

CENTURY 21
Select Real Estate, Inc.



BELLEVUE AVE

AVAILABLE
FOR LEASE

7200 FRUITRIDGE RD.
SACRAMENTO, CA. 95820
-/+ 1,000 SF. AVAILABLE

DANIEL MUELLER

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Cal DRE# 01829919

SUBJECT

AVAILABLE

PRICE REDUCTION

FRUITRIDGE RD. ADT. -/+ 24,000

Tremendous Fruitridge Rd. Opportunity With Street Frontage

THE PROPERTY

7200 FRUITRIDGE RD. SACRAMENTO, CA. 95820

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SOUTH EAST
SACRAMENTO

APN: 027-0052-011



-/+1,000 SF



C 2
GENERAL
COMMERCIAL



SOFT GOODS
RETAIL



\$ 1.50 PSF
Modified Gross



7200
FRUITRIDGE RD



99



65TH ST. EXPY



thrift store

POTENT STICKS
& PASTA IMPORTS

ALCOTT DR.

EZ TIRES
& AUTO REPAIR

71st ST.



7200
FRUITRIDGE RD
SACRAMENTO,
CA 95820

71st ST.

FRUITRIDGE RD. ADT +/- 24,000

EMERSON RD.

BELLEVUE AVE.

7200
FRUITRIDGE RD



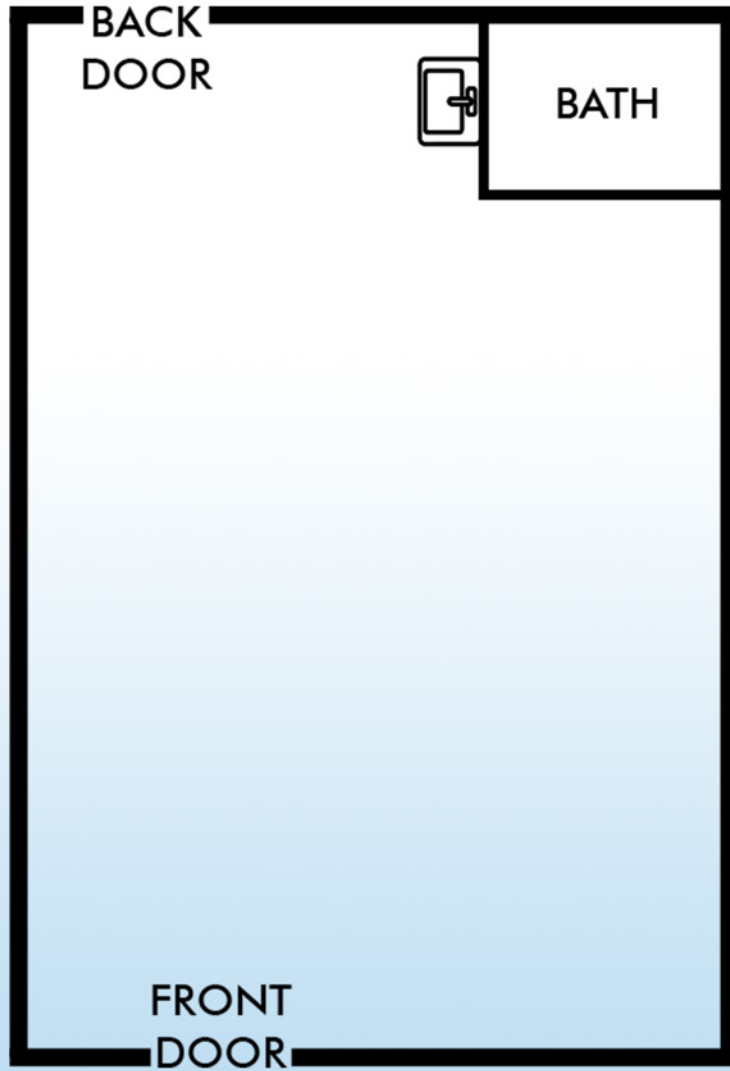
THE BUILDING

The Building is located on the eastern side of Fruitridge Rd. between Power Inn Rd. and 65th St. Expy in South East Sacramento. The subject property is strategically located near a major signalized intersection and offers convenient ingress and egress making it a popular destination.

The synergistic tenant mix coupled with the daytime foot and heavy vehicle traffic make this an ideal location for a number of retail users that want to be a part of the South East Sacramento marketplace.



FLOOR PLAN



+/-1,000 SF

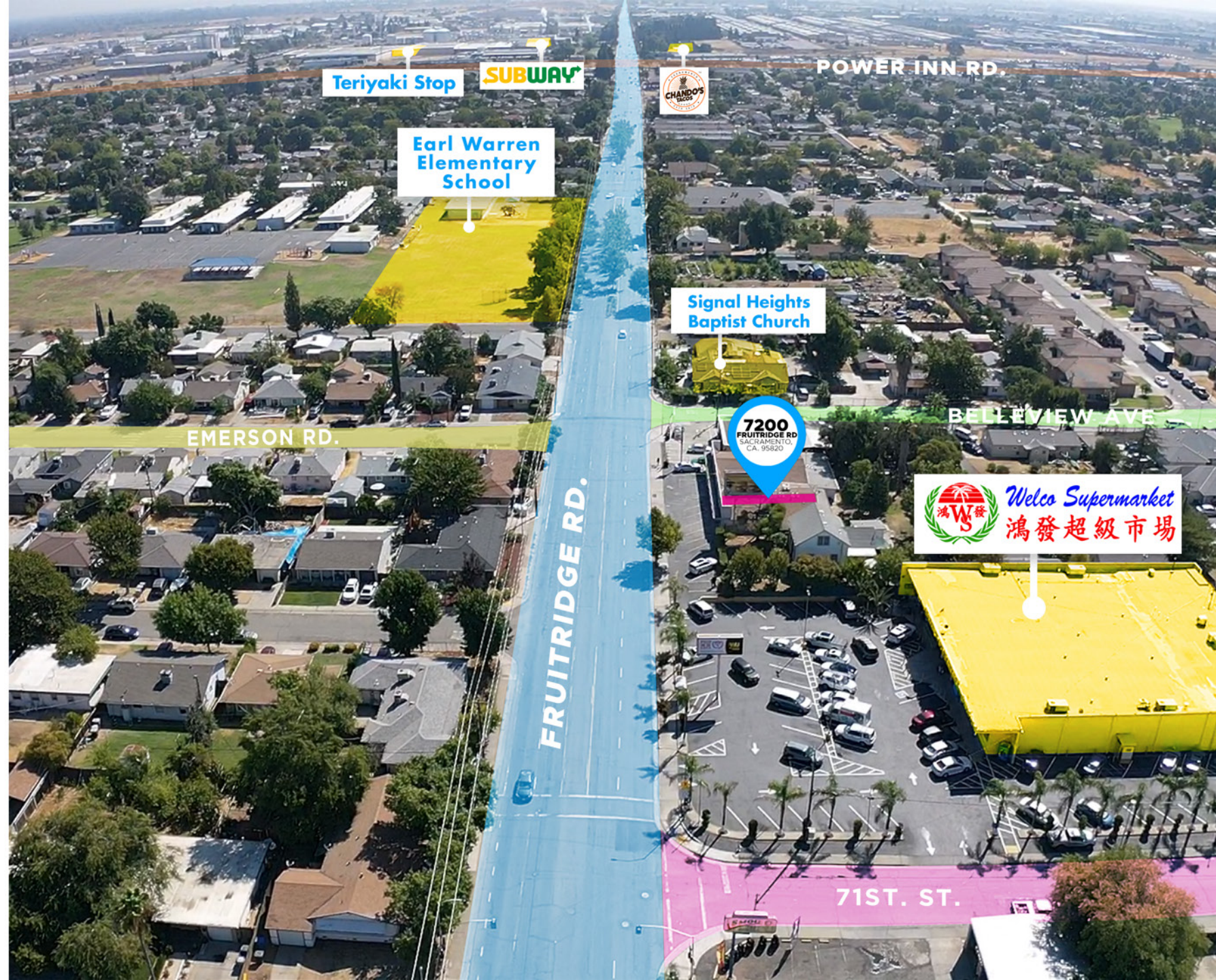
All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.



THE AREA

The subject property is located in South East Sacramento near the intersection of Power Inn Rd. and 65th St. Expy. The property is in close proximity to major Bel Air Grocery Store and Mc Donald's fast food, Gem Express car wash, and Welco Super Market. The building is located near a vast variety of residential housing in addition to lots of schools and recreational parks as well. The property is conveniently located moments from HWY 99.

Take advantage of this strategic location and exceptionally active sector of South East Sacramento.



14TH AVE.



FRUITRIDGE RD.



99

STOCKTON BLVD.

65TH ST EXPY

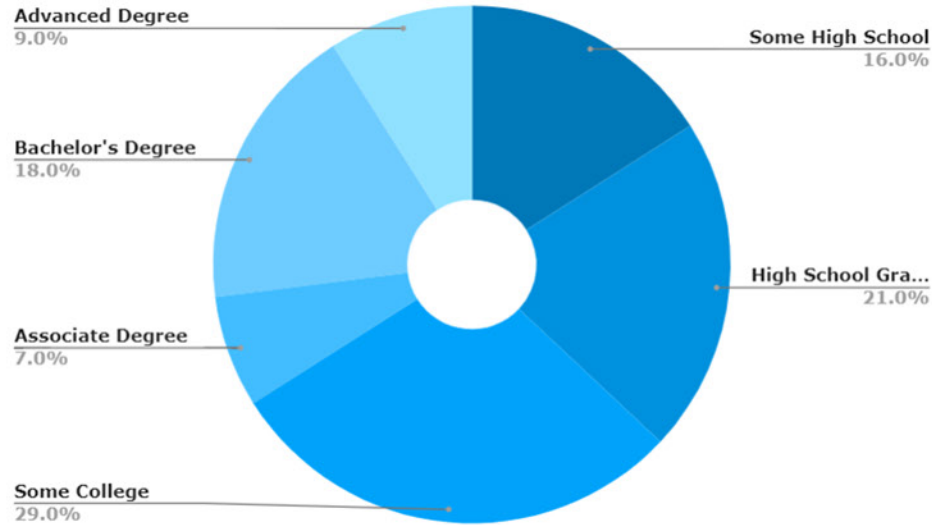
POWER INN RD



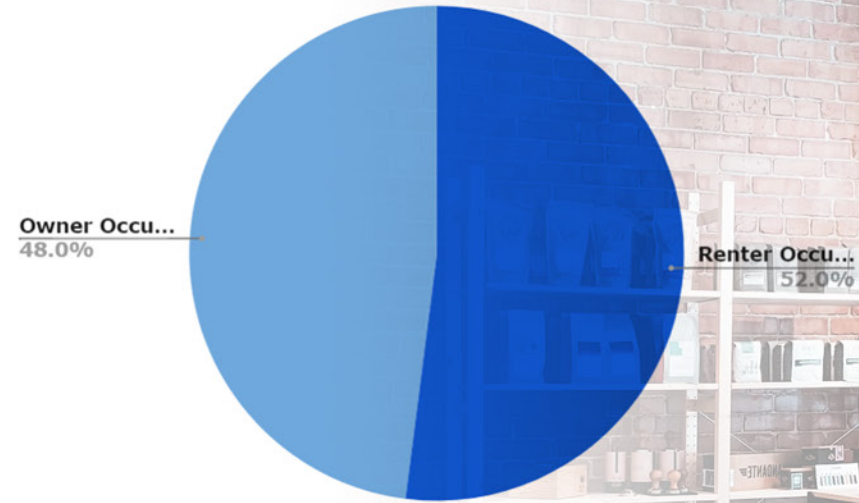
DEMOGRAPHICS

EDUCATION & HOUSING

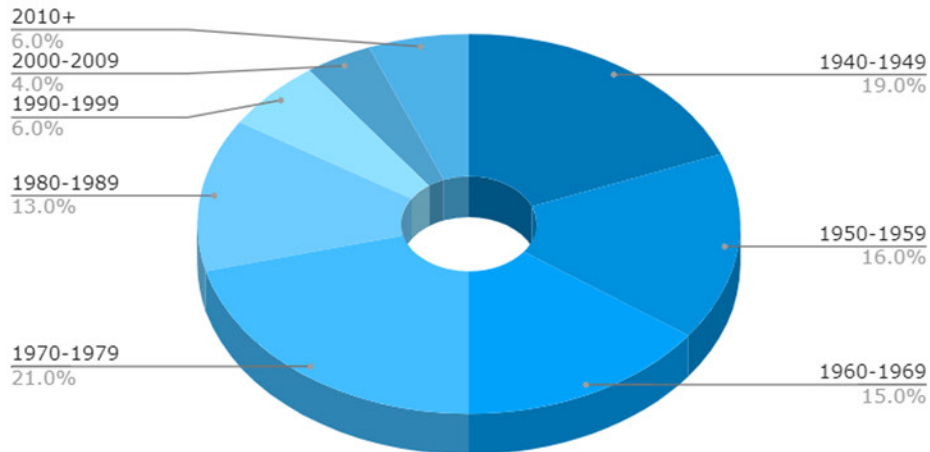
EDUCATIONAL ATTAINMENT



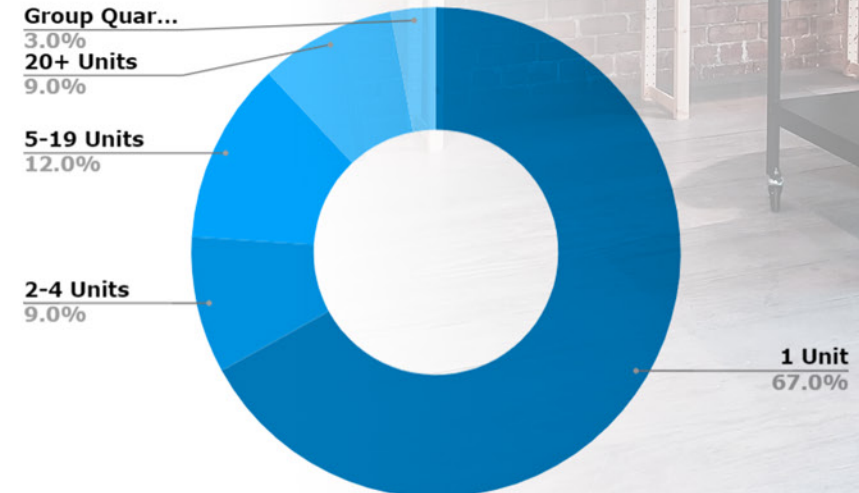
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



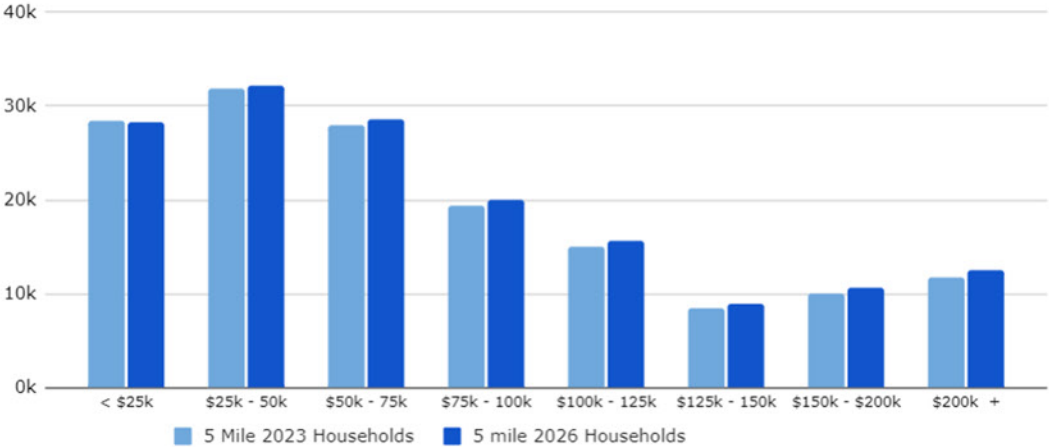
HOUSING TYPE



DEMOGRAPHICS

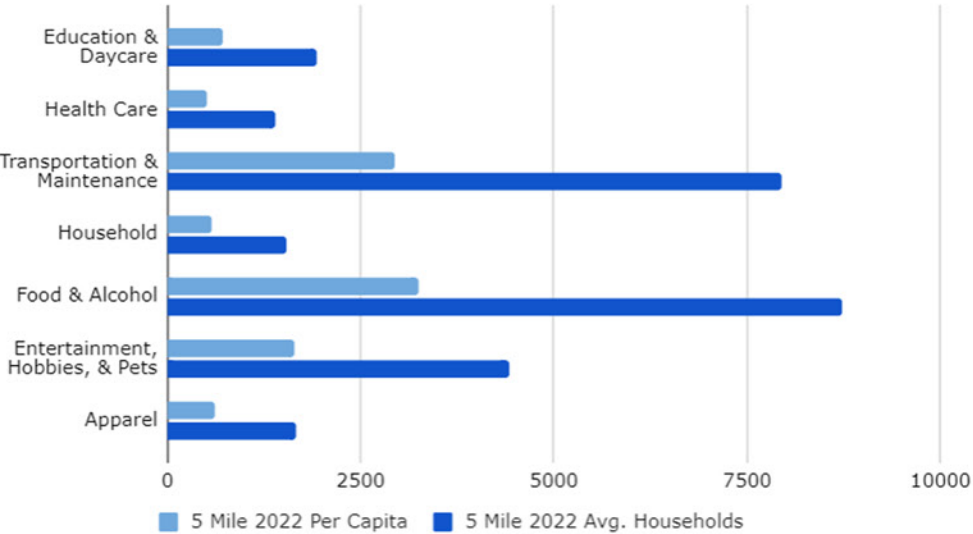
INCOME & POPULATION

MONTHLY HOUSE HOLD INCOME

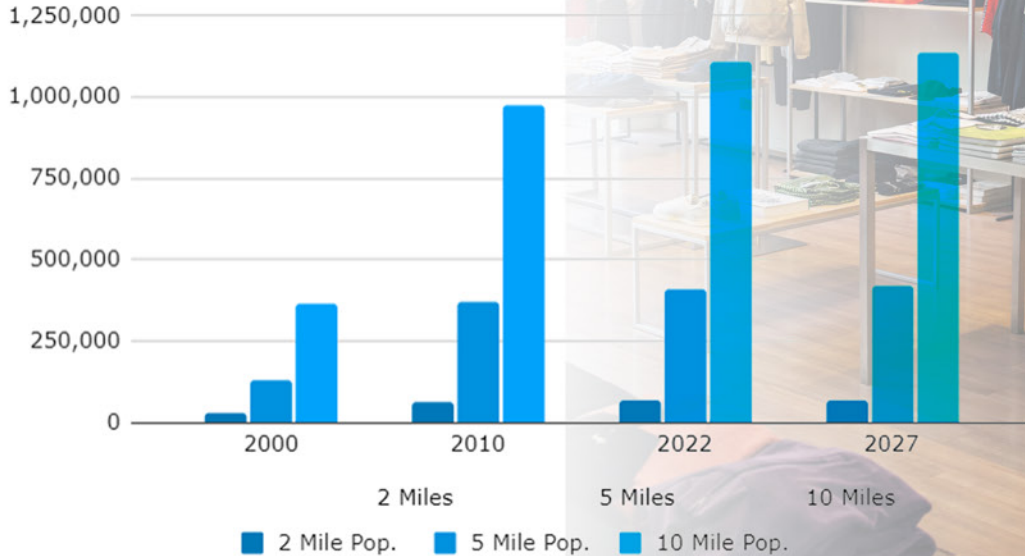


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	61,307	367,577	977,812
2022	66,838	410,846	1,107,552
2027	68,354	421,776	1,137,587

PER CAPITA & AVG. HOUSE HOLD SPENDING



POPULATION



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