



# AVAILABLE FOR SALE

**6955 STOCKTON BLVD**  
**Sacramento, CA 95823**

**-/+12,400 SF on -/+0.35 Acres**  
**\$2,990,000.00**



## DANIEL MUELLER

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Cal DRE#01829919

**CENTURY 21**  
Select Real Estate, Inc.



***Highly Visible Retail and Automotive Building for Sale***





# THE PROPERTY

 **6955 Stockton Blvd Sacramento, 95823**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Sacramento**  
**Sacramento**  
APN: 043-022-0032



**-/+12,400 SF**  
**Building**  
**-/+0.88 Acres**



**SC- Shopping**  
**Center**



**Retail and**  
**Automotive**  
**Building**



**\$2,999,000.00**



This freestanding retail/automotive repair building is located within the **county of Sacramento** and is in close proximity to major retailers.



This building **+/-12,400 of retail / auto repair** with **roll-up doors** and secured by the **fenced and gated yard**.



The building is zoned **Shopping Center (SC)**.



The asking price is \$2,990,000.00 NNN.

CENTURY 21  
Real Estate Group, Inc.

**FOR SALE**







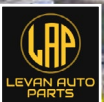
TÂY HỒ



85°

Genoa Healthcare

Sunrise Halal Market



Kikis Food Truck

WELLS FARGO



6955 STOCKTON BLVD  
SACRAMENTO  
CA 95823



Walmart

GameStop

Star Beauty Supply

AFFORDABLE DENTURES & IMPLANTS

Falling Prices



Umrah Event Center

Gold USA



verizon

Public Storage



Muffler Tech



STOCKTON BLVD

FLORIN RD

65TH ST

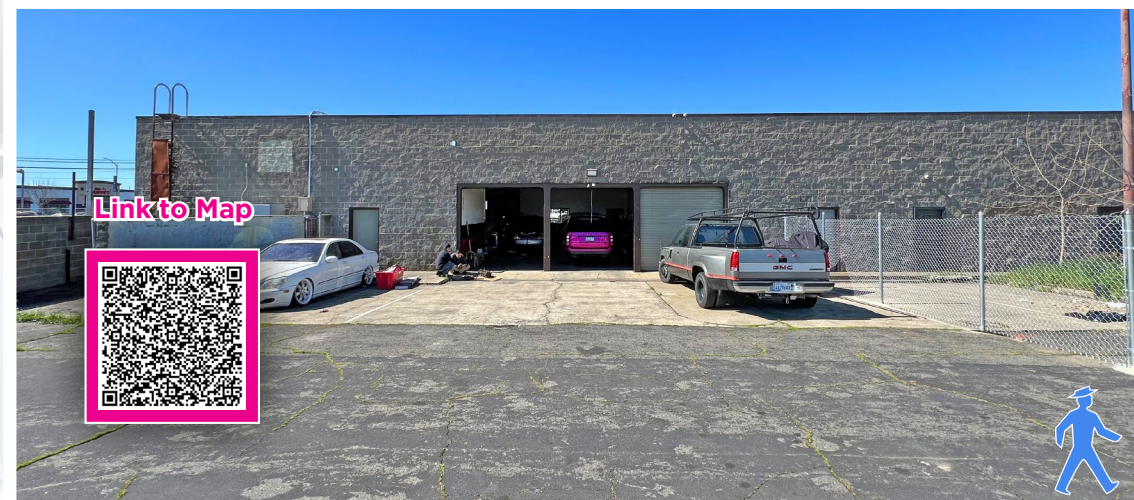
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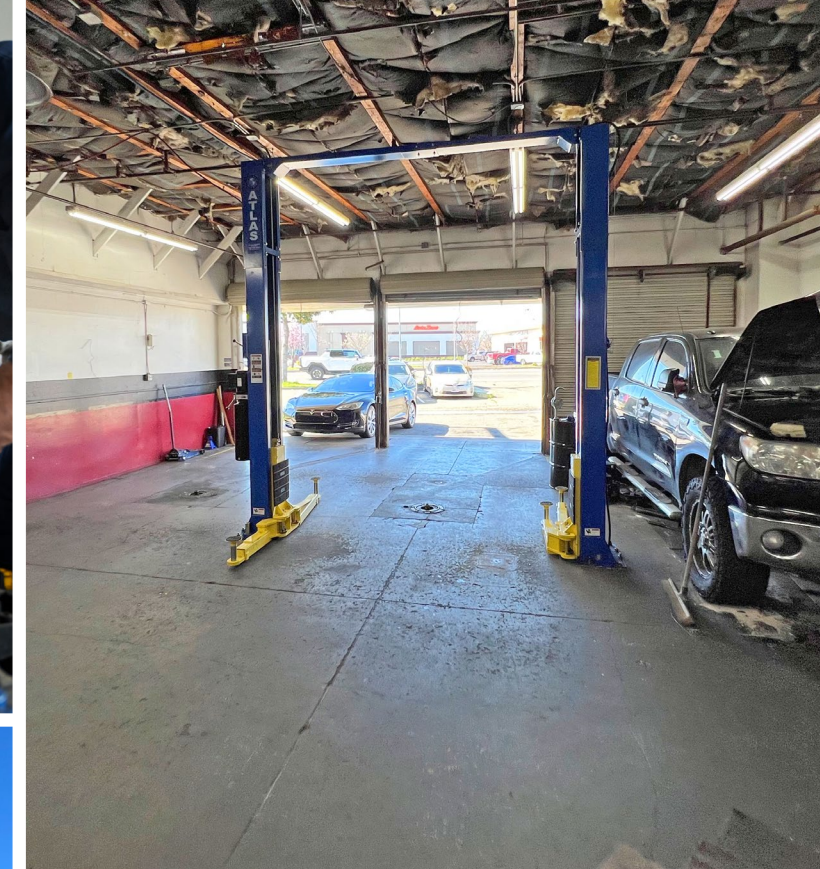


# THE BUILDING

- This **multi-tenant retail building** was constructed in 1989 and is now being offered for Sale.
- The building consists of +/-12,400 SF of retail and automotive repair space.
- The property has seven retail spaces with a variety of users ranging from mobile phone and restaurant tenants to hair supply and automotive repair.
- The building offers the opportunity to penetrate the desirable south Sacramento marketplace.









# VALUATION

				Actual (Monthly)							
Rent Roll	Suite	Start	End	USF		Vacant SF	Rent/USF	Rent/RSF	Rent	CAM	Total
Lugo Auto	H		1/31/2016	4,450	4,450	0		\$1.29	\$5,750.00	\$667.50	\$6,417.50
Family Chiropractic	G		11/30/2014	1,010	1,010	0		\$1.71	\$1,724.00	\$151.50	\$1,875.50
Salah Mobile	F		3/3/2017	1,010	1,010	0		\$1.70	\$1,717.00	\$151.50	\$1,717.00
Barber Shop	E		11/30/2016	1,010	1,010	0		\$1.71	\$1,724.00	\$151.50	\$1,724.00
Mind My Business	D			1,010	1,010	0		\$1.71	\$1,717.00	\$151.50	\$1,868.50
Mexican Restaurant	C			1,010	1,010	0		\$2.52	\$2,550.00	\$151.50	\$2,701.50
Vacancy	A+B			2,500	2,500	2,500		\$0.00	\$0.00	\$0.00	\$0.00
Sub Total					12,000	2,500			\$15,182.00	\$1,425.00	\$16,304.00
Additional Income											
Total											\$16,304.00

## INCOME AND EXPENSE STATEMENT

Annual Income NET

\$182,184.00

Net Operating Income

\$182,184.00

Sale Price: 6.0%

Cap Rate Stabilized Value

\$2,999,000.00

Price Per RSF

\$249.91

Price Per Total Lot SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections,

opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 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.

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.

The corridor is home to a wide range of small, often family-owned businesses, reflecting the diverse cultural makeup of the surrounding neighborhoods.

Compared to other areas in Sacramento, and especially to the Bay Area, South Sacramento often offers more affordable real estate and business opportunities. This lower entry point can make it attractive to investors.

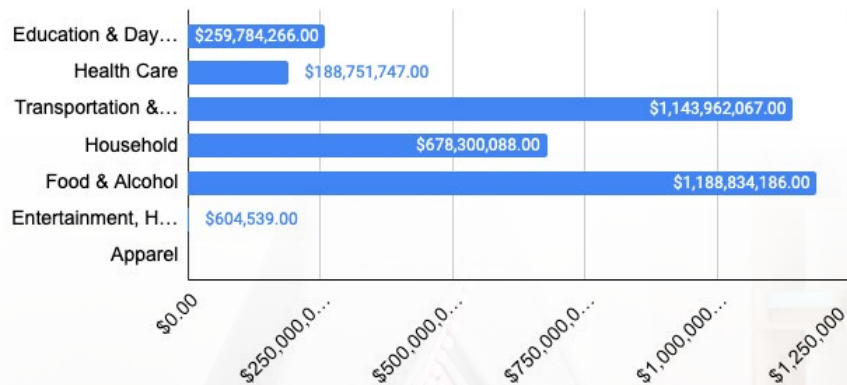




# DEMOGRAPHICS

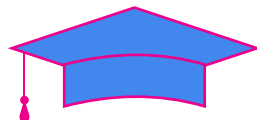
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



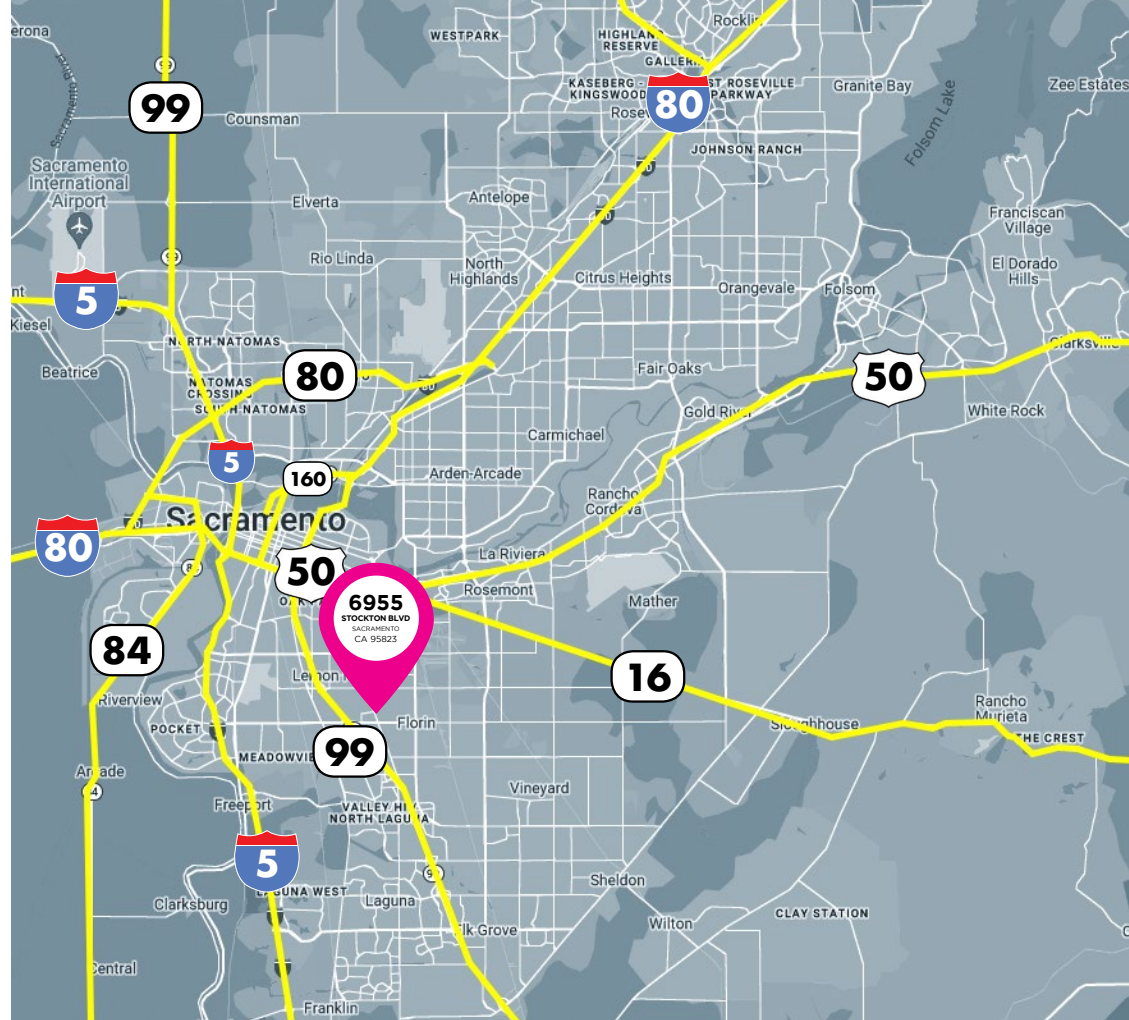
- 30% Some College, No Degree
- 21% Bachelor's Degree
- 18% High School Graduate
- 18% Advanced Degree
- 8% Some High School, No Diploma
- 7% Associate Degree

## HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	23,750
\$25K - 50K	22,952
\$50K - 75K	22,450
\$75K - 100K	17,132
\$100K - 125K	15,754
\$125K - 150K	1,015,509,211
\$150K - 200K	9,211
\$200K+	9,701



## RESIDENT POPULATION



5 mile Population 2023

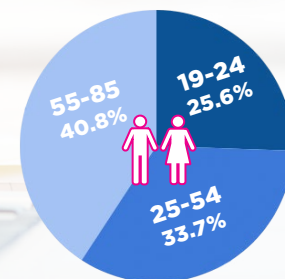
2010	32,633
2023	32,982
2028	33,036

## TRAFFIC COUNT



-/+ 29,669

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	28,121
5 mile	130,429
10 mile	358,820





# 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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