

# **PROPERTY INFORMATION**

- Asking Price: \$800,000
- Presents a Buyer with the opportunity to operate a self service car wash or redevelop the site
- Billboard signage income in-place
- ±0.36 Acre parcel For Sale
- Zoning: C-4 <u>Heavy Commercial</u>
- Corner lot located across from Sacramento City College
- Easy access to Highway 99, as well as various retail amenities and housing







CUSHMAN & WAKEFIELD 2242 SUTTERVILLE ROAD / 2

## **AMENITY MAP**

#### **¶** Restaurants

- 1. Carolina's Mexican Food
- 2. McDonald's
- 3. Starbucks
- 4. Scott's Seafood on the River
- 5. Tower Café
- 6. Jack in the Box
- 7. Scott's Burger Shack
- 8. Falafel Corner
- 9. Dad's Kitchen Land Park
- 10. Taco Bell
- 11. Dairy Queen Grill & Chill
- 12. Meet & Eat
- 13. Five Guys

### Marketplace

- 1. Safeway
- 2. Raley's
- 3. Oto's Marketplace
- 4. Target

## **Attractions | Education | Residential**

- Sacramento City College
- 2. Land Park
- 3. William Land Golf Course
- 4. Curtis Park
- 5. Crocker Village
- 6. DOCO
- 7. Sutter Health Park
- 8. Aggie Square Launch Space

#### **Health Care**

1. UC Davis Medical Hospital



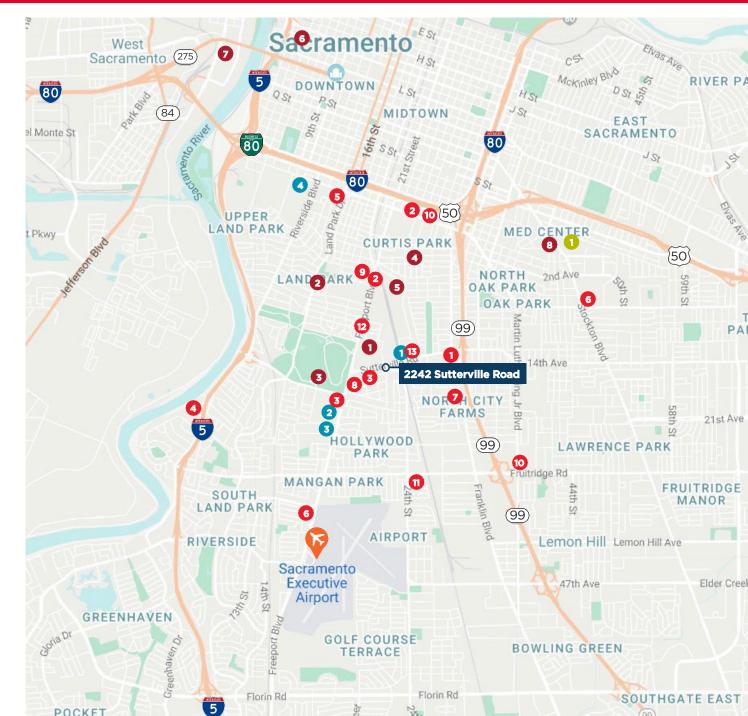
#### **Airport**

8 minutes drive time



#### **Downtown**

12 minutes drive time



# **DEMOGRAPHICS** 3 MILE RADIUS



168,472

**POPULATION** 



\$91,916 151,937

AVG. HOUSEHOLD **INCOME** 



**EMPLOYEES** 



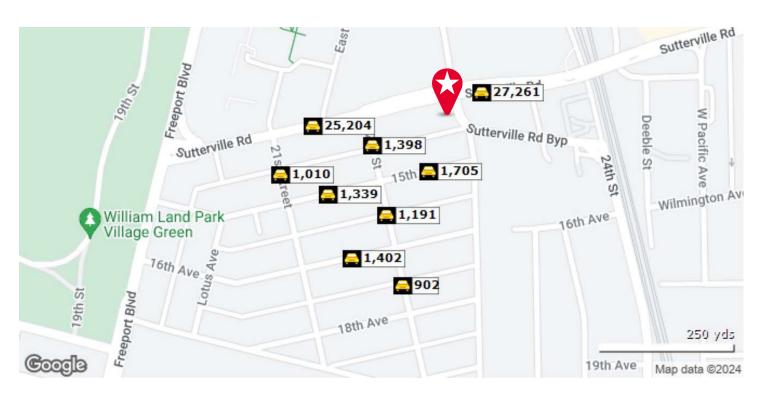
BUSINESSES



27,261

**AVG. DAILY VOLUME OF TRAFFIC\*** 

\*Sutterville Road & Panther Parkway



# FOR SALE — SUTTERVILLE ROAD

## **CONTACT**

## **SPENCER NIELSEN**

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