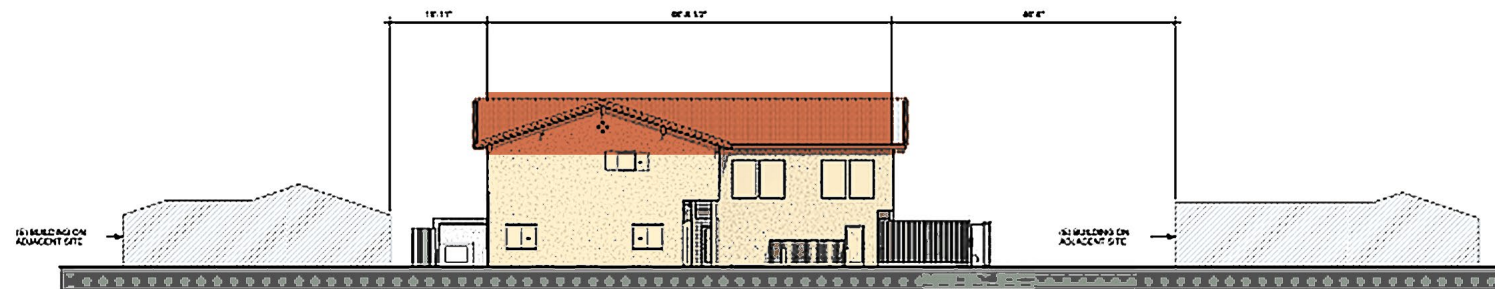


ELEVATION



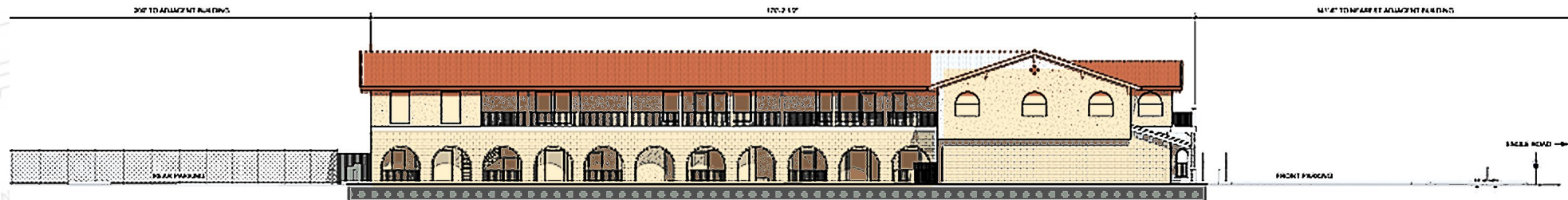
NORTH-STREETSCAPE
3/32" = 1'-0"

1



SOUTH-STREETSCAPE
3/32" = 1'-0"

2

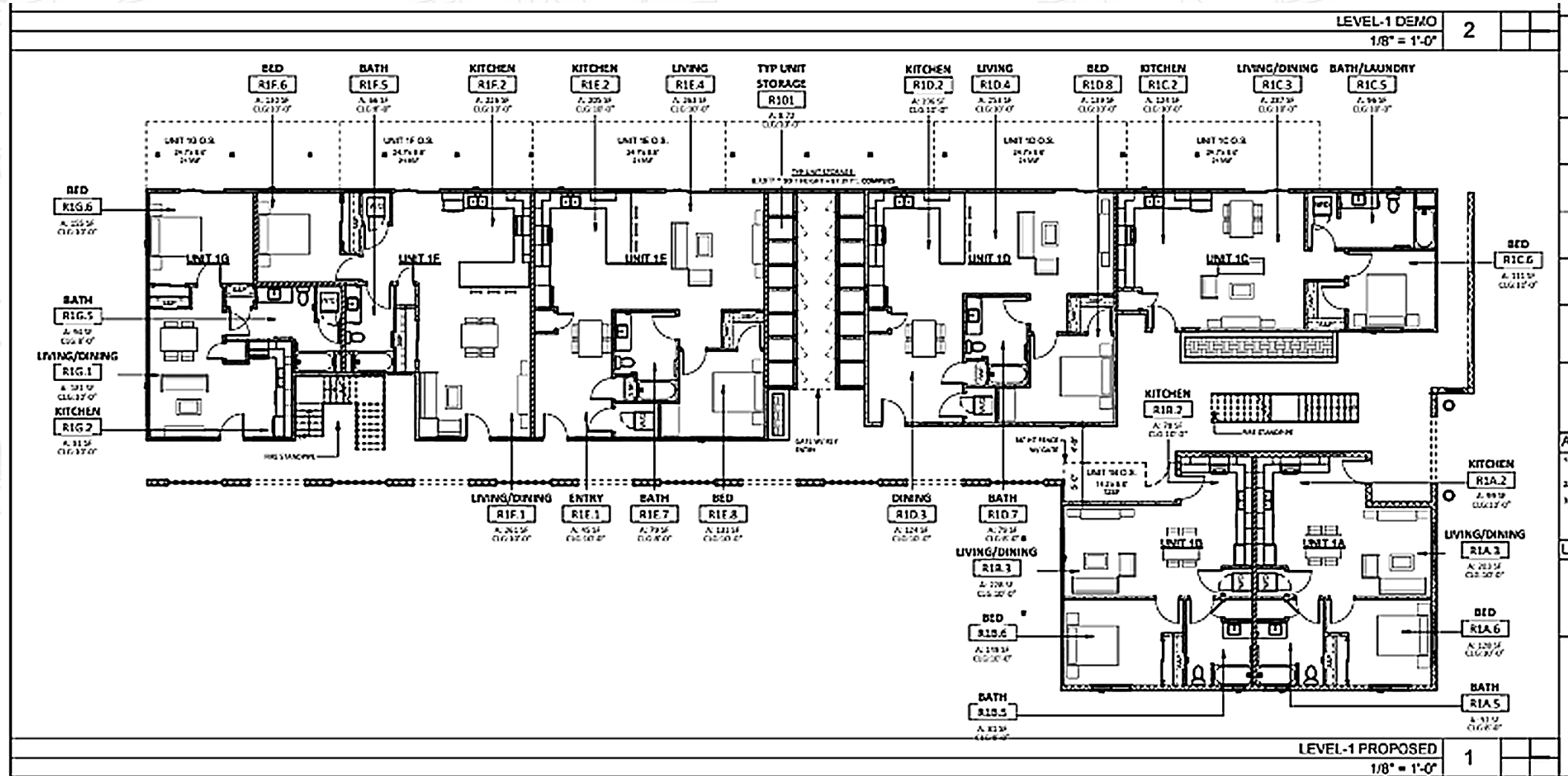


EAST-STREETSCAPE
3/32" = 1'-0"

3



1ST FLOOR PLAN



DEMOGRAPHICS

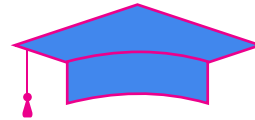
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



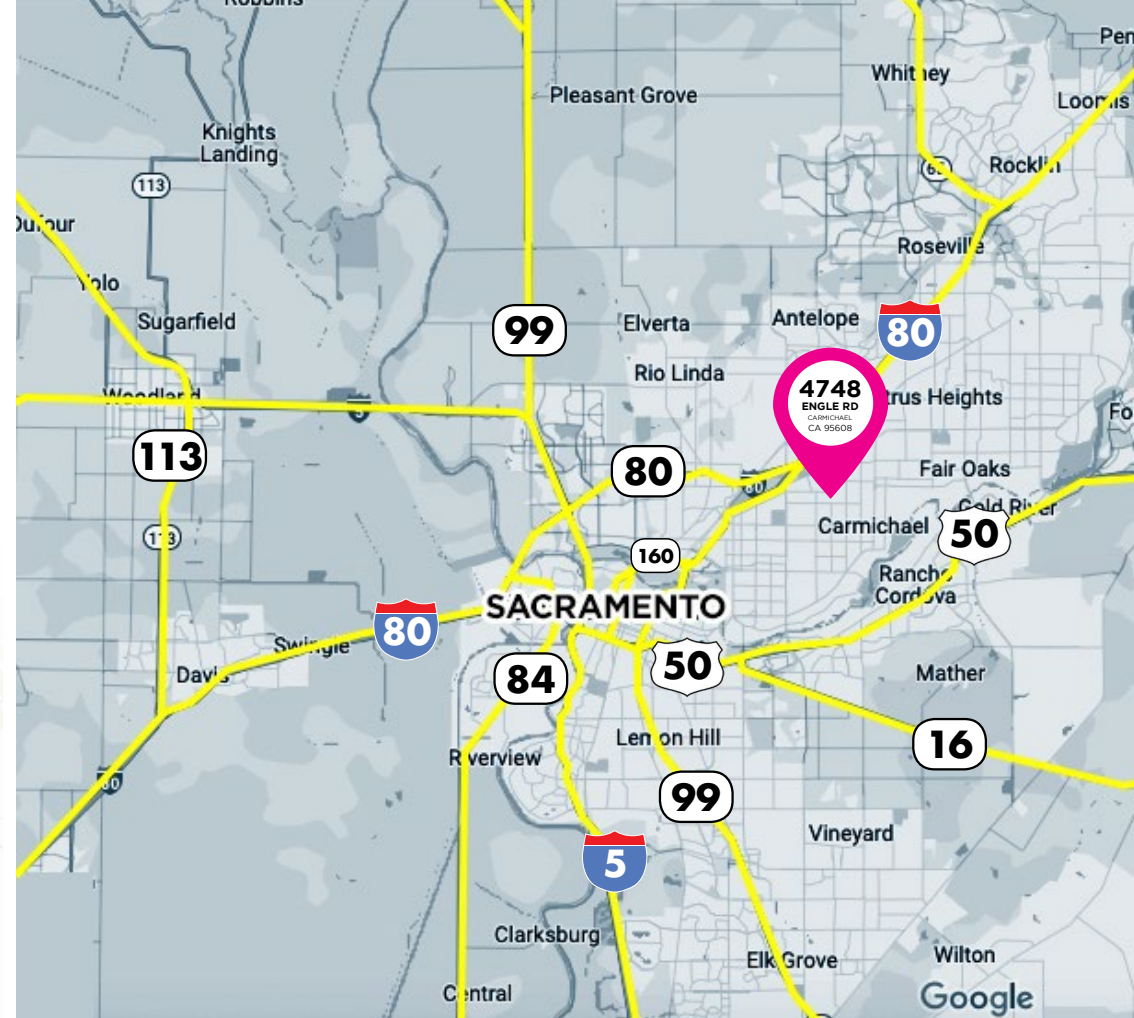
- 28% Some College, No Degree
- 23% Bachelor's Degree
- 15% High School Graduate
- 15% Advanced Degree
- 12% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME

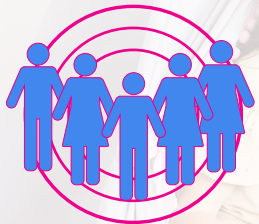


5 mile 2024 Households

< \$25K	29,430
\$25K - 50K	24,913
\$50K - 75K	26,106
\$75K - 100K	19,829
\$100K - 125K	15,350
\$125K - 150K	11,400
\$150K - 200K	11,208
\$200K+	15,542



RESIDENT POPULATION



5 mile Population 2023

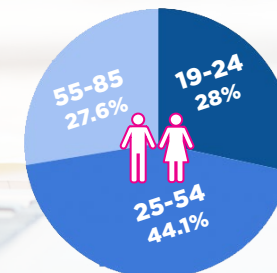
2020	395,318
2024	402,001
2029	406,096

TRAFFIC COUNT

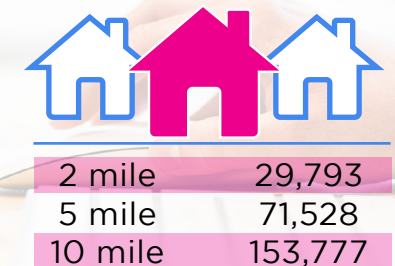


-/+ 20,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



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.

Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



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