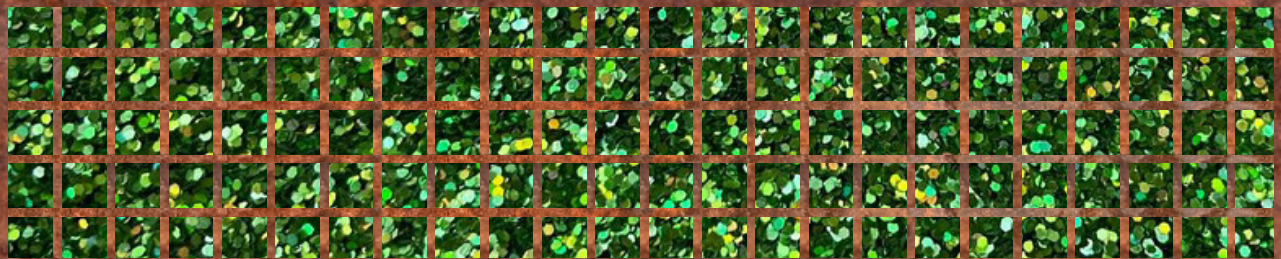


2164 — ACOMA



**SACRAMENTO OWNER/USER OR INVESTMENT OPPORTUNITY
FREEWAY ACCESSIBLE INDUSTRIAL/SHOWROOM FOR SALE**





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THE OPPORTUNITY

3,000
SF BUILDING

7,000
SF PARCEL

\$840,000
ASKING PRICE

11,059-22,917
CARS PER DAY

OWNER-USER OR INVESTMENT INDUSTRIAL OPPORTUNITY IN AN OPPORTUNITY ZONE

2164 Acoma Street, located in UpTown Sacramento provides a rare opportunity for an owner-user or investor to acquire an industrial warehouse/showroom property totaling 3,000 square feet, with the entire building available now.

The Property features approximately 49 linear feet of frontage along Acoma Street, along with approximately 3,000 square feet of warehouse space, 30 by

20 foot parking lot, additional private parking beyond the gate, two (2) aluminum glass roll up doors, two (2) grade level doors.

The Property benefits from around 11,059 - 22,917 cars per day, which makes 2164 Acoma Street intriguing to either an owner/user that can benefit from the prominence of a rare 3,000 square foot building for their own use, or an investor looking to

capitalize on the incredibly tight and low vacancy industrial market throughout the Central Valley.

The zoning of the property (M-1) is conducive to a variety of uses, with excellent freeway access, it resides in an opportunity zone providing tax benefits for investors. 2164 Acoma Street will provide the new owner of this property with an immensely valuable site for years to come.





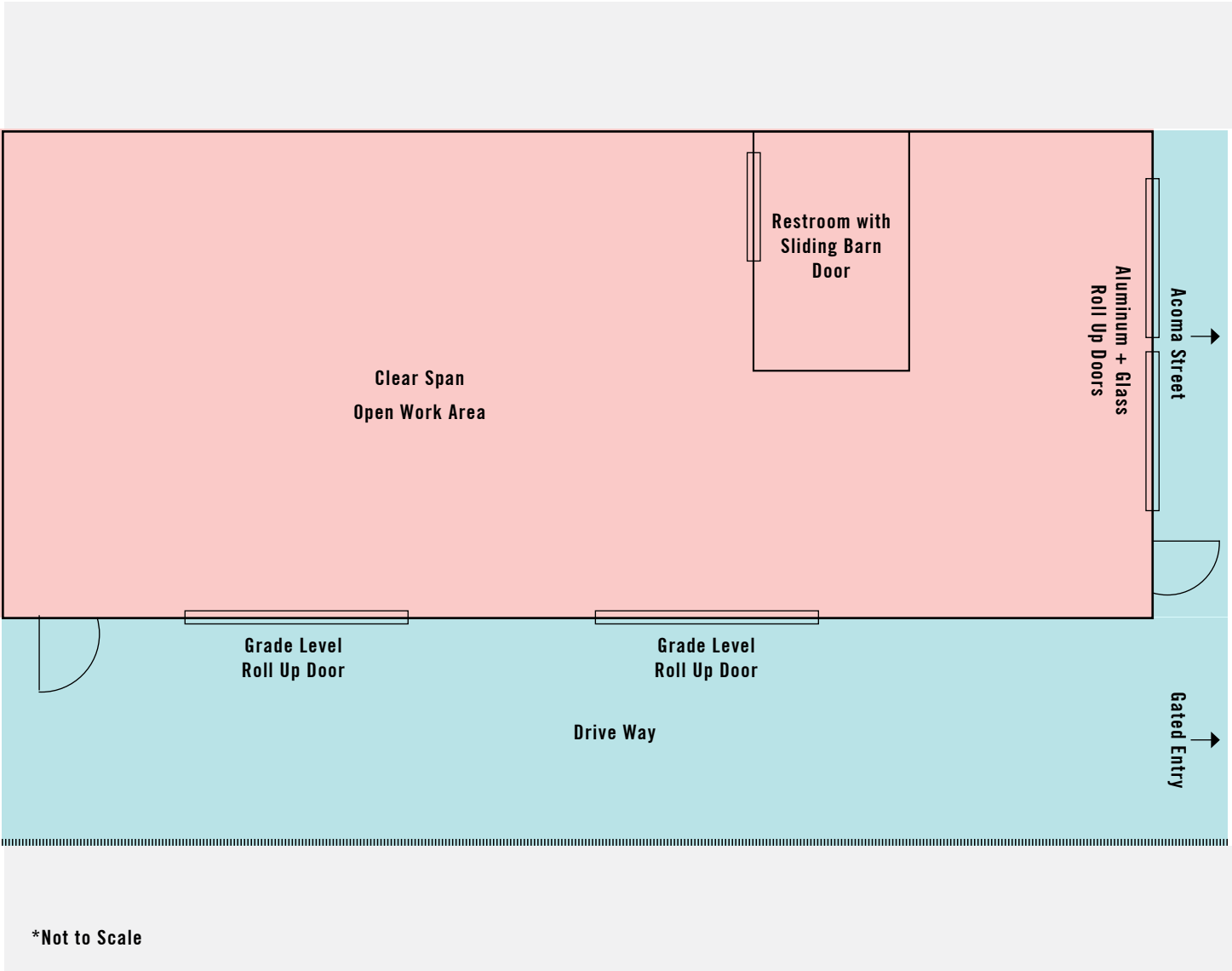
PROPERTY DETAILS

Address:	2164 Acoma Street Sacramento, CA 95816
APN:	275-0112-021-0000
Purchase Price:	\$840,000
Building Size:	± 3,000 SF
Parcel Size:	± 7,000 SF
Zoning:	M-1-SP
Cars Per Day:	11,059 - 22,917
Power:	200 amps



THE PROPERTY HAS CLEAR SPAN DESIGN WITH NO SUPPORT COLUMNS ALLOWING FOR FLEXIBILITY IN SPACE DESIGN AND UTILIZATION

FLOOR PLAN





THE LOCATION

The Subject Property sits in the middle of N 12th Street and Exposition Blvd, one of Sacramento's busiest commercial corridors, N 12th Street, and it's minutes away from Highway 80, the primary ingress and egress point to and from the surrounding suburbs into DownTown/ MidTown Sacramento. Sacramento's Industrial market is robust and in high demand, as evidenced by the extremely limited inventory of small warehouses available for purchase or lease. The Property is located in the City of Sacramento, located a minute away from Del Paso Boulevard corridor, a highly accessible, transit-oriented area that caters to residential, mixed-use or commercial infill development. The subject Property is two blocks from the light rail.

The Subject Property is located in the heart of UpTown Sacramento near popular Del Paso Boulevard. It is surrounded by numerous amenities including:

Back Door Studio
Bella Bru Baking Co
Chando's Tacos
Costco
Del Paso Veterinary Clinic
Edible Events

Haveli Grill
Rinks Music Studio
Iceland Ice Skating Rink
KFC
REI
Shift Coffee House

King Cong Brewing
Stoney's Rockin Rodeo
United States Post Office
Walgreen's
Wells Fargo
Woodlake Tavern





SACRAMENTO'S CENTRALIZED LOCATION

2,558,519
GREATER SAC POPULATION

1,246,413
GREATER SAC WORKFORCE

\$77,118
MEDIAN HOUSEHOLD INCOME



Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierras, Yosemite and the Coast. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. Employment growth in Sacramento has

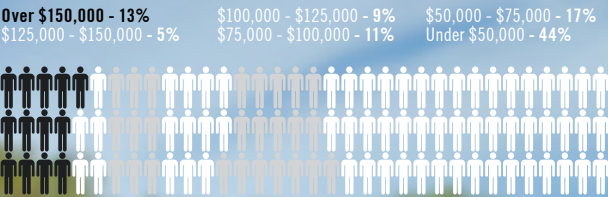
largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.



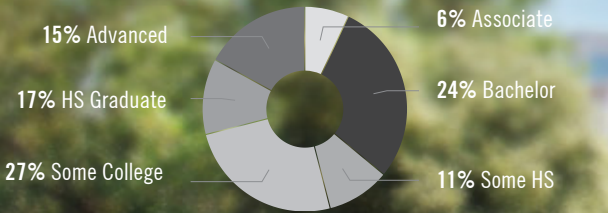
SACRAMENTO DEMOGRAPHICS

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento’s art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer to tap into and leave their mark.

HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



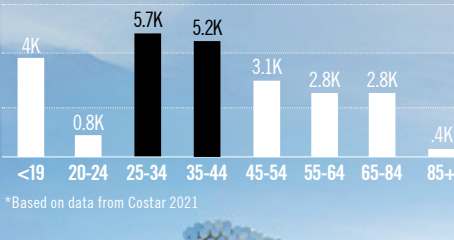
1,985 HOUSING UNITS CREATED 2015-2022

3,046 HOUSING UNITS UNDER CONSTRUCTION

SACRAMENTO'S CITY RANKINGS:

- #1 Happiest Workers in Midsized City
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



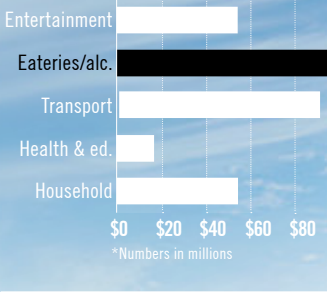
WALK SCORE: 93

BIKE SCORE: 99

TRANSIT SCORE: 62

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:





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COMMERCIAL REAL ESTATE