

623 16TH STREET
SACRAMENTO, CA 95814



DESERT SAND INN - REDEVELOPMENT OPPORTUNITY

Ken Turton

D.R.E. Lic. 01219637

916.468.0187

kenturton@turtoncom.com

Aaron Marchand

D.R.E. Lic. 01711650

916.468.0193

aaronmarchand@turtoncom.com

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FEATURES

- Motel for Sale in Midtown Sacramento
- Sale Price: \$1,000,000
- Unique Development Opportunity
- ± 20,476 SF, Two Stories
- 0.44 Acres
- 21 Parking Stalls
- Parking Ratio (1.03/1,000 SF)
- 44 Private Rooms
- Brick Accents
- Highly Visible Monument Signage
- Wood Frame Construction
- APN: 002-0173-023
- Bankruptcy Sale - Property is Being Sold "As-Is, Where-Is."

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LOCATION

- Located in Midtown Sacramento
- Within Close Proximity of Numerous Restaurants and Downtown Amenities
- Easy Access to Major Commute Routes, the State Capitol, Convention Center, Esquire IMAX Theatre, Crest Theatre and the Planned Downtown Arena.
- Located on 16th Street - A Popular North-East Thoroughfare in the Area
- More than 21,000 Cars per Day
- Across the Street from America's Inn, Holiday Inn Express and Econo Lodge
- 4 Blocks from the Convention Center
- 5 Blocks from the Lawn of the State Capitol
- 10 Blocks from the Planned Downtown Arena

POPULATION	1 MILE	2 MILE	3 MILE
2013 Total Population	21,714	55,044	138,202
2018 Population	22,640	57,578	144,320
Population Growth 2013-2018	4.26%	4.60%	4.43%
Average Age	38.50	38.90	37.30
HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2013 Total Households	12,683	28,696	61,575
HH Growth 2013-2018	4.34%	4.72%	4.49%
Median Household Income	\$33,820	\$39,440	\$44,141
Average Household Size	1.50	1.80	2.20
2013 Average Household Vehicles	1.00	1.00	1.00
HOUSING	1 MILE	2 MILE	3 MILE
Median Home Value	\$374,066	\$339,080	\$273,015
Median Year Built	1955	1952	1955
CONSUMER SPENDING (Aggregate in Thousands)	1 MILE	2 MILE	3 MILE
Apparel	12,435	33,117	81,983
Entertainment, Hobbies, Pets	19,211	49,995	116,807
Food and Alcohol	68,867	173,943	405,061
Household	27,843	80,401	195,889
Transportation and Maintenance	66,945	173,368	419,827
Health Care	11,642	30,789	72,090
Education and Day Care	15,294	40,842	95,223
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
2012	16th Street	G St H St Aly	21,619

DEMOGRAPHICS

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TURTON
COMMERCIAL REAL ESTATE

1050 20th Street, Ste 220
Sacramento, CA 95811
www.turtoncom.com