

**Current Income  
Generation**

AVAILABLE  
**FOR SALE**

**5123 MADISON AVE**

**SACRAMENTO, CA 95841**

Building Size - 1,728 SQ FT

Land Size - 14,780 SQ FT / .34 ACRES

**DANIEL MUELLER**

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Cal DRE#01981862



**CENTURY 21**

Select Real Estate, Inc



**Self Service Car Wash with Upside Potential For Sale**

# THE PROPERTY

5123 MADISON AVE SACRAMENTO, CA 95841

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



Building Size -  
1,728 sq ft  
Land Size -  
14,780 sq ft / .34 acres



LC -  
LIGHT COMMERCIAL



RETAIL



\$725,000



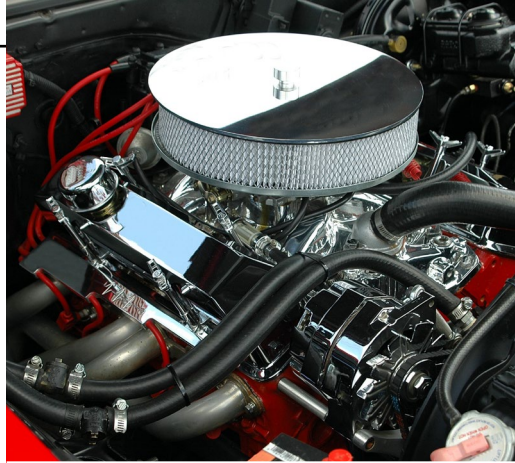
5123  
MADISON AVE



## THE OPPORTUNITY

The subject property is located near the intersection of Madison Avenue and Auburn Boulevard. The building offers street frontage on to 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.





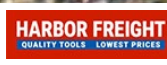
## THE AREA

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 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.





PALMGATE



WILSON STATES

HILLDALE BLVD

TYLER HILLSDALE

WALNUT GARDENS



5.11 | Goodwill | DOVER SADDLERY  
 SKY ZONE | CYCLE GEAR | WHITE ORCHID

SUMMER WOODS

TIERRA BIANCO



GARDFIELD LANDING

HILL VIEW FARMS

MADISON MANOR



SPRUCE RANCH ARMS

WELLS FARGO | BONEWORKS WORKWEAR  
 verizon | CHEVROLET | COSTCO WHOLESALE  
 Firestone



Sno White DRIVE-IN | W | CAPITAL OUTDOORS  
 SENTRY Storage | GameStop  
 JJS | Hawaiian BBQ



MADISON AVE

MADISON AVE

build WITH FERGUSON | VOLVO  
 Ford



MADISON VILLA STATES

FREEWAY STATES



OAK CREEK STATES



OVERBROOK

MADISON WOODS

CarHop | RED STAR  
 OK TIRE & AUTOMOTIVE | TIRE PROS | PACE FITNESS

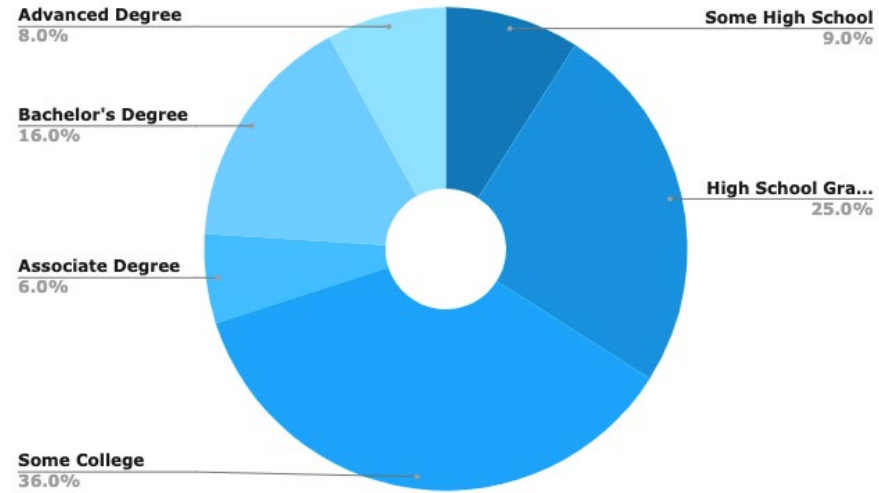


GARDFIELD AVE

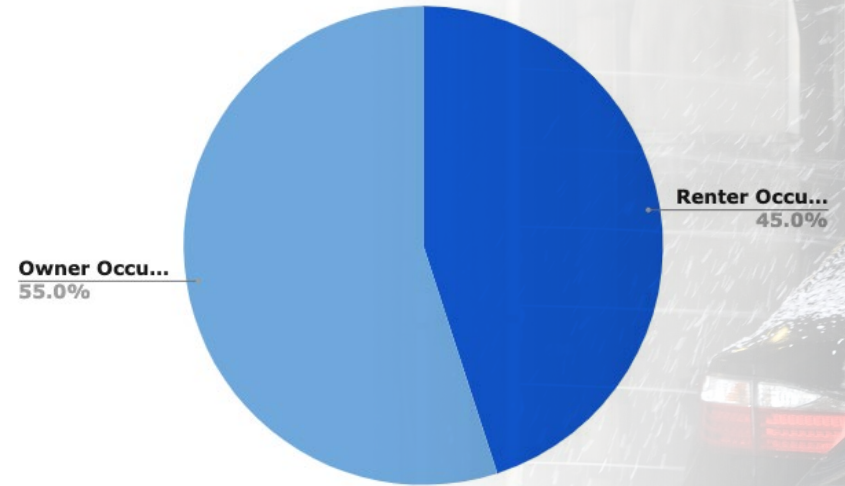
# DEMOGRAPHICS

EDUCATION  
HOUSING

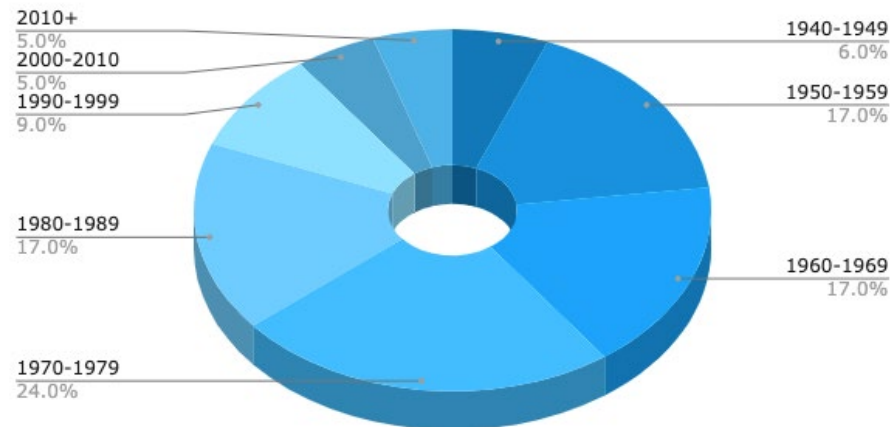
## EDUCATIONAL ATTAINMENT



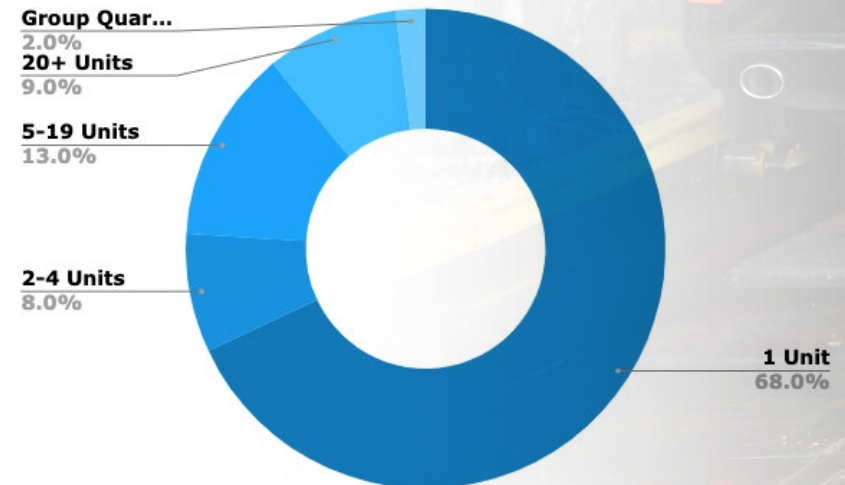
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



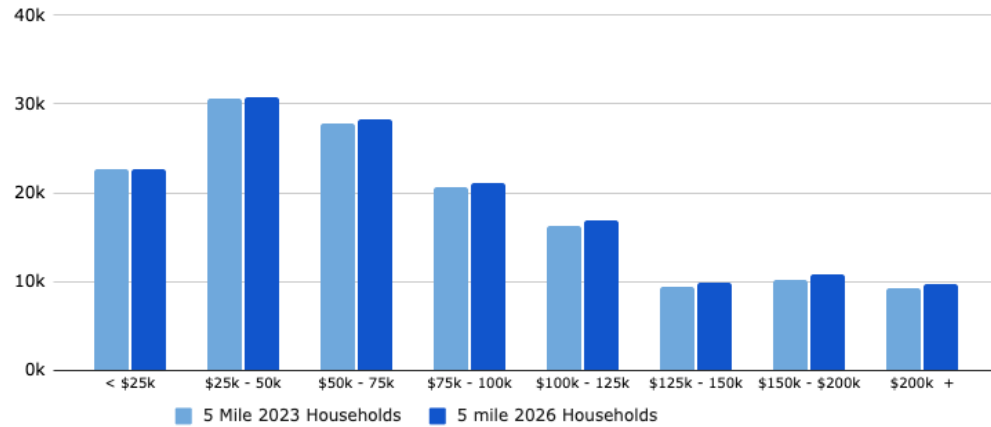
## HOUSING TYPE



# DEMOGRAPHICS

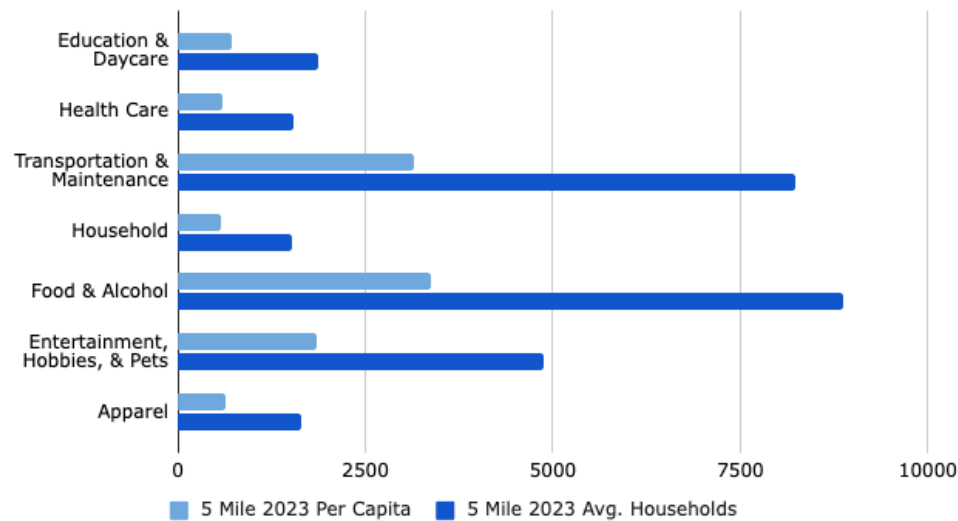
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

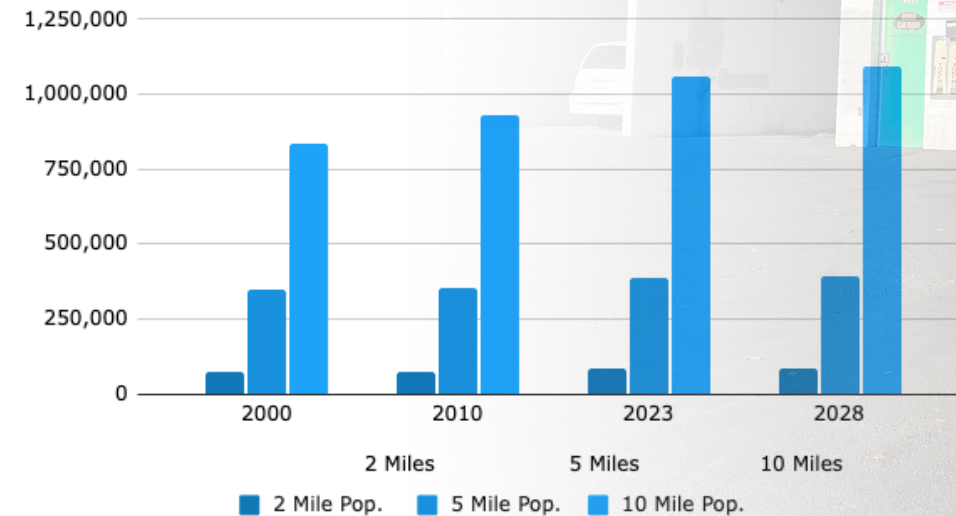


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	75,220	345,697	836,307
2010	73,354	350,764	932,468
2023	82,697	384,701	1,060,679
2028	85,005	393,807	1,093,109

## PER CAPITA & AVG. HOUSEHOLD SPENDING



## POPULATION



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**CENTURY 21**

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# SALE

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