

AVAILABLE  
**FOR SALE**

STOCKTON BLVD

**LINDALE DRIVE & LEWISTON**  
**SOUTH SACRAMENTO**  
**APN: 043-0220-015**  
**-/+138,085 SF or -/+3.17 Acres**  
**\$1,700,000.00**

**SUBJECT**

LINDALE DR

LEWISTON WAY



**DANIEL MUELLER**

Executive Director  
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Cal DRE#01829919

**CENTURY 21**  
Select Real Estate, Inc



**Highly Desirable SC-Zoned Development Opportunity For Sale**





# THE PROPERTY

 LINDALE DRIVE & LEWISTON

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**SOUTH SACRAMENTO**  
COUNTY OF SACRAMENTO  
APN: 043-0220-015



**+/-138,085 SF**  
**-/+ 3.17 Acres**



**SC - Shopping Center**



**RAW LAND GRADED FLAT LAND**



**\$1,700,000**  
**\$536,277.60 per Acre**  
**\$12.31 per SF**



The parcel of land is located in the county of **Sacramento** and is located within **1 1/2 miles from HWY 99**.



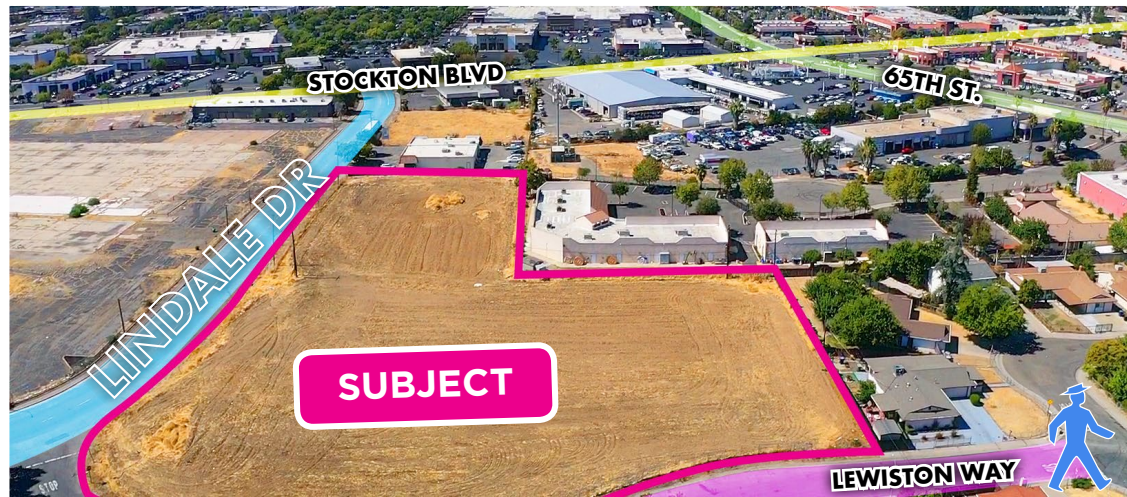
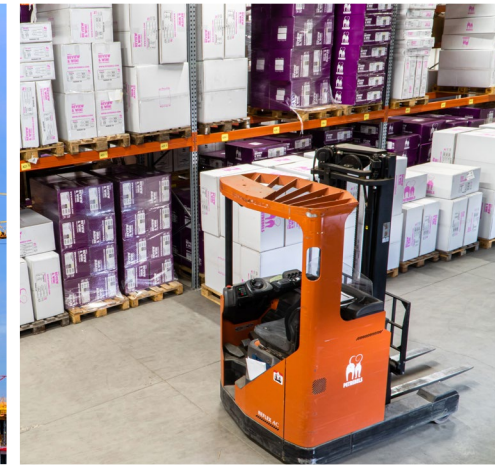
The land is zoned Shopping Center (**SC**). Please verify uses with the municipality.



With its curb appeal and extensive frontage this land offers a unique **opportunity for development**.



The asking price is **\$1,700,000.00**







Raley's Walmart



SF Supermarket Sacramento



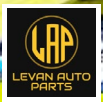
The Flower Shop



YANG FAMILY OPTOMETRY



65TH ST.



STOCKTON BLVD

Carpros Tires & Auto Center

Kikis Food Truck

Victory Outreach South Sacramento

Phuoc Lam Monastery



McDonald's

PET SMART

Bank of America

BURGER KING

LINDALE DR

SUBJECT

LEWISTON WAY

Continental Terrace Apartments

Garden Village Apartments







# THE LAND

- This exceptional parcel of land is zoned (SC) Shopping Center allowing for a multitude of retail and service provider development opportunities.
- The parcel is graded land with a size of +/- 138,085 SF or +/- 3.17 acres.

[Link to Map](#)





# 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.



Raley's Walmart

85

SF Supermarket Sacramento

LOLLIBOWL

FORTUNE SCHOOL

The Flower Shop

WANG FAMILY OPTOMETRY

WELLS FARGO

CHUZE FITNESS

DOLLAR TREE

The Bowling Club

Shell

65TH ST.

LUX GLOBAL AUTO SALES

DUONG HONG

TAY HO

BAMBOO

Kikis Food Truck

LAP LEVIN AUTO PARTS

BODHI BOWL

COCOMILK.CAFE

Carpros Tires & Auto Center

STOCKTON BLVD

Victory Outreach South Sacramento

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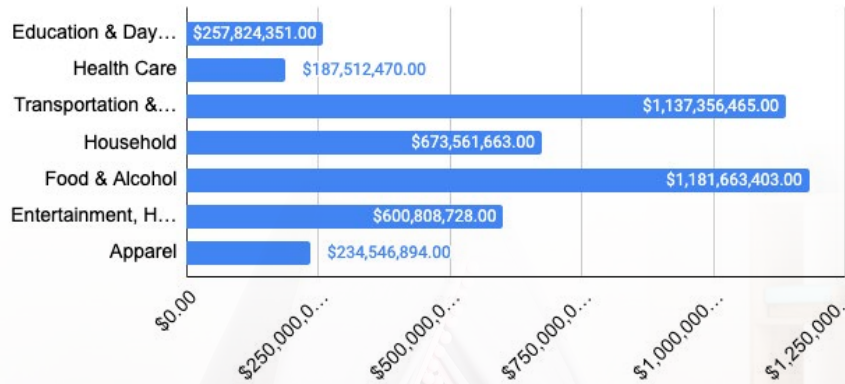




# DEMOGRAPHICS

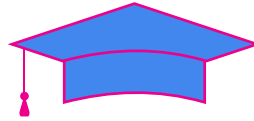
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



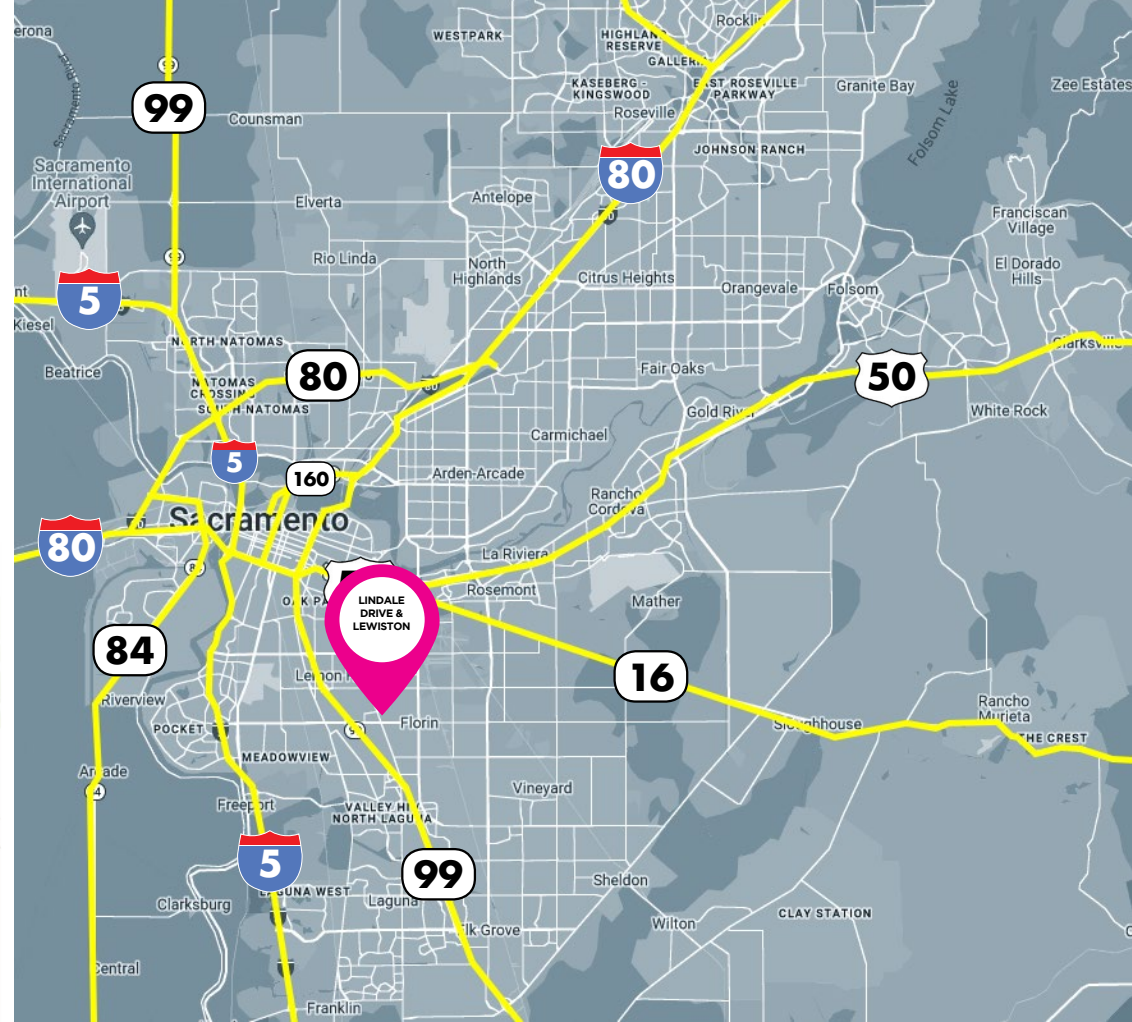
- 30% Some College, No Degree
- 22% Bachelor's Degree
- 17% High School Graduate
- 16% Advanced Degree
- 8% Some High School, No Diploma
- 7% Associate Degree

## HOUSE HOLD INCOME

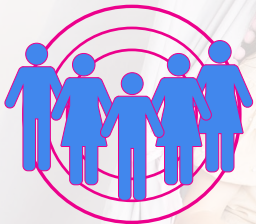


5 mile 2023 Households

< \$25K	23,714
\$25K - 50K	22,791
\$50K - 75K	22,557
\$75K - 100K	17,422
\$100K - 125K	15,228
\$125K - 150K	9,770
\$150K - 200K	8,887
\$200K+	9,258



## RESIDENT POPULATION



5 mile Population 2023

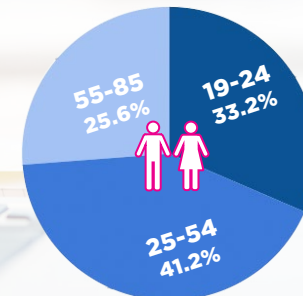
2020	335,559
2024	1,005,871
2029	1,021,296

## TRAFFIC COUNT



**-/+ 26,669**

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	27,422
5 mile	129,628
10 mile	360,598





# 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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