

AVAILABLE
FOR SALE

5464 ETHEL WAY

SACRAMENTO, CA 95820

APN:02202620050000

Building Size - 4,802 sq ft

Land Size - 12,009 sq ft / .28 acres

SUBJECT

ETHEL WAY

FRUITRIDGE ROAD

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CENTURY 21

Select Real Estate, Inc.



Prominent Building Available With Convenient Access & Roll Up Door

THE PROPERTY

5464 ETHEL WAY , SACRAMENTO, CA 95820

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



Building Size - 4,802 Sq ft
Land Size - 12,009 sq ft / .28 acres



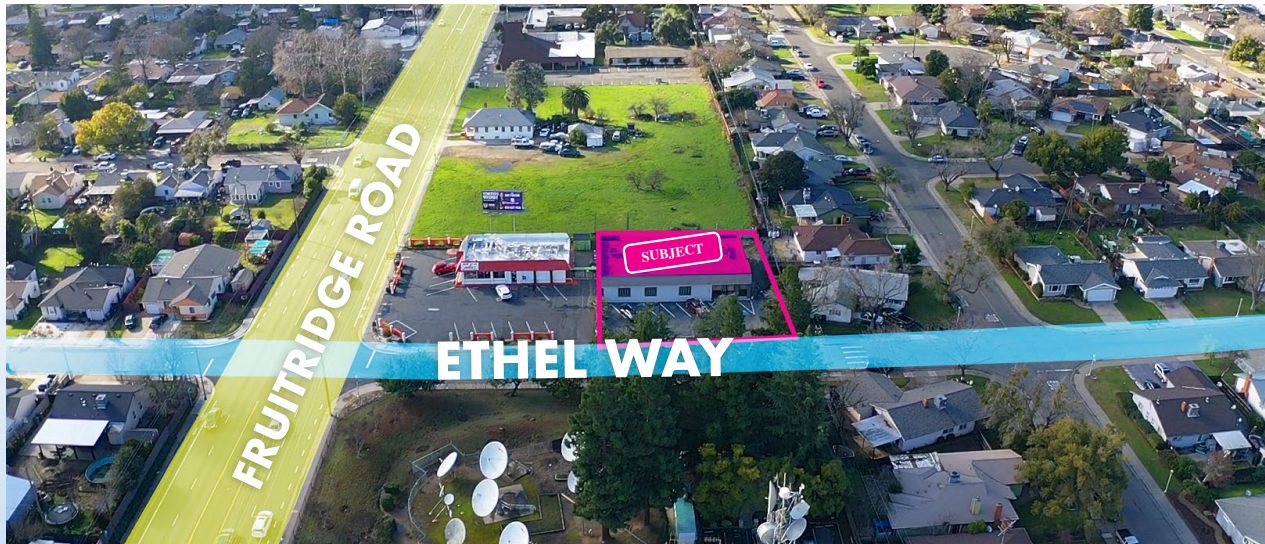
C-2 GENERAL COMMERCIAL

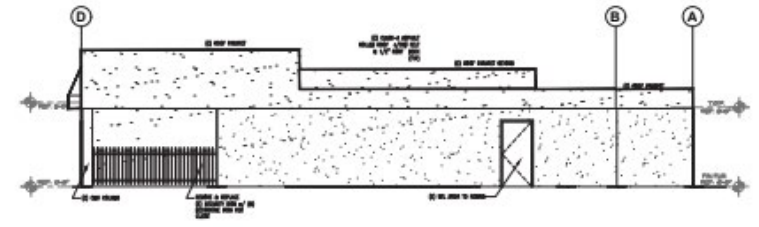


OFFICE RETAIL BUILDING

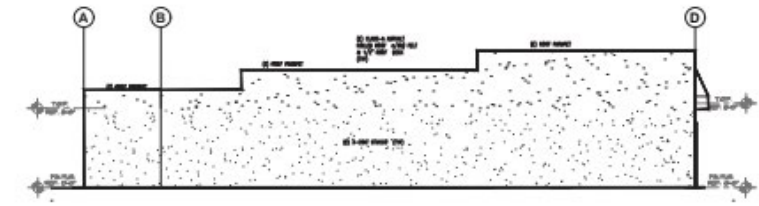


\$750,000

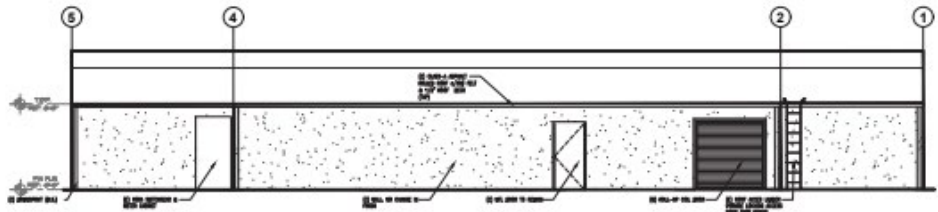




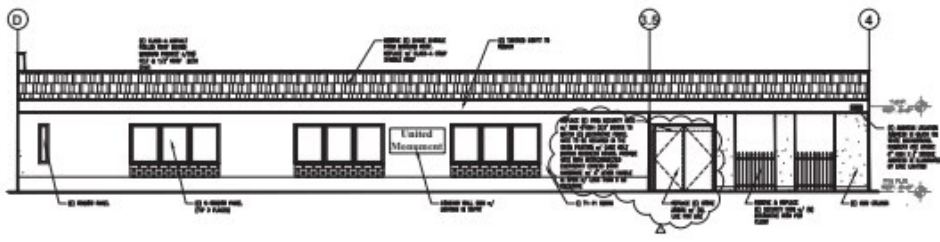
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"





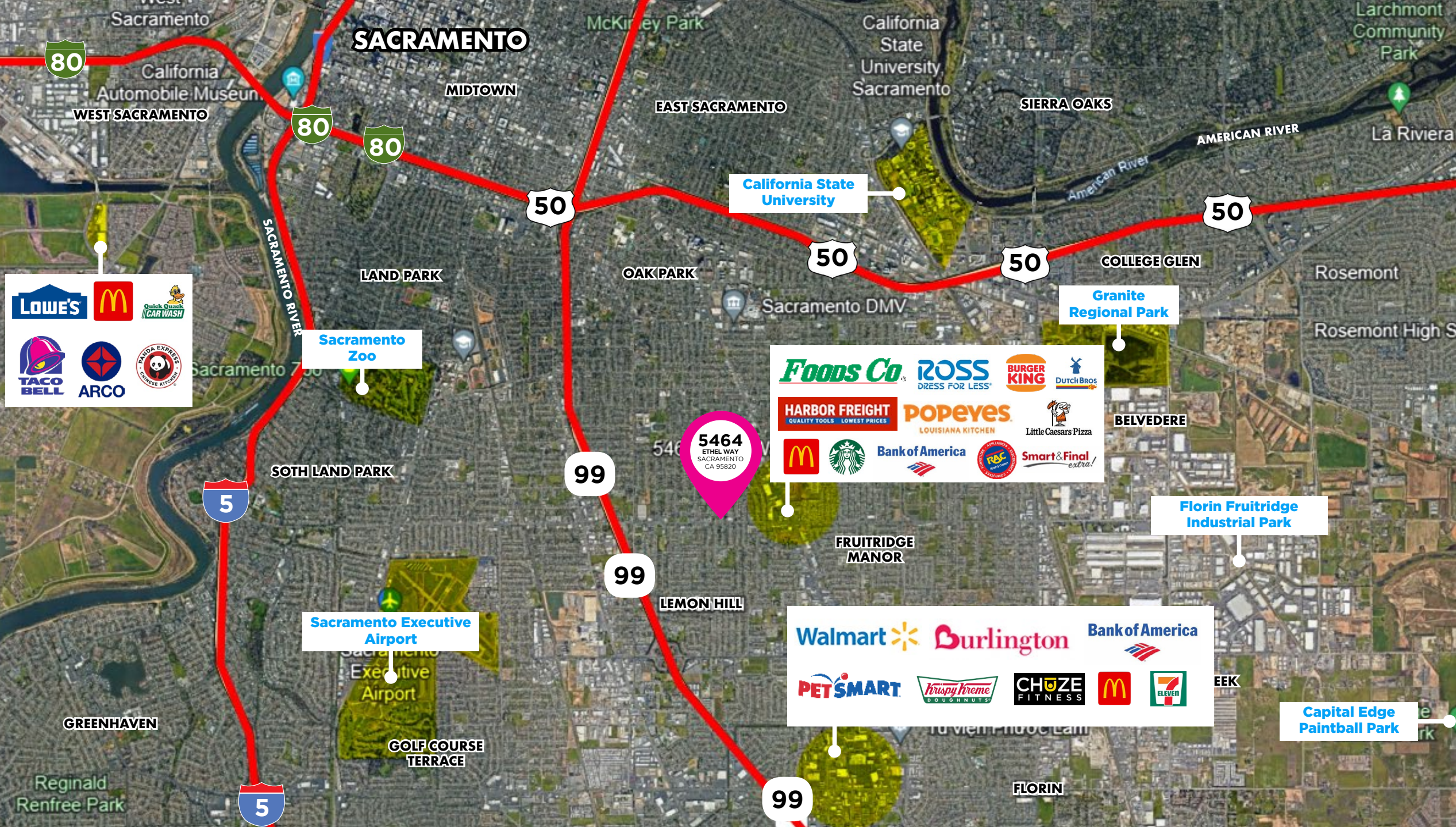
SACRAMENTO

Logos for Lowe's, McDonald's, Quick Quack Car Wash, Taco Bell, ARCO, and Panda Express.

Logos for Foods Co., Ross Dress for Less, Burger King, Dutch Bros, Harbor Freight, Popeyes Louisiana Kitchen, Little Caesars Pizza, McDonald's, Starbucks, Bank of America, RBC, and Smart & Final.

Logos for Walmart, Burlington, Bank of America, PetSmart, Krispy Kreme Doughnuts, Chuze Fitness, McDonald's, and 7-Eleven.

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ETHEL WAY



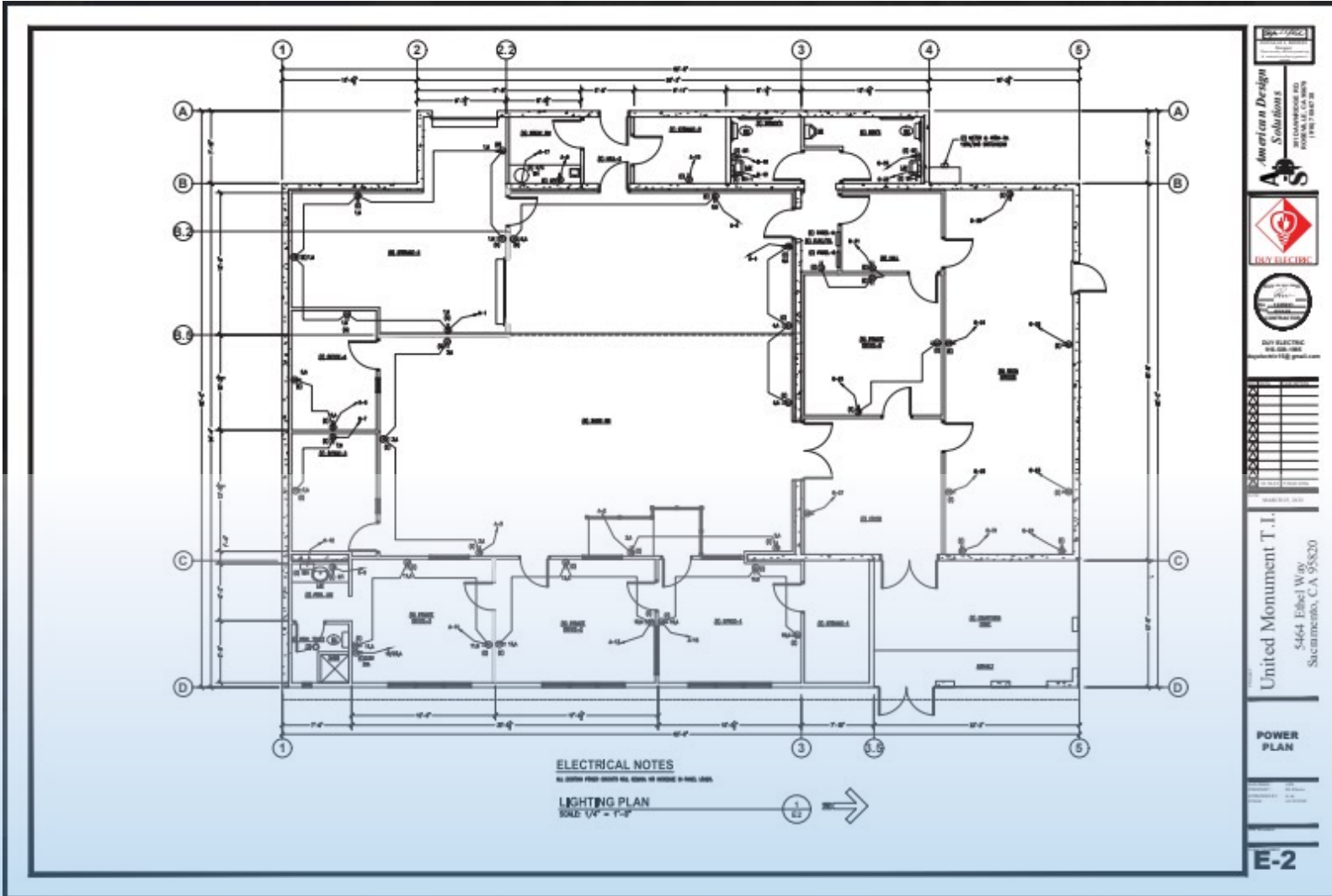
THE BUILDING

The subject property is a single story +/- 4,802 SF. with a large open space plus a conference room, featuring a roll up door(s) that opens to display the building from inside. The property is zoned General Commercial (C-2) which offers a wide variety of permitted uses from sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors & limited processing and packing facilities. The building offers several parking stalls conveniently located in the

front of the building and provides visibility to the intersection to Fruitridge Rd. The building conveniently allows ingress and egress on to Ethel Way and Fruitridge Road a major arterial in Sacramento. This well maintain and well-positioned building located moments away from Highway 99 on the southeast side of Sacramento, it conveys access to several amenities nearby and excellent convenience factor. The parcel sits on 12,009 SF. Lot and enables prime access points to business network.



FLOOR PLAN





THE AREA

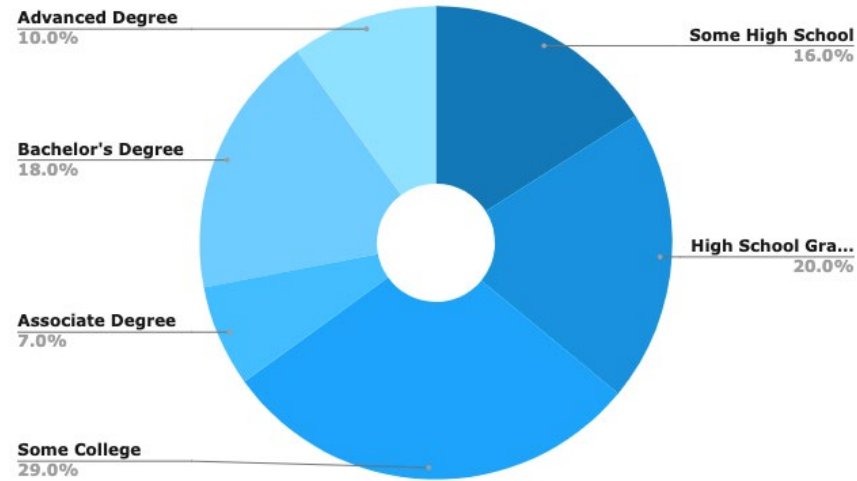
Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of 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.



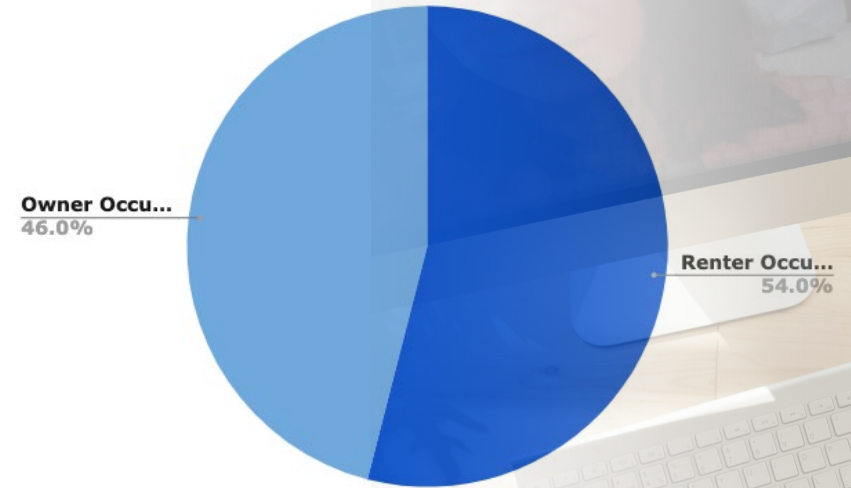
DEMOGRAPHICS

EDUCATION
HOUSING

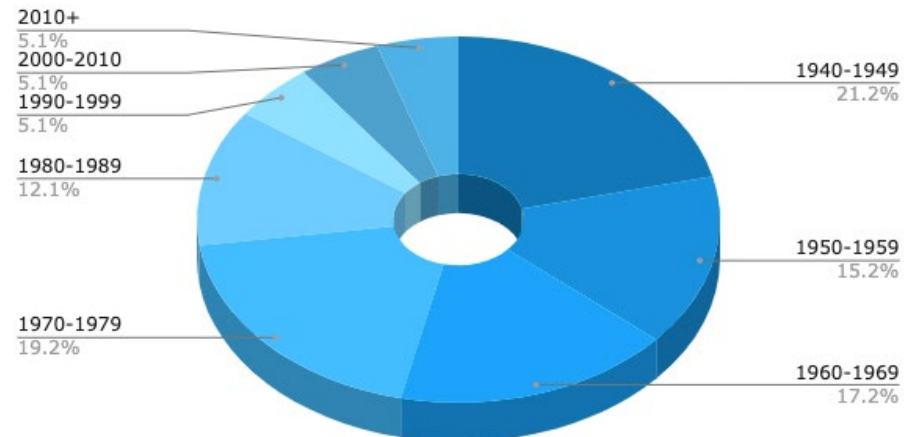
EDUCATIONAL ATTAINMENT



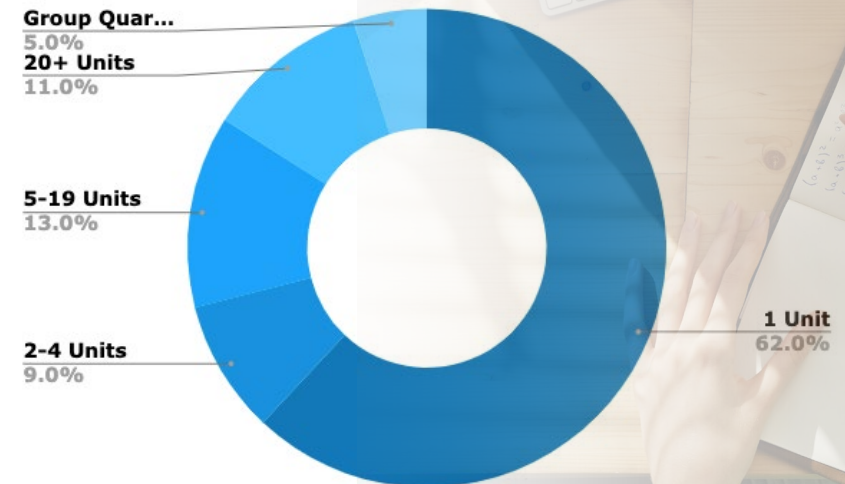
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



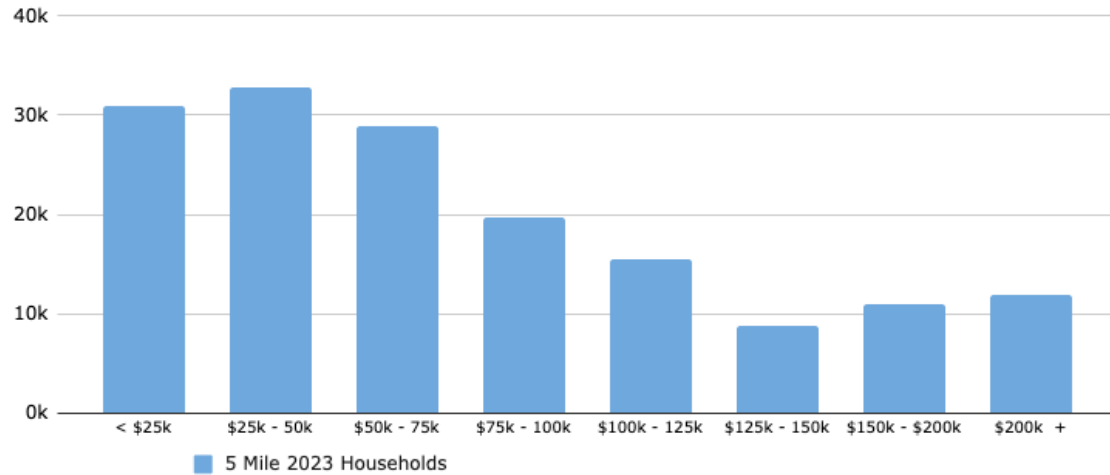
HOUSING TYPE



DEMOGRAPHICS

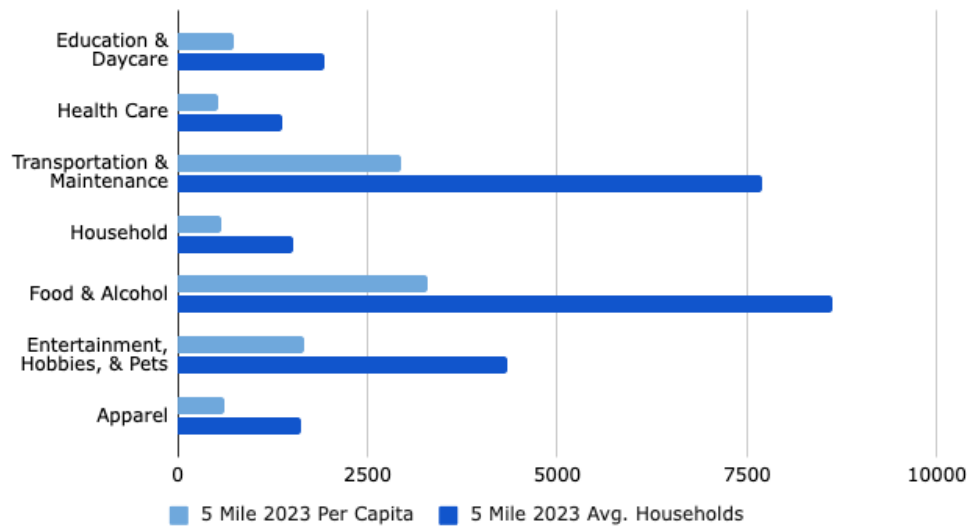
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

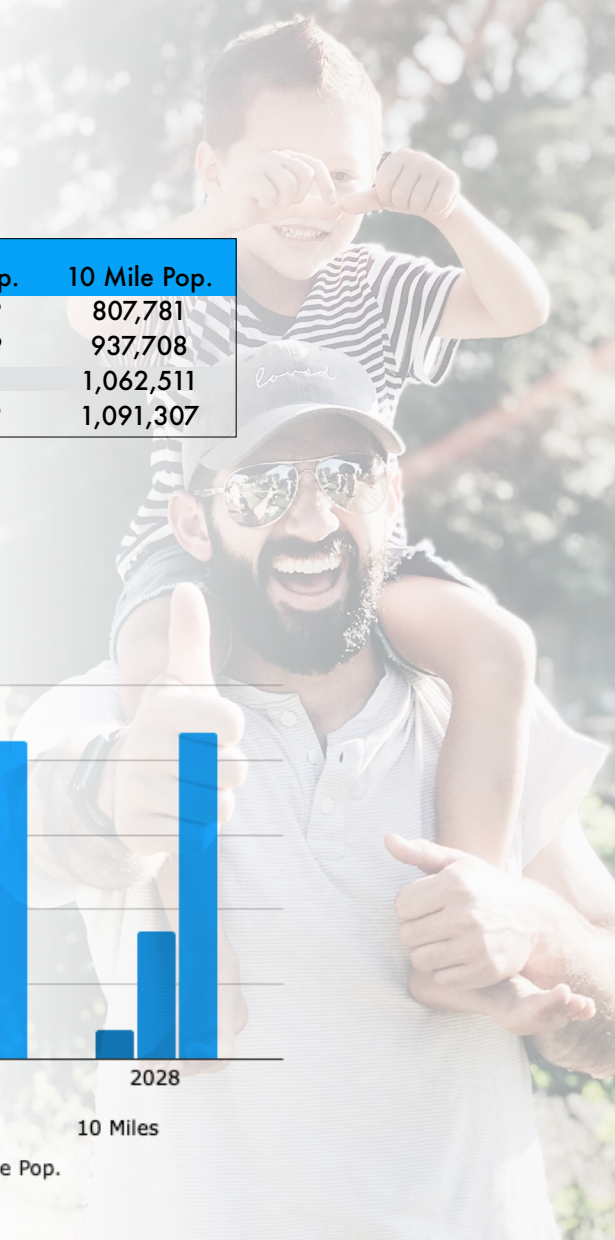
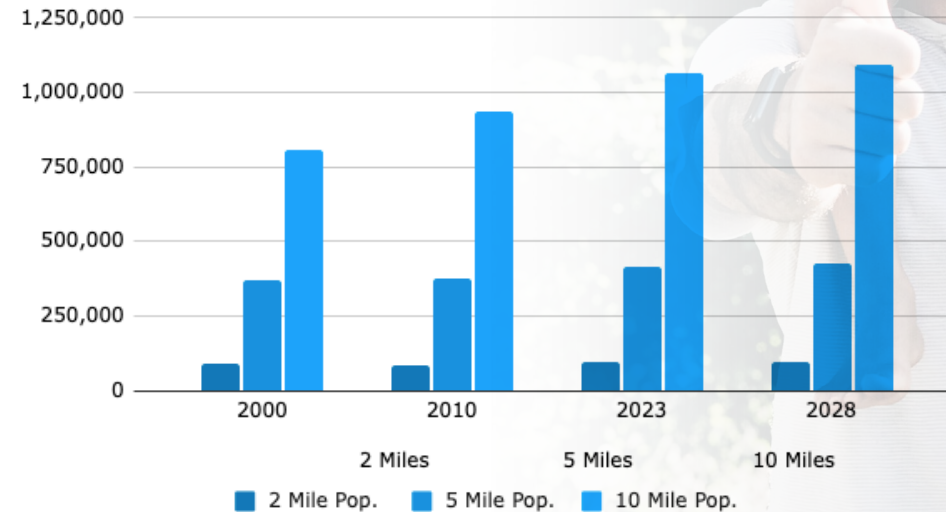


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	89,982	371,539	807,781
2010	86,521	373,379	937,708
2023	95,957	417,093	1,062,511
2028	98,395	427,859	1,091,307

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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CENTURY 21

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ETHEL WAY

FRUITRIDGE ROAD

SALE

CENTURY 21
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