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CENTURY 21
Select Real Estate, Inc.



AVAILABLE
FOR SALE

701 HOWE AVE Unit G
Sacramento, CA 95825

-/+ 6,096 SF
\$850,000

SUBJECT

Income Generating Opportunity Available in Sacramento, CA



THE PROPERTY

 **01 HOWE AVE Unit G, SACRAMENTO, CA 95825**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



-/+ 6,096 SF



**BP (PC)
Business
Professional
Office/Parkway
Corridor**



**General Office
Delivered with
50% occupancy**



\$850,000



Turnkey Office with Fixtures

Abundant parking



Professional office building with luxurious finishes throughout

Abundant natural light



Bathrooms



Convenient Interstate 80 access and Highway 50

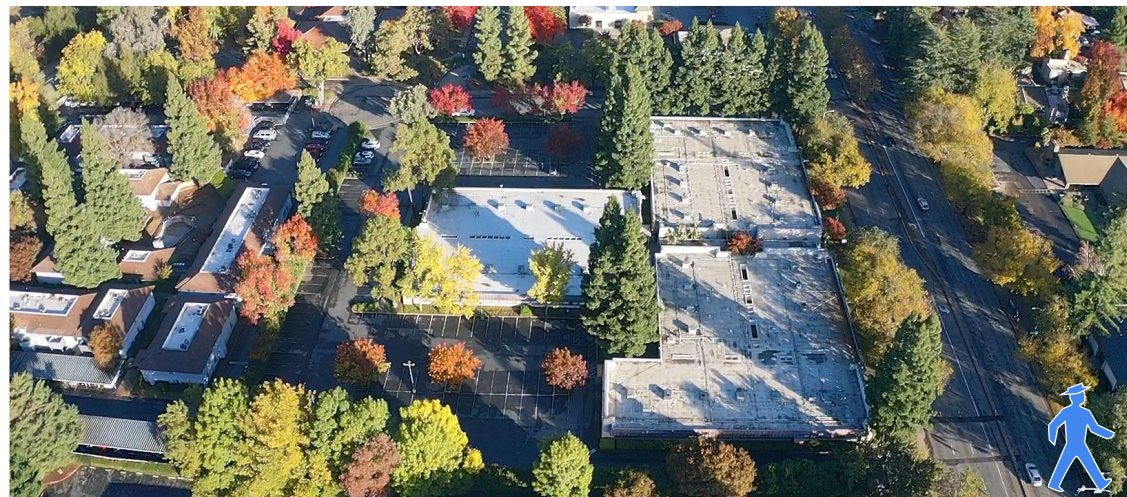
Close proximity to numerous amenities, including various dining options, grocery, and entertainment



Excellent Demographics

CENTURY 21
Real Estate, Inc.

FOR SALE





CAL EXPO

Greer Elementary



Marshalls



dd's DISCOUNTS



Sushi Hook

**701 HOWE AVE.
SACRAMENTO
CA 95825**

Glenn Hall Park

AMERICAN RIVER

Wanston Park



Mosaic Law Congregation

Raley's



CVS



UC Davis Pediatric Cardiology

FAIR OAKS BLVD.

HOWE AVE. +/- 41,000 VPD



POKE NOKE

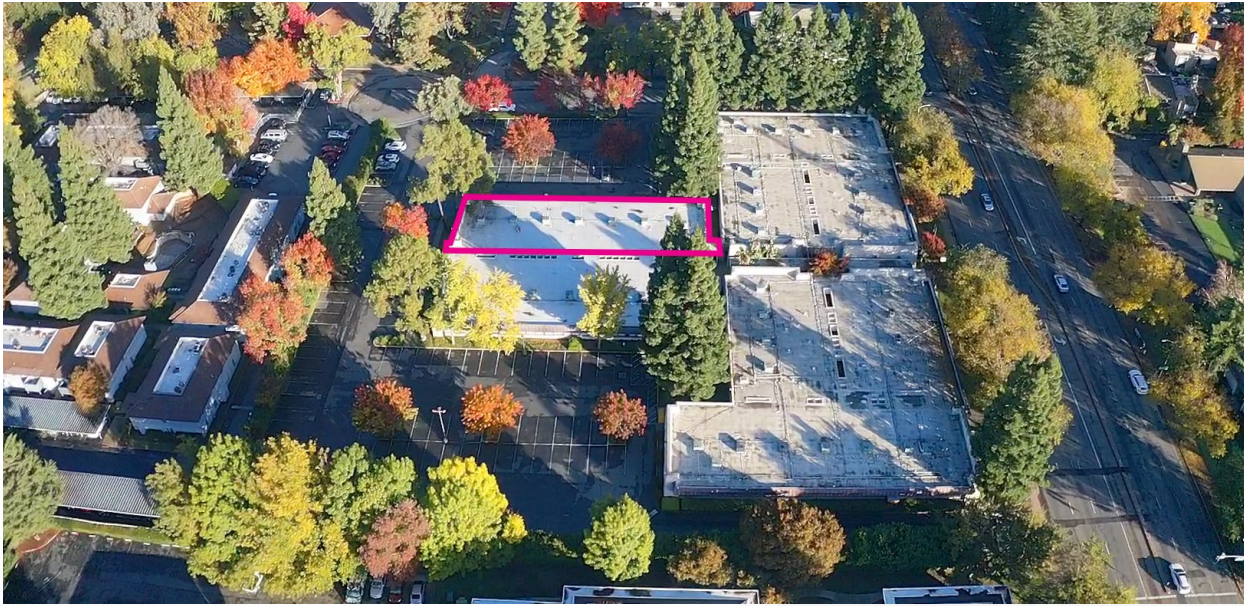


Wildwood KITCHEN & BAR



PIATTI





THE BUILDING

- Century 21 Select Real Estate, Inc is pleased to present 701 Howe Ave Unit G the +/- 6,096 square foot office building located in Sacramento CA, for sale to qualified users and investors. Located in the ever-growing community of Sacramento County. 701 Howe Ave is located nearby to multiple retail amenities, including Howe Bout Arden, Arden Fair Mall, Cal Expo, The Boulevard, The UV, and more. The asset is conveniently accessible to East and Westbound Interstate 80 and to Highway 50, further qualifying it as a prime location.
- Located near Interstate 80, the building is located near the intersection of Howe Avenue and Northrop Avenue. Howe Avenue is a busy thoroughfare with professional offices and multitudes of retail and an Abundance of executive and employee housing just minutes from the property.



FLOOR PLAN

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 64, RANCHO DEL PASO

294-029

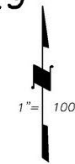
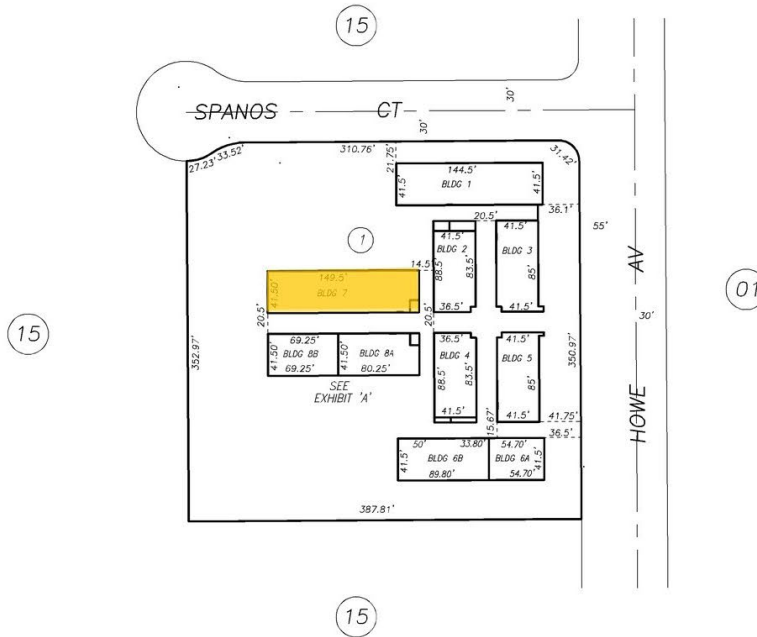


EXHIBIT 'A'
294-0290-001

unit no. sub no.
Bldg 1-----0001
Bldg 2-----0002
Bldg 3-----0003
Bldg 4-----0004
Bldg 5-----0005
Bldg 7-----0007

BUILDING 8
294-0290-001-0008
Bldg 8A-----0010
Bldg 8B-----0011

BUILDING 6
294-0290-001-0006
Bldg 6A-----0012
Bldg 6B-----0013



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.

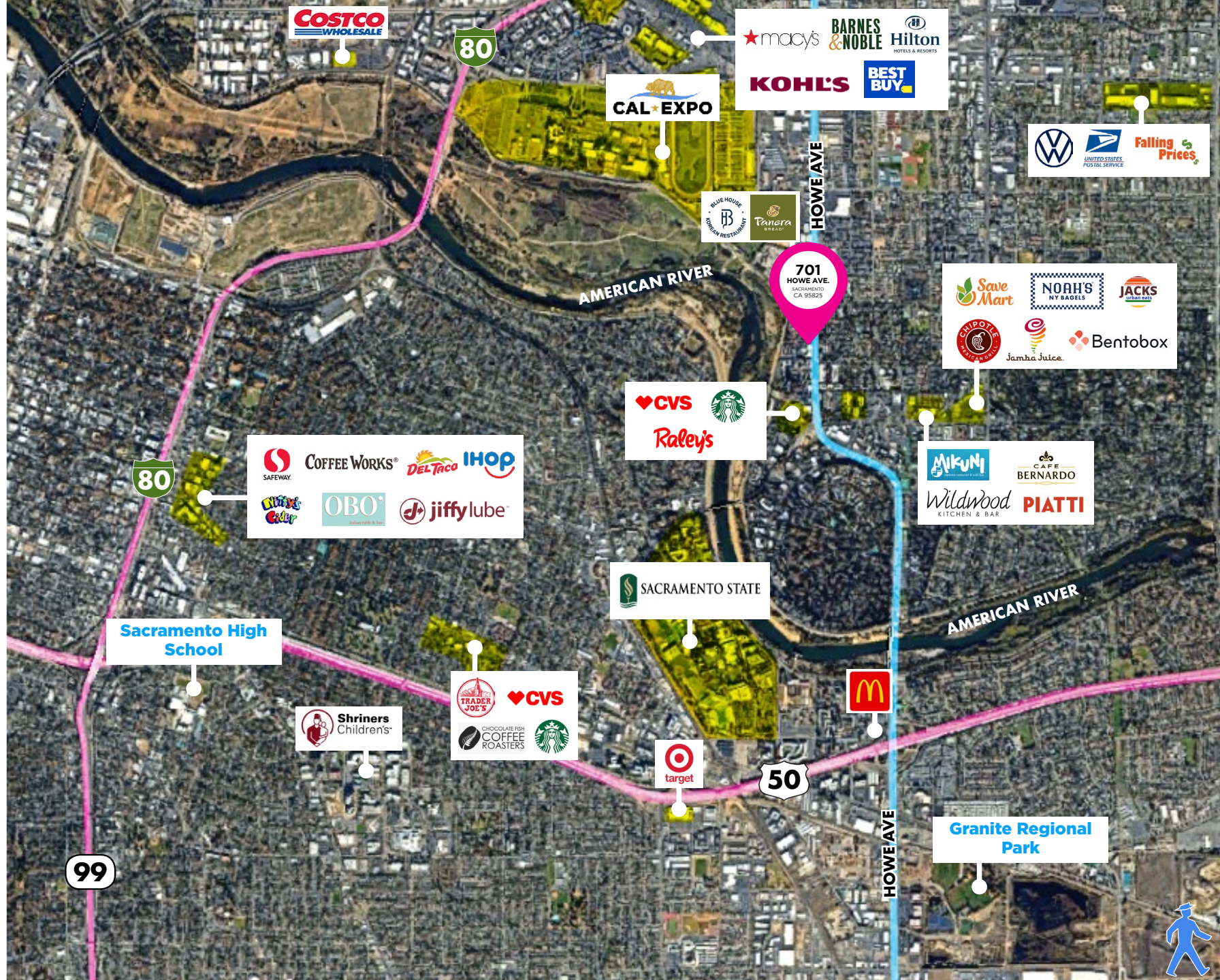
This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

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.

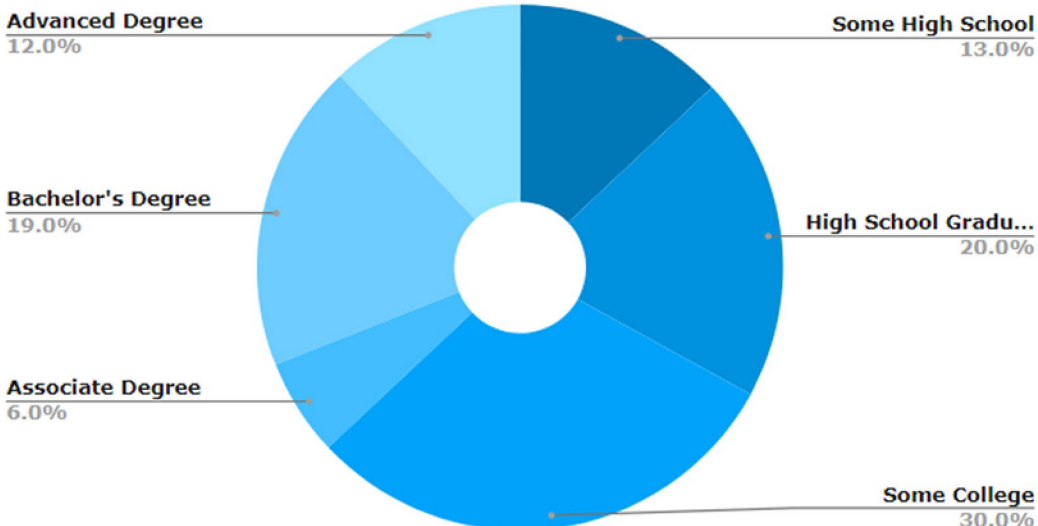
With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

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.

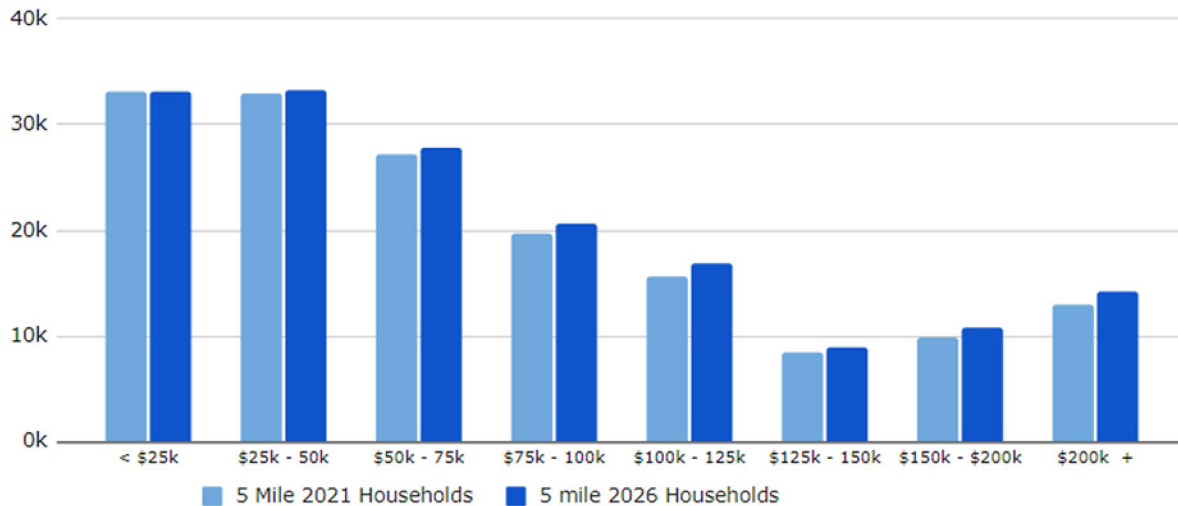


DEMOGRAPHICS

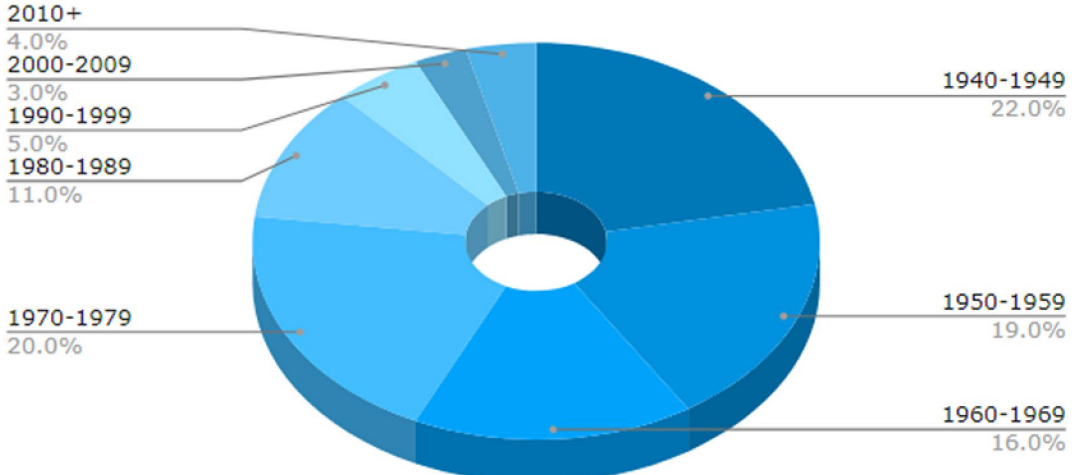
Educational Attainment



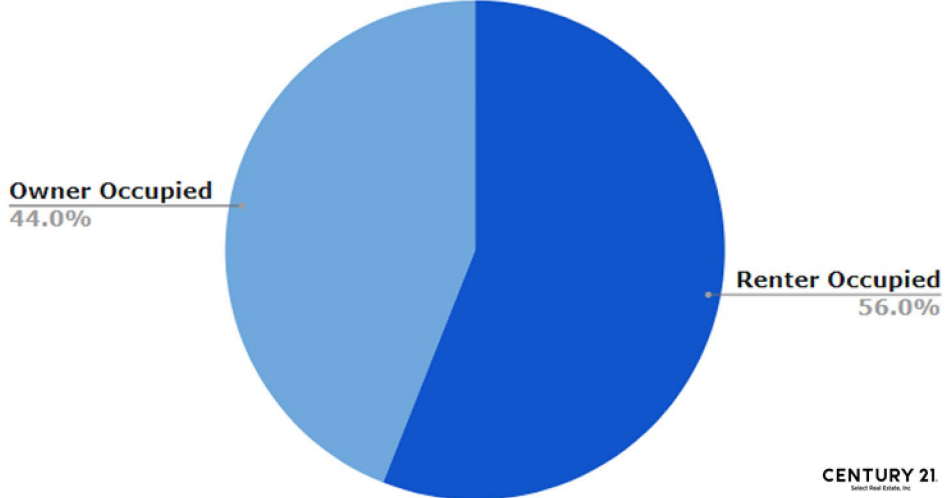
Monthly House Hold Income



Homes Built By Year

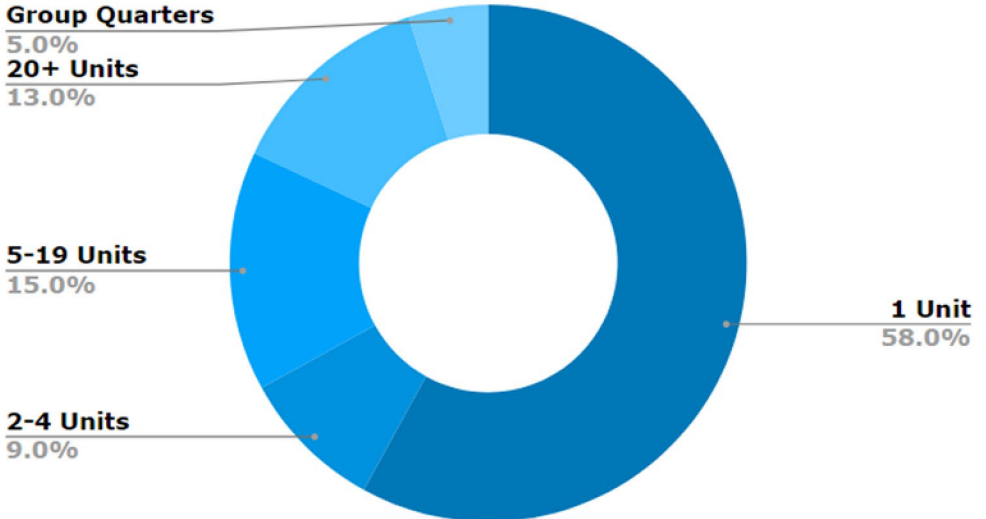


Housing Occupancy



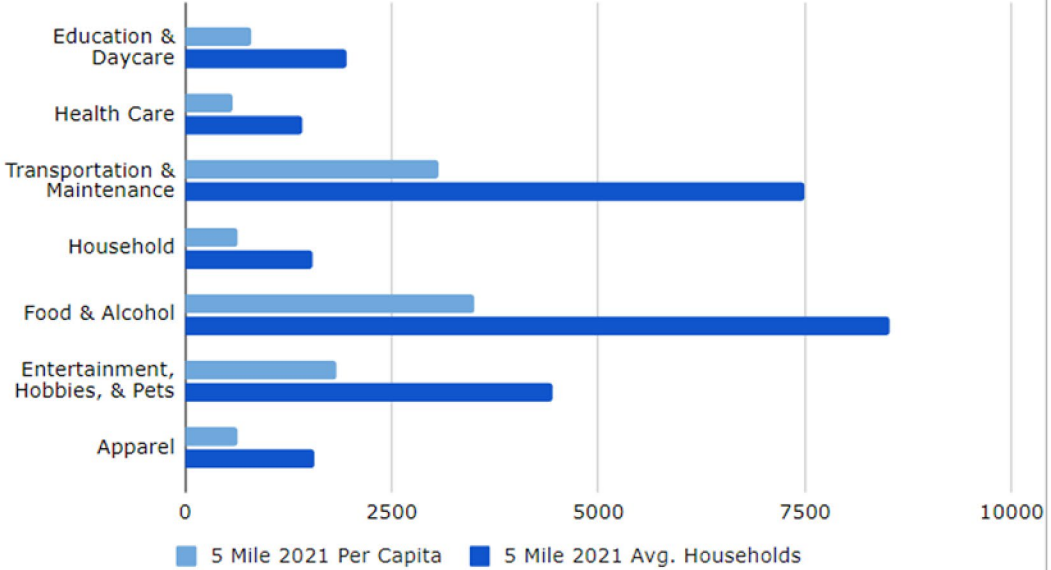
DEMOGRAPHICS

Housing Type

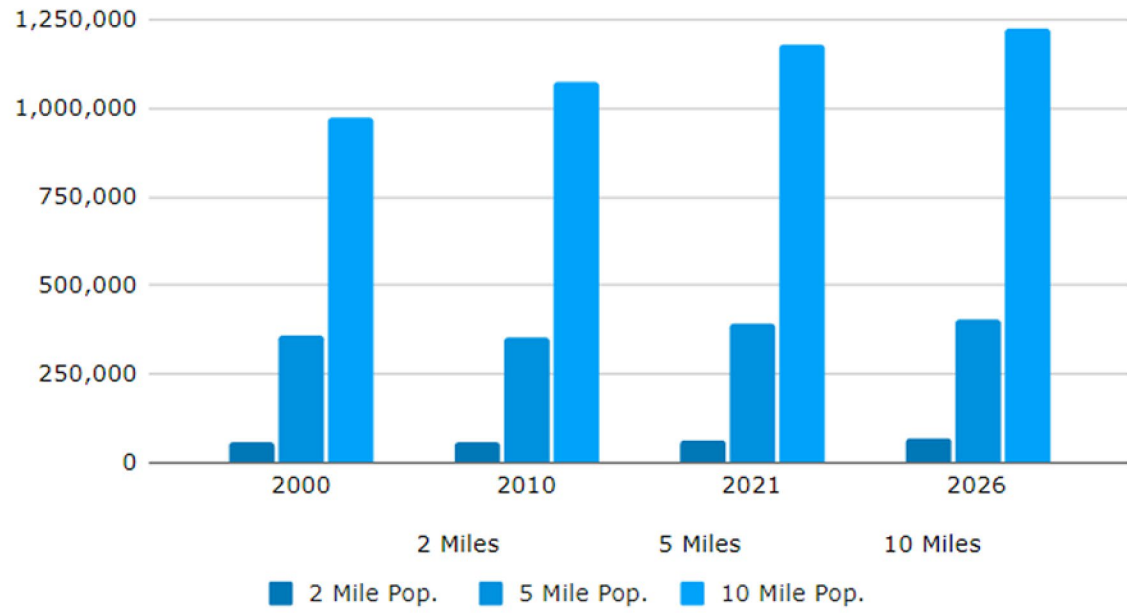


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	57,291	359,574	976,574
2010	57,470	354,344	1,078,682
2021	63,650	389,765	1,184,461
2026	66,005	403,760	1,225,971

Per Capita & Avg. Household Spending



Population



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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SUBJECT



SALE

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