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CENTURY 21
Select Real Estate, Inc



AVAILABLE FOR LEASE

640 CAROL DRIVE #120
GALT, CA 95632
+/- 1080 SF
\$2.25 PSF + NNN



Freeway Visible Retail Space Available Galt CA



THE PROPERTY

 640 CAROL DRIVE #120, GALT, CA 95632

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



GALT
CITY OF GALT
APN: 150-0042-
092-0000



+/- 1,080 SF



**HC -
Highway
Commercial**





**RETAIL
FREEWAY
VISIBILITY**





**\$2.25 PSF
+ NNN**

 This freestanding Multi Tenant Retail Property is located within the **City of Galt** and is located near the **HWY 80** On/Off Ramp and **Carol Drive**.

 This building offers **+/-1080 SF** of **retail space**

 The building is zoned **Highway Commercial (HC)**. Please verify uses with the municipality.

 The **Neighborhood Center** allows for traditional retail uses. The Property provides a tremendous **glass window line** to display products, outstanding **street exposure**, ample parking, convenient **freeway** access, and much more.

 The asking rent is **\$2.25 + NNN**.

CENTURY 21
Real Estate Group, Inc.

FOR LEASE



CAL-WASTE RECOVERY SYSTEMS BidRL.com
DC DRY CREEK CONSTRUCTION
NORTHWOOD CONSTRUCTION NC

CARDINAL CG GALT

METRIE EL & EL Wood Products

MY BMD

BMD Training Center

PASTOSA by Lucia

Days Inn BY WYNDHAM

LAQUINTA BY WYNDHAM

Emerald Vista Park

GALT MINI STORAGE

Galt City Police Department

GIDDENS BROTHERS PLUMBING & HVAC

BW Best Western

ARCO

640 CAROL DRIVE GALT CA 95632

99

Canyon Creek Park

UNITED STATES POSTAL SERVICE

NAPA

CAROL DRIVE

AMADOR AVE

AMADOR AVE

AMADOR AVE

76 Jamba Juice indian kitchen EXPRESS

Chevron

West Coast Sourdough

STORAGE 99 HIGHWAY 99 SELF STORAGE





THE BUILDING

- This **free-standing building** was constructed in **2007** and offers a flexible layout for various businesses with a **large glass front window line** to showcase products.
- The building has **+/-1,080 SF** of **retail** space. The property sits on **+/-0.44 Acres** and there is visibility from the freeway.
- The building is located near **many shops** and amenities, housing, and other **retail/office users** alike.
- The interior of the building is in a warm-shell condition with **a restroom** already installed. **An open floor plan** allows for creativity within the space, and the new tenant will benefit from the **nice synergistic tenant mix** the center brings
- The traditional retail **center allows** for a multitude of retail/office users. The synergistic tenant mix coupled with the ample parking and **heavy daytime traffic** make this an ideal location for a variety of **commercial uses**





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: Galt, 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.



SOUTH

99

99

NORTH

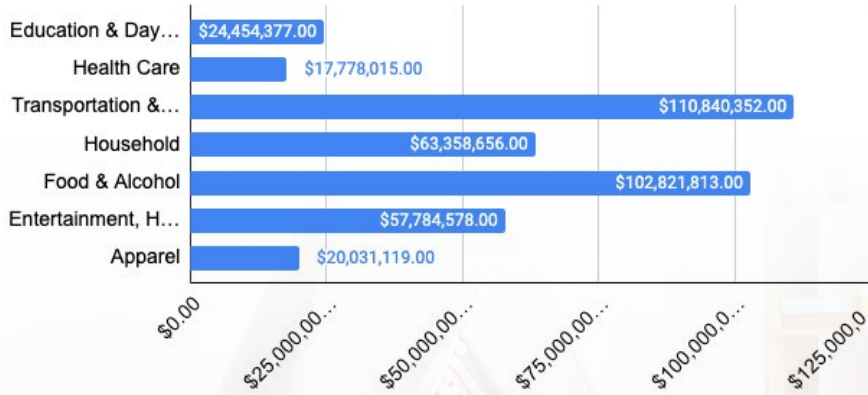
FREWAY OFF



DEMOGRAPHICS

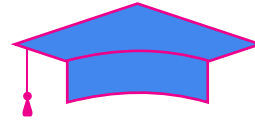
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



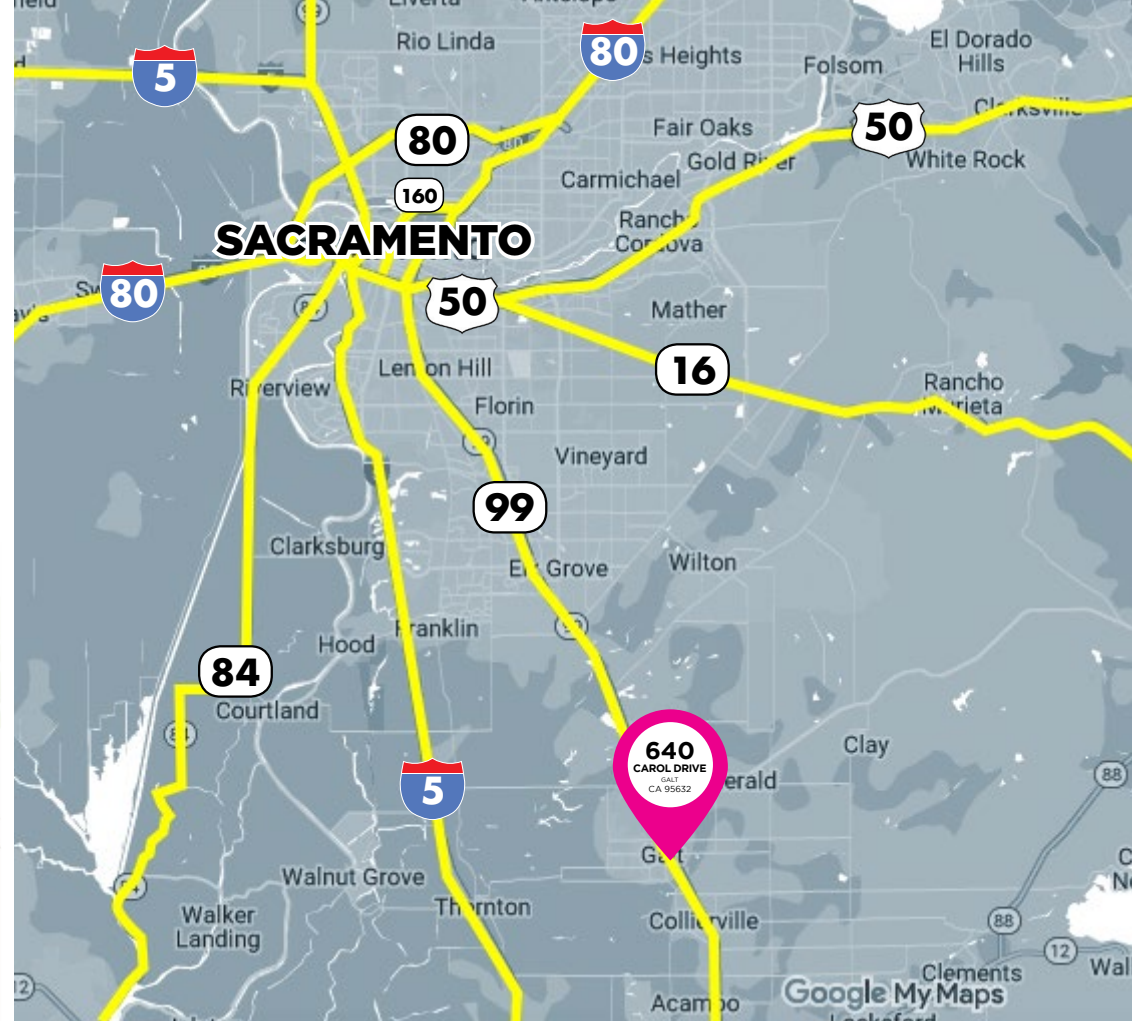
- 35%** Some College, No Degree
- 12%** Bachelor's Degree
- 26%** High School Graduate
- 5%** Advanced Degree
- 17%** Some High School, No Diploma
- 5%** Associate Degree

HOUSE HOLD INCOME

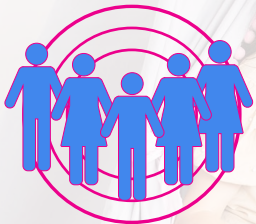


5 mile 2023 Households

< \$25K	1,214
\$25K - 50K	1,842
\$50K - 75K	1,442
\$75K - 100K	1,183
\$100K - 125K	1,794
\$125K - 150K	790
\$150K - 200K	1,129
\$200K+	773



RESIDENT POPULATION



5 mile Population 2023

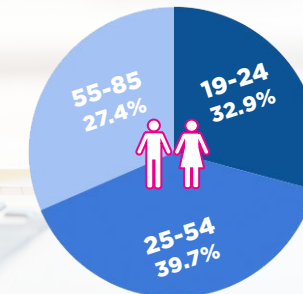
2010	25,330
2023	32,330
2028	32,931

TRAFFIC COUNT



-/+ 79,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	8,724
5 mile	10,167
10 mile	33,500



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 team 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 team 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. Team Mueller 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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CAROL DRIVE



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