

AVAILABLE **FOR LEASE**

5305 EXCELSIOR ROAD

Sacramento, CA

APN# 067-0050-005

+/- 191.35 Acres of M-1 Zoned Land

NEGOTIABLE



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CENTURY 21.


Select Real Estate, Inc



Major Development Opportunity Available in Sacramento, CA



THE PROPERTY

 **5305 Excelsior Road, Sacramento, CA 95827**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**SACRAMENTO
SACRAMENTO
COUNTY**



**-/+ 191.35 ACRES
OF M-1 ZONED
LAND**



M-1



**LAND
FLEXIBLE YARD/
LAND SIZES
AVAILABLE**



**NEGOTIABLE
PRICING BASED
ON USE AND
SPACE NEEDED**



The site offers over +191 total acres

APN: 067-0050-005 Sacramento County



The zoning offers a multitude of industrial uses in the facility.



Easy Access to Jackson Road

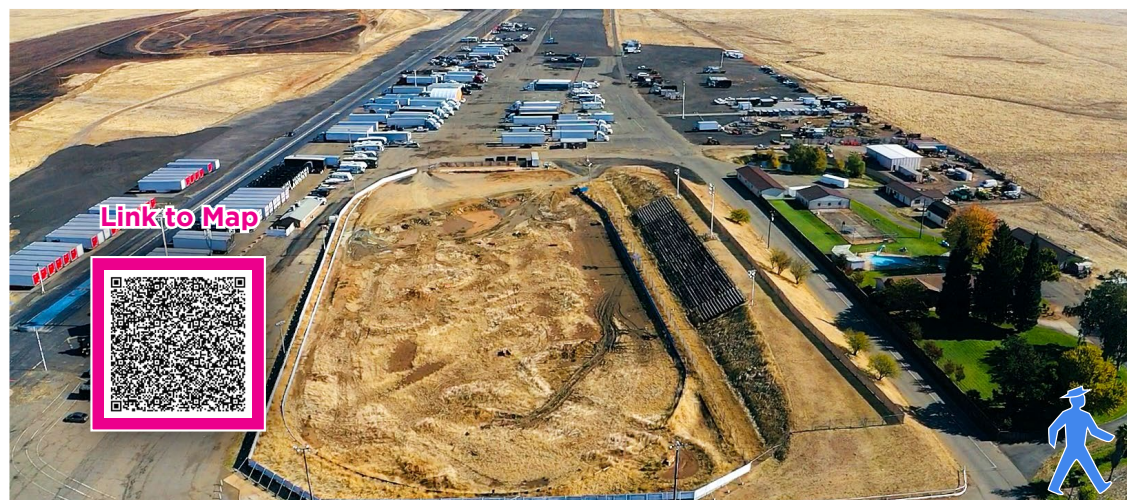
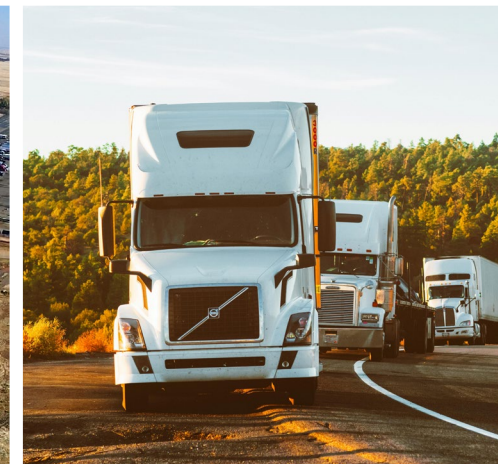


Flexible Yard/Land Sizes Available

Gated Facility



Major Thoroughfare for Trucking Companies





**SMUD East Campus
Operation Center**

**Bradview
Business Park**



**Sacramento Mather
Airport**



**Stone Creek
Community Park**



EXCELSIOR RD

**Mather Heights
Elementary School**

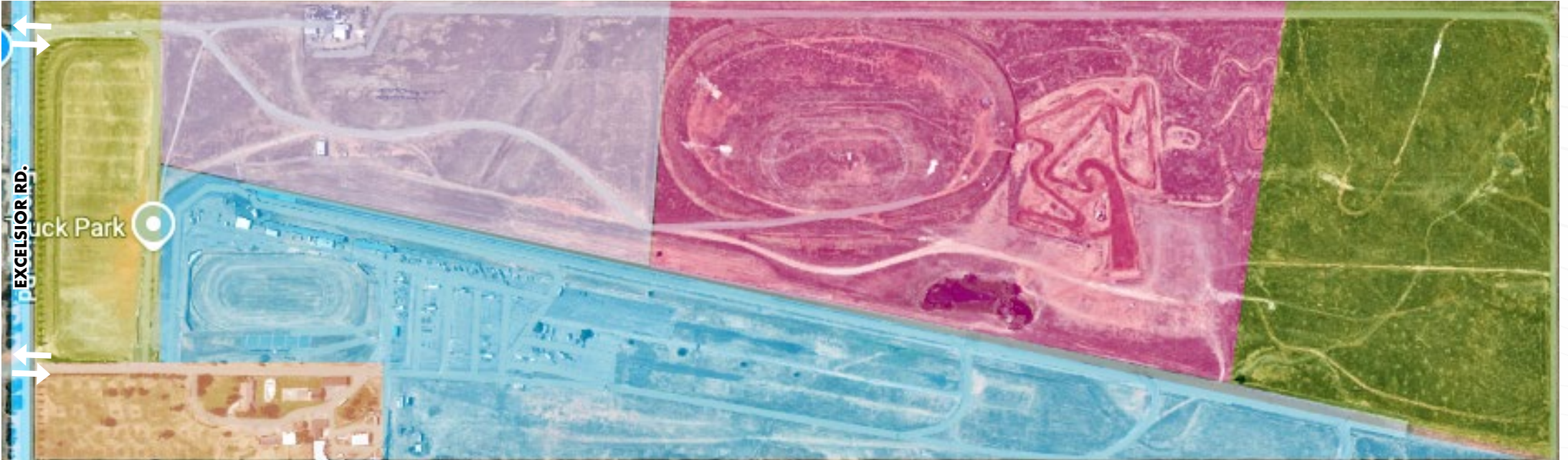
**Khalsa
Darbar**



EXCELSIOR RD



THE LAND



- +/- 473,402.82 Sq Ft.
- +/- 1,373,887.77 Sq Ft.
- +/- 1,169,667.89 Sq Ft.
- +/- 393,408.61 Sq Ft.
- +/- 2,051,819.64 Sq Ft.
- +/- 2,250,145.93 Sq Ft.

All images used for illustrative purposes only and are intended to convey the concept and vision for asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.





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.

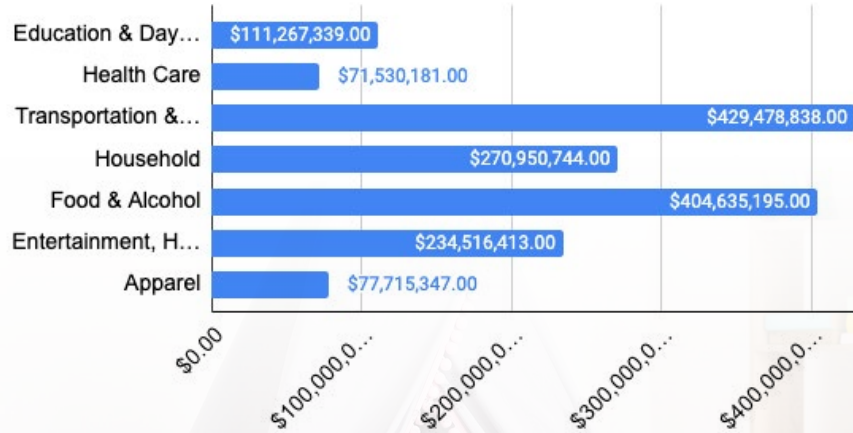
A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

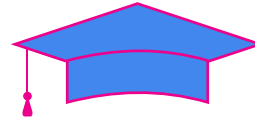
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 38% Some College, No Degree
- 17% Bachelor's Degree
- 22% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

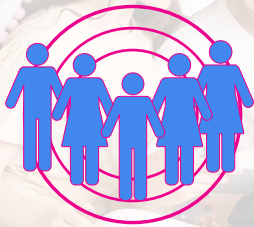
HOUSE HOLD INCOME



5 mile 2024 Households

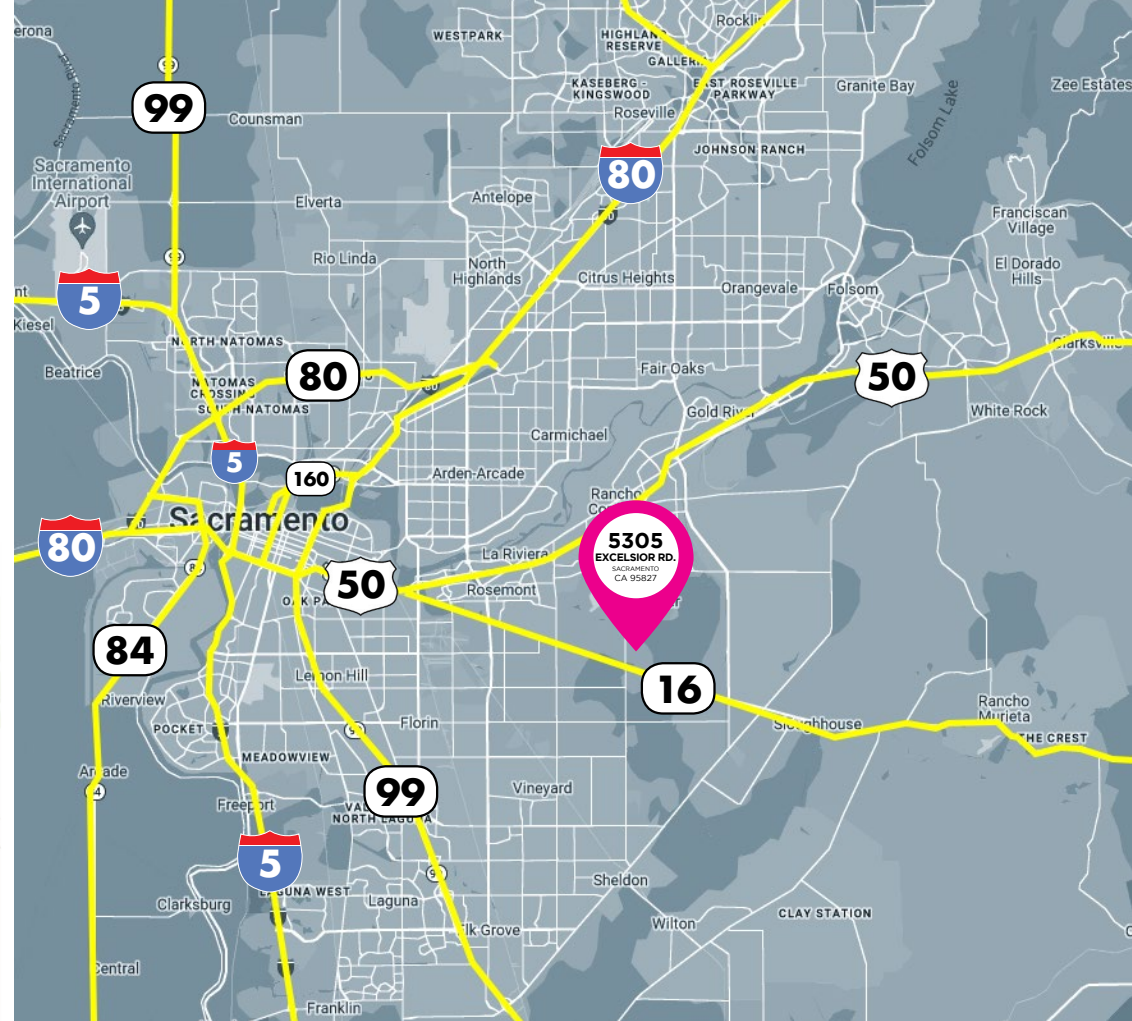
< \$25K	3,850
\$25K - 50K	4,910
\$50K - 75K	5,300
\$75K - 100K	5,562
\$100K - 125K	5,625
\$125K - 150K	3,357
\$150K - 200K	5,131
\$200K+	5,681

RESIDENT POPULATION

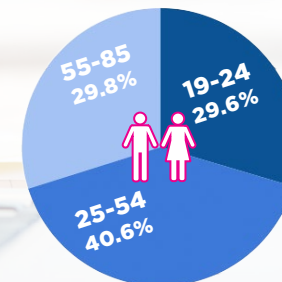


5 mile Population 2024

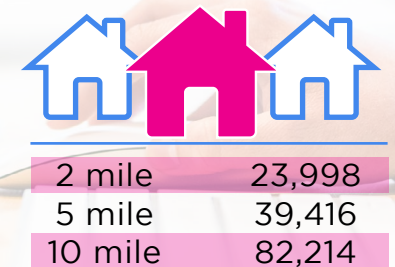
2020	116,410
2024	115,422
2029	114,426



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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