

Multi-Tenant Retail Building for Sale with New Improvements \$699,950.00

THE PROPERTY

910 GRAND AVE. SACRAMENTO, CA 95838

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



SACRAMENTO, CA



-/+3,724 SF



C-2 GENERAL COMMERCIAL



MULTI-TENANT BUILDING FOR SALE



\$699,950.00

\$187.96 PSF





REGION Sacramento, CA

AREA Del Paso Heights

ZIP CODE: 95838

MUNICIPALITY City of Sacramento

ZONING: C-2 General Commercial

APN: 251-0093-001

INTERSECTION: Rio Linda Blvd & Grand Ave.

TRAFFIC: -/+11,000 VPD

PACEL SIZE -/+6,000 SF / -/+0.14 Acres

BUILDING SIZE -/+3,724 SF

YEAR BUILT 1944

4 TOTAL SUITES: 3742 Rio Linda Blvd. Ste. A -/+1,224 SF (Vacant)

3742 Rio Linda Blvd. Ste. B -/+1,300 SF (Vacant)

910 Grand Ave. -/+ 750 SF (Leased) 912 Grand Ave. -/+450 SF (Vacant)

HVAC Individual mini-splits

IMPROVEMENTS: New TPO roof, new parking lot, common area rear access

ASKING PRICE \$699,950.00

PRICE PER SF: \$187.96

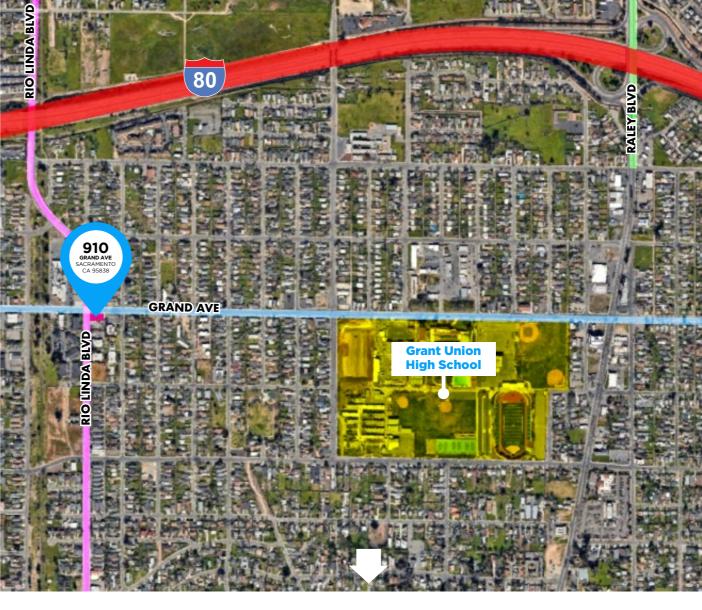
VACANCY 20% Leased





MAP OF CALIFORNIA













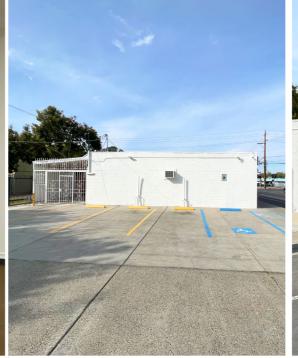




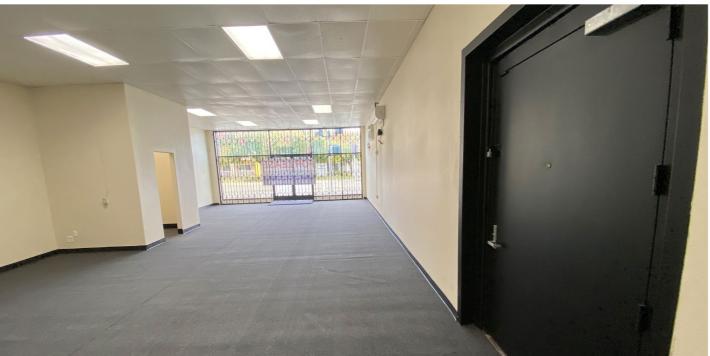


















THE AREA

Community Organizations: Del Paso Heights is home to various community organizations and initiatives aimed at improving the quality of life for its residents. These organizations often work on issues related to education, economic development, public safety, and community engagement.

Economic Development: Efforts to revitalize the neighborhood and attract businesses have been ongoing. While there have been challenges, there are initiatives to improve economic opportunities in the area.

Education: The neighborhood has several schools, both public and private, serving the local community. As with any area, the quality of education can vary, and there have been efforts to improve educational outcomes.

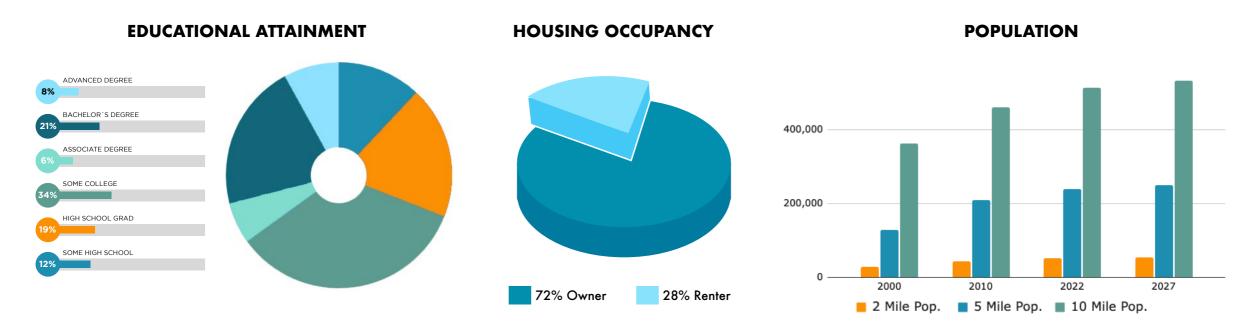
Transportation: Del Paso Heights is well-connected to other parts of Sacramento through roadways and public transportation options.

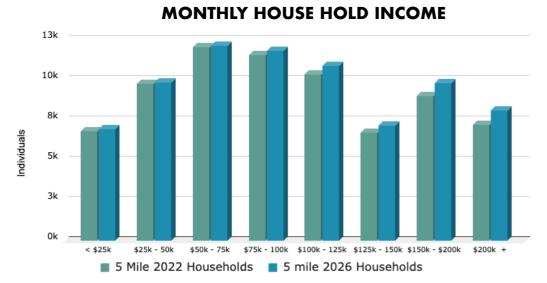
Housing: Housing in Del Paso Heights includes a mix of single-family homes, apartments, and rental properties. Housing affordability can be an issue for some residents.

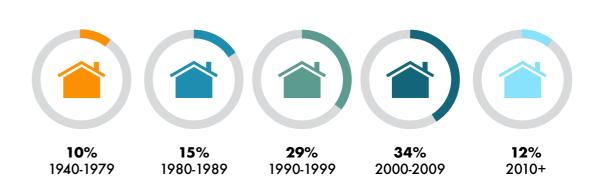
Safety: Like many neighborhoods, Del Paso Heights has experienced safety concerns, and there have been efforts to address these issues through community policing and neighborhood watch programs.



DEMOGRAPHICS EDUCATION HOUSING







HOMES BUILT BY YEAR





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