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CENTURY 21

Select Real Estate, Inc.



AVAILABLE
FOR SALE

5123 MADISON AVE
Sacramento, CA 95841

(+/-) 1,728 SF of Building sitting on
(+/-) .34 Acres of Land
\$1,500,000

Rare Newly Remodled Self Serve Car Wash For Sale



THE PROPERTY

📍 5123 Madison Ave Sacramento CA 95841

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento



(+/-) 1,728 SF of
Building sitting on
(+/-) .34 Acres



LC - Light
Commercial



Retail
Street Frontage



\$1,500,000



The Property is located near the intersection of Madison Avenue and Auburn Boulevard in Sacramento.



High visibility location in dense Residential corridor



Location benefits from daytime and evening traffic



Street Frontage Opportunity surrounded by Retail Amenities



Asking Price \$1,500,000

CENTURY 21
Seller Real Estate, Inc.

FOR SALE





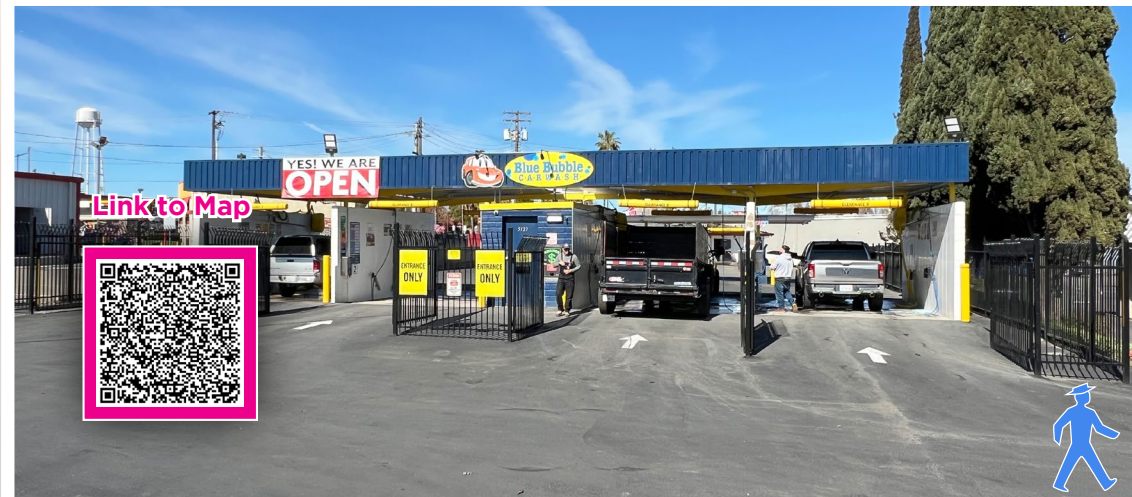
AUBURN BLVD
MADISON AVE





THE BUILDING

- The subject property is located near the intersection of Madison Avenue and Auburn Boulevard. The building offers street frontage on Madison Avenue which services +/-48,000 vehicles per day. The four bay self service car wash offers convenient ingress and egress on to both Madison Avenue and Auburn Boulevard.
- There is both building and monument signage available if so desired offering maximum exposure to the street. The +/-1,728 square foot building sits on .34 acres of Commercially zoned land. The building sits just off Madison Avenue which connects to Interstate 80, a major arterial in Sacramento.
- There are lots of amenities and shops nearby making this a very popular retail destination for a multitude of different users. The surrounding area is filled with dense residential neighborhoods, schools, and much more.
- This Investment opportunity provides an Owner User the ability to purchase a desirable piece of Commercial property in the greater Sacramento Area.





THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

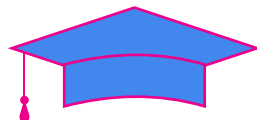
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



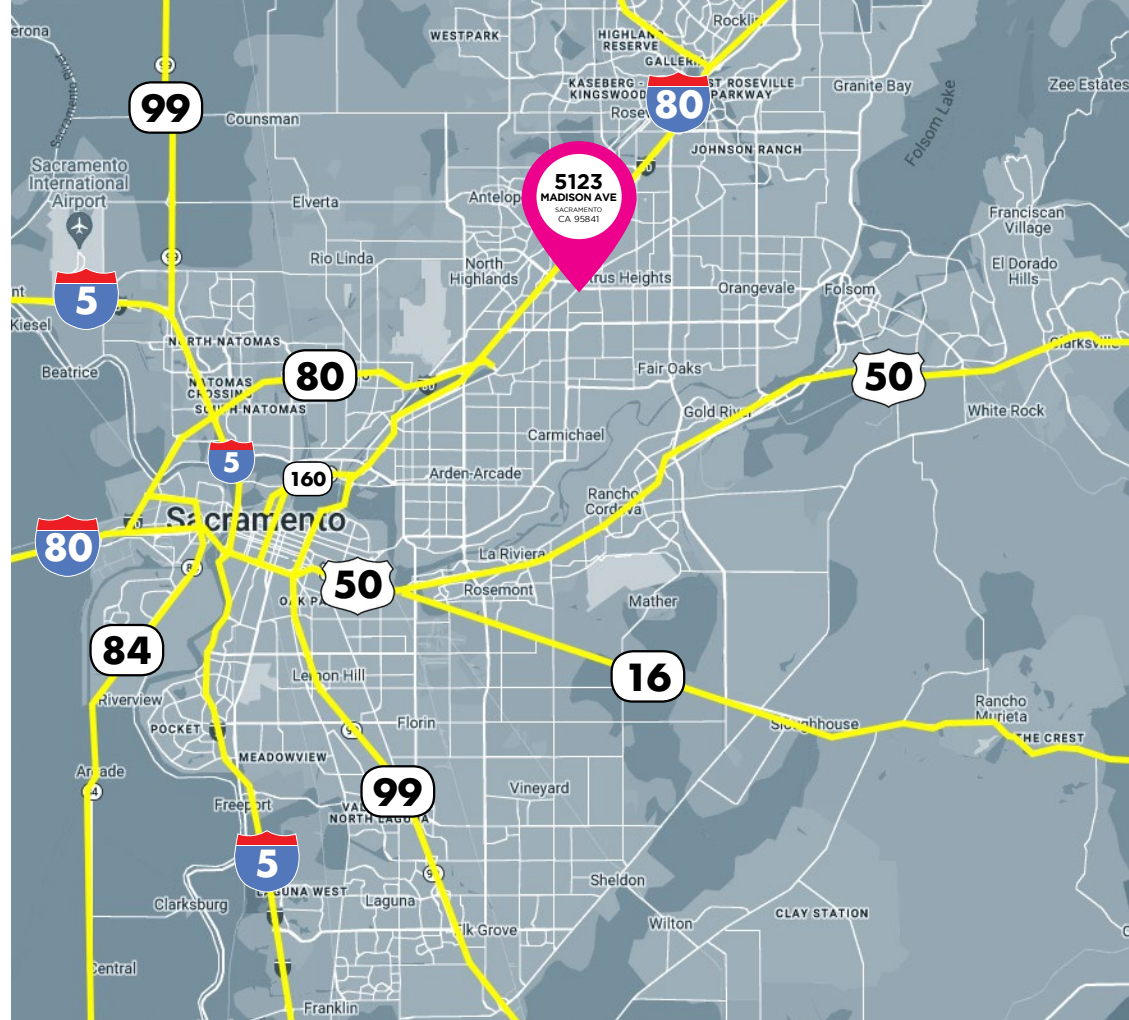
- 28% Some College, No Degree
- 18% Bachelor's Degree
- 21% High School Graduate
- 10% Advanced Degree
- 16% Some High School, No Diploma
- 7% Associate Degree

HOUSE HOLD INCOME



5 mile 2023 Households

< \$25K	36,938
\$25K - 50K	35,203
\$50K - 75K	31,101
\$75K - 100K	20,654
\$100K - 125K	15,900
\$125K - 150K	9,136
\$150K - 200K	11,106
\$200K+	13,240



RESIDENT POPULATION



5 mile Population 2024

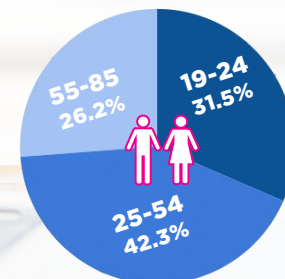
2010	382,151
2023	433,459
2028	444,807

TRAFFIC COUNT



-/+ 18,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	36,636
5 mile	173,278
10 mile	400,324



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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SALE

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