

POWER INN RD +/-33,000 VPD

AVAILABLE
FOR SALE

8125 BELVEDERE AVE
SACRAMENTO, CA 95826
-/+ 9,116 SF +/-0.35 Acres

BELVEDERE AVE

NEGOTIABLE

SUBJECT

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CENTURY 21
Select Real Estate, Inc



Newly Improved M-1 • Multi-Story Building with Roll-Up Door • Power Inn & Belvedere

THE PROPERTY

8125 BELVEDERE AVE. SACRAMENTO, CA 95826

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SOUTH SACRAMENTO
APN: 061-0031-028



-/+9,116 SF
-/+0.35 Acres
400 Amp
+/-16' ceiling



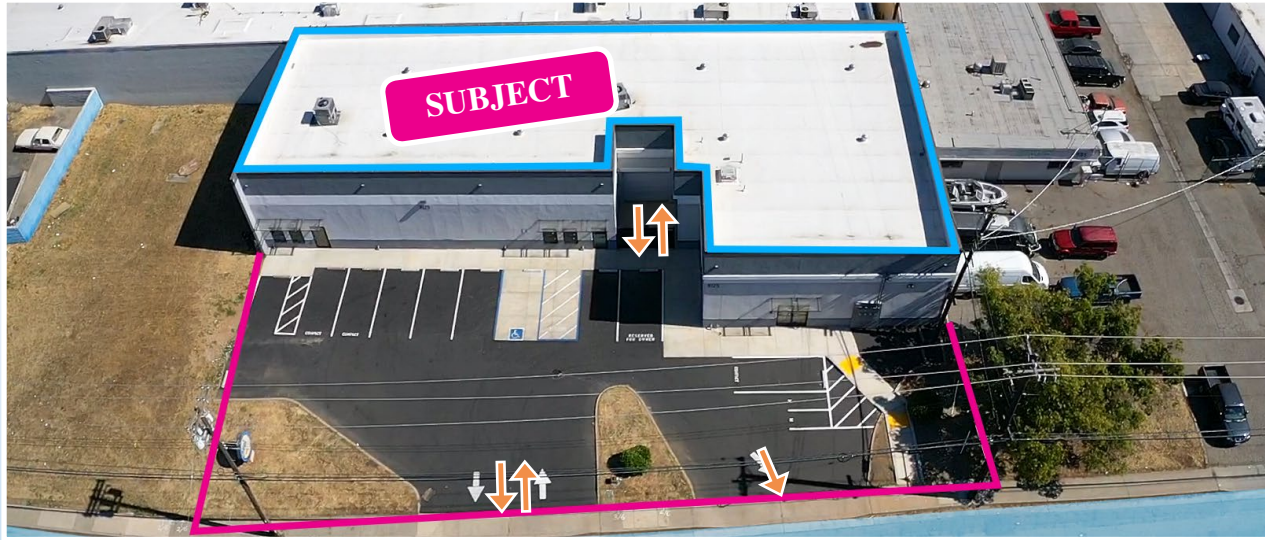
M-1 SWR
CITY OF
SACRAMENTO



INDUSTRIAL BUILDING
ROLL-UP DOOR
MEZZANIE SPACES



NEGOTIABLE



CSUS

50

THE HOME DEPOT

FOLSOM BLVD



County Court Houses

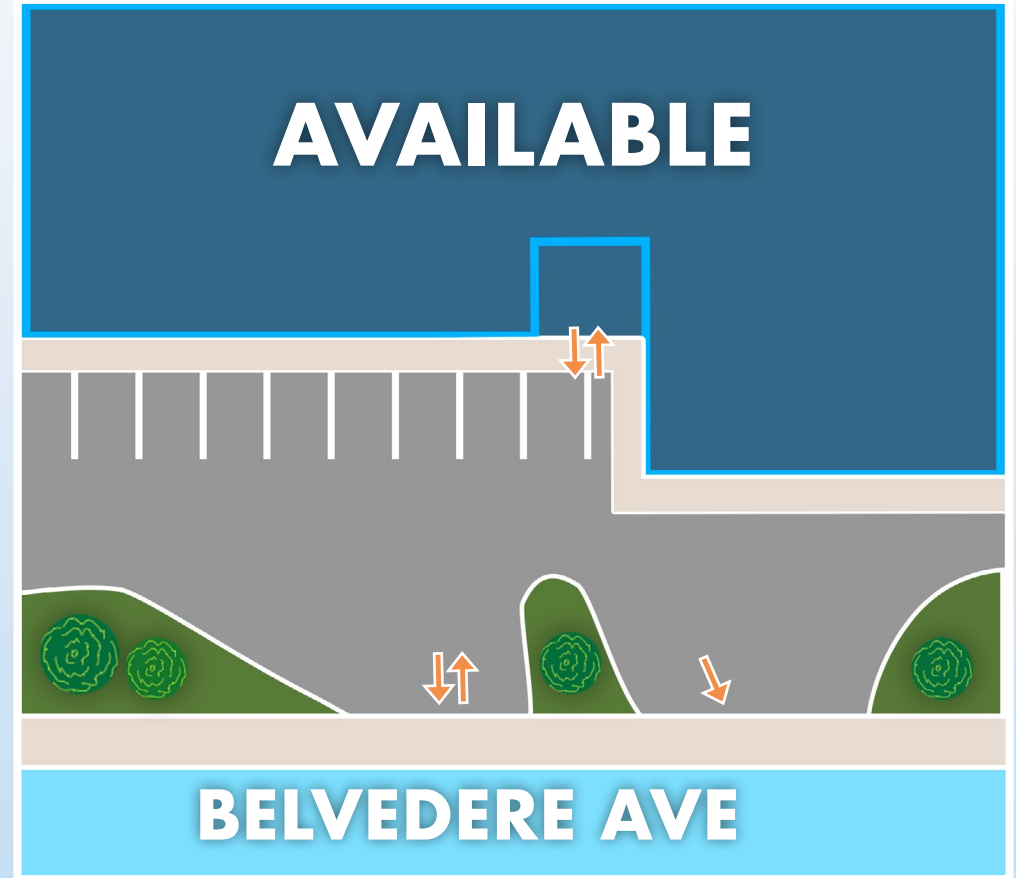
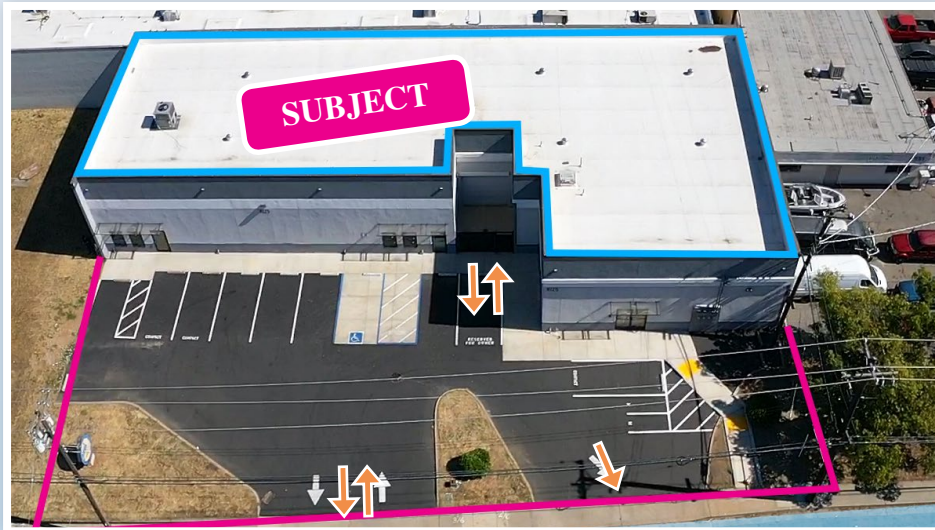
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BELVEDERE AVE



FLOOR PLAN



8125 BELVEDERE AVE.

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.

8125

BELVEDERE AVE.



THE BUILDING

This newly improved building sits within eyesight of Power Inn Rd. and Belvedere Ave. which sees over approximately 33,000 vehicles per day. This M-1 zoned building offers +/-9,116 SF of industrial warehouse with high ceilings, roll-up door, mezzanine office, freshly painted building, secured front access gate, and newly improved parking lot. This building is located within industrial business district in South Sacramento. The industrial business sector in South Sacramento has a significant economic impact on the region. It contributes to the local tax base, fosters

economic growth, and attracts investments. The sector's activities also create indirect benefits, such as increased demand for support services, suppliers, and other businesses. South Sacramento's industrial sector is increasingly focused on sustainability and innovation. Many companies are implementing environmentally friendly practices, adopting energy-efficient technologies, and exploring renewable energy sources. This emphasis on sustainability aligns with the broader goals of the region and contributes to a more resilient and eco-friendly industrial landscape









THE AREA

South Sacramento benefits from its strategic location near major transportation routes. It is situated along Interstate 5, one of the primary north-south highways on the West Coast, providing convenient access to regional and international markets. The area is also served by the Union Pacific Railroad and is in close proximity to the Sacramento International Airport, facilitating efficient movement of goods. South Sacramento hosts several industry clusters that play a significant role in its industrial sector. These clusters include manufacturing, logistics and distribution, food processing, agriculture, and construction. The region has a strong manufacturing base, with companies involved in sectors such as automotive, electronics, metal fabrication, and plastics.

The industrial business sector in South Sacramento generates a substantial number of jobs for the local workforce. The presence of diverse industries provides employment opportunities across various skill levels. Manufacturing and logistics companies, in particular, contribute significantly to job creation in the region. South Sacramento offers a favorable business environment for industrial enterprises. The area has a supportive local government that encourages economic development and works to attract and retain industrial businesses. There are industrial parks and commercial spaces available for lease or purchase, accommodating the needs of different industries.





FOLSOM BLVD

CSUS

Office DEPOT

GROCERY OUTLET

50



SHIELD STORAGE

FOLSOM BLVD

Raley's



Aviation Academy

KIKI'S



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BELVEDERE AVE

HOWE AVE

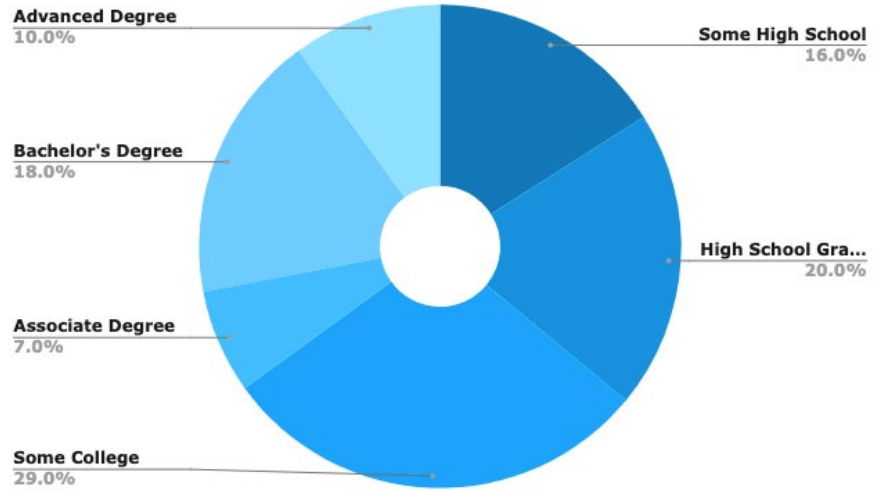
POWER INN RD

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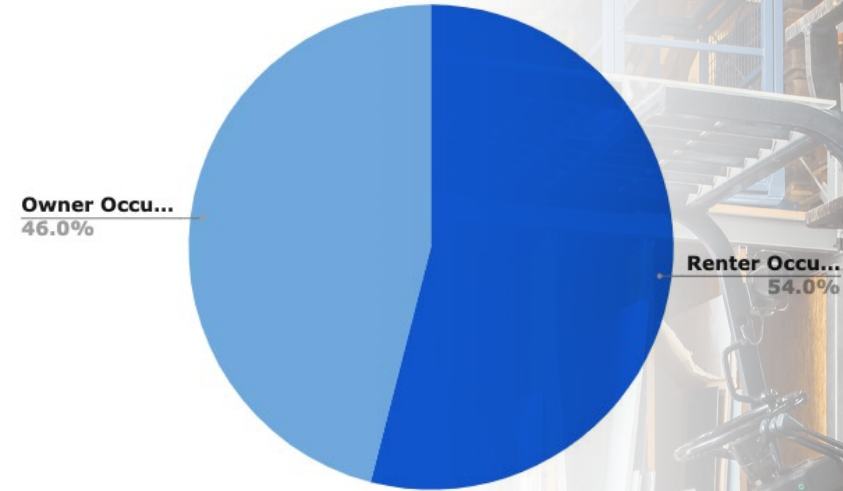
DEMOGRAPHICS

EDUCATION
HOUSING

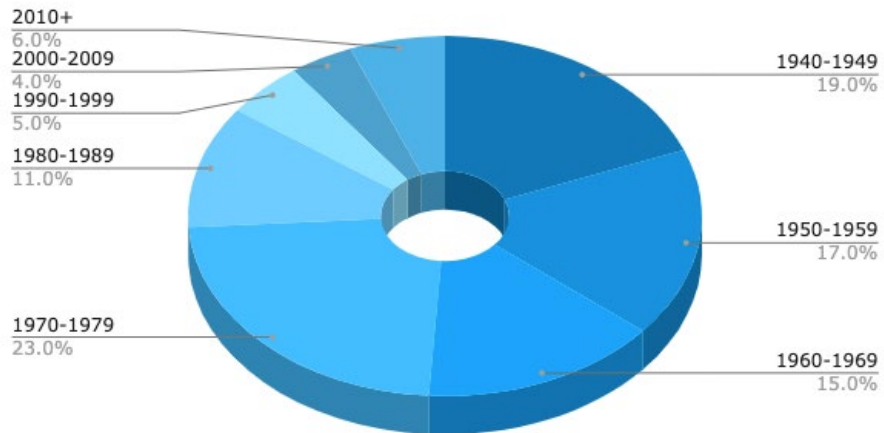
EDUCATIONAL ATTAINMENT



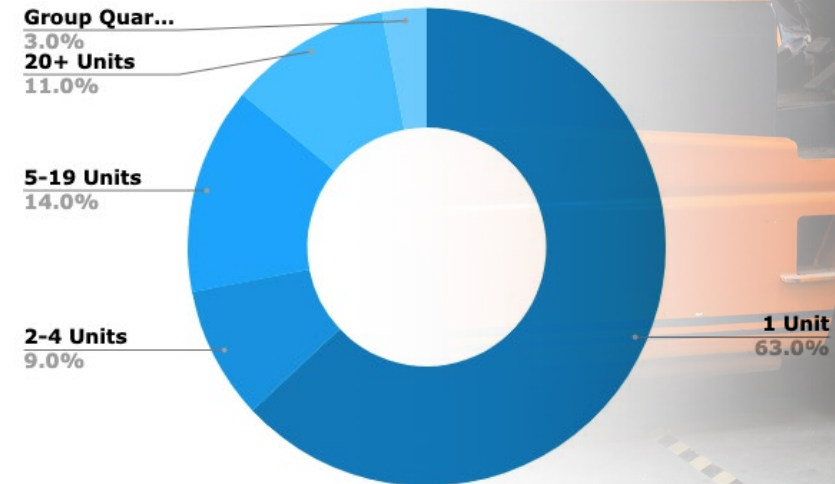
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



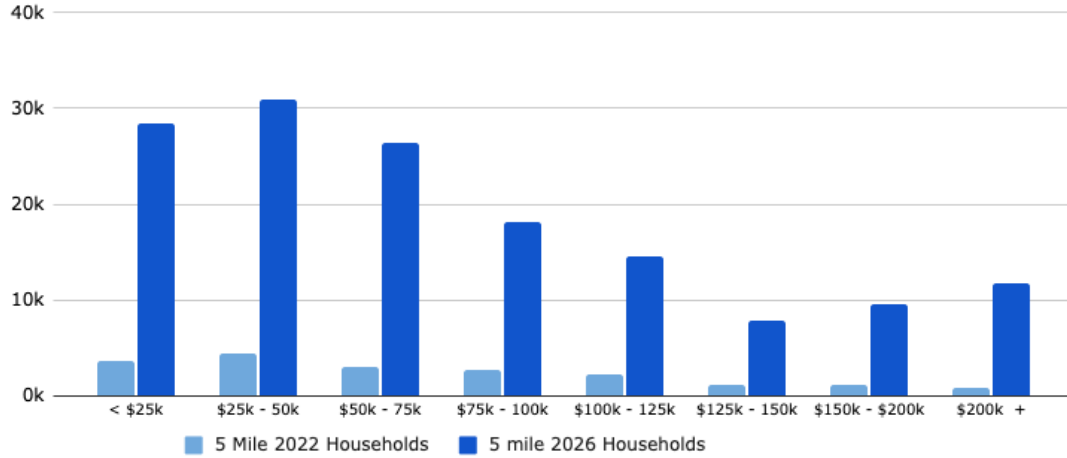
HOUSING TYPE



DEMOGRAPHICS

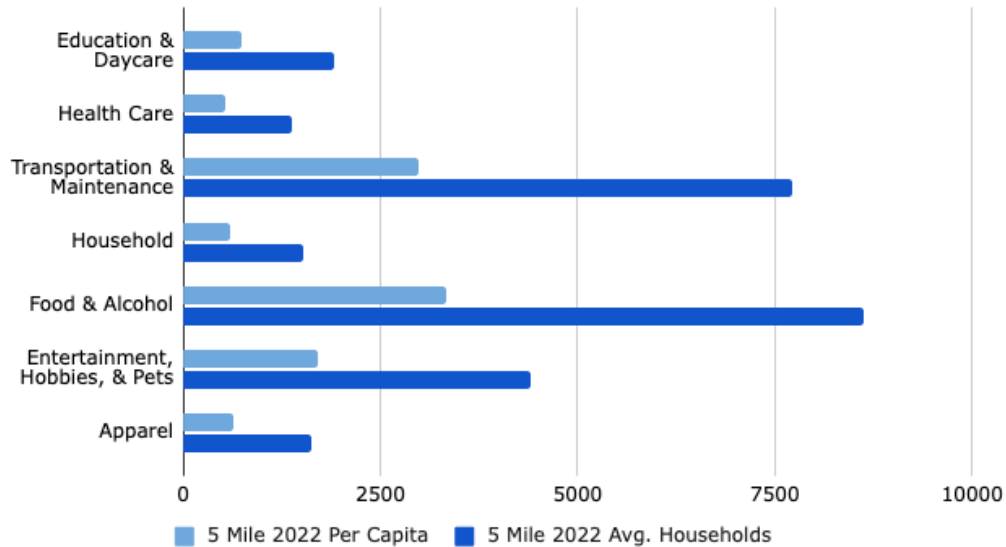
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

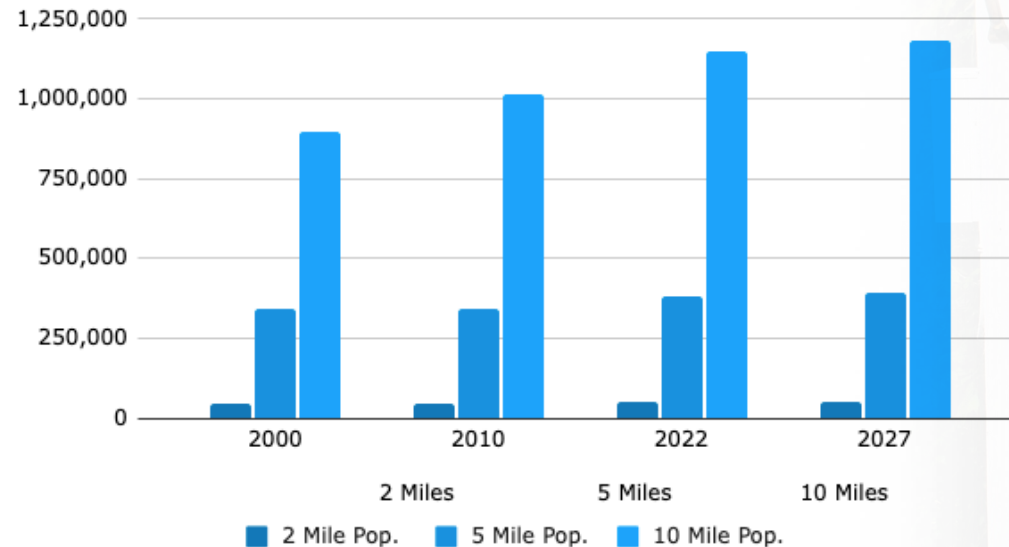


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	44,665	342,986	896,675
2010	43,891	340,063	1,014,572
2022	48,501	381,344	1,148,513
2027	49,706	391,686	1,179,622

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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