

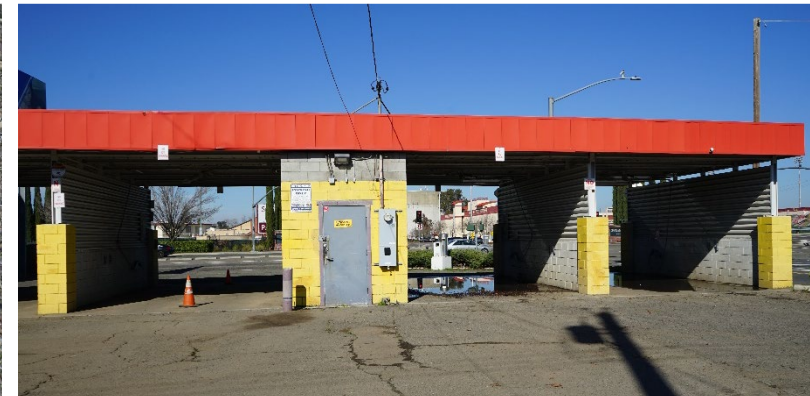
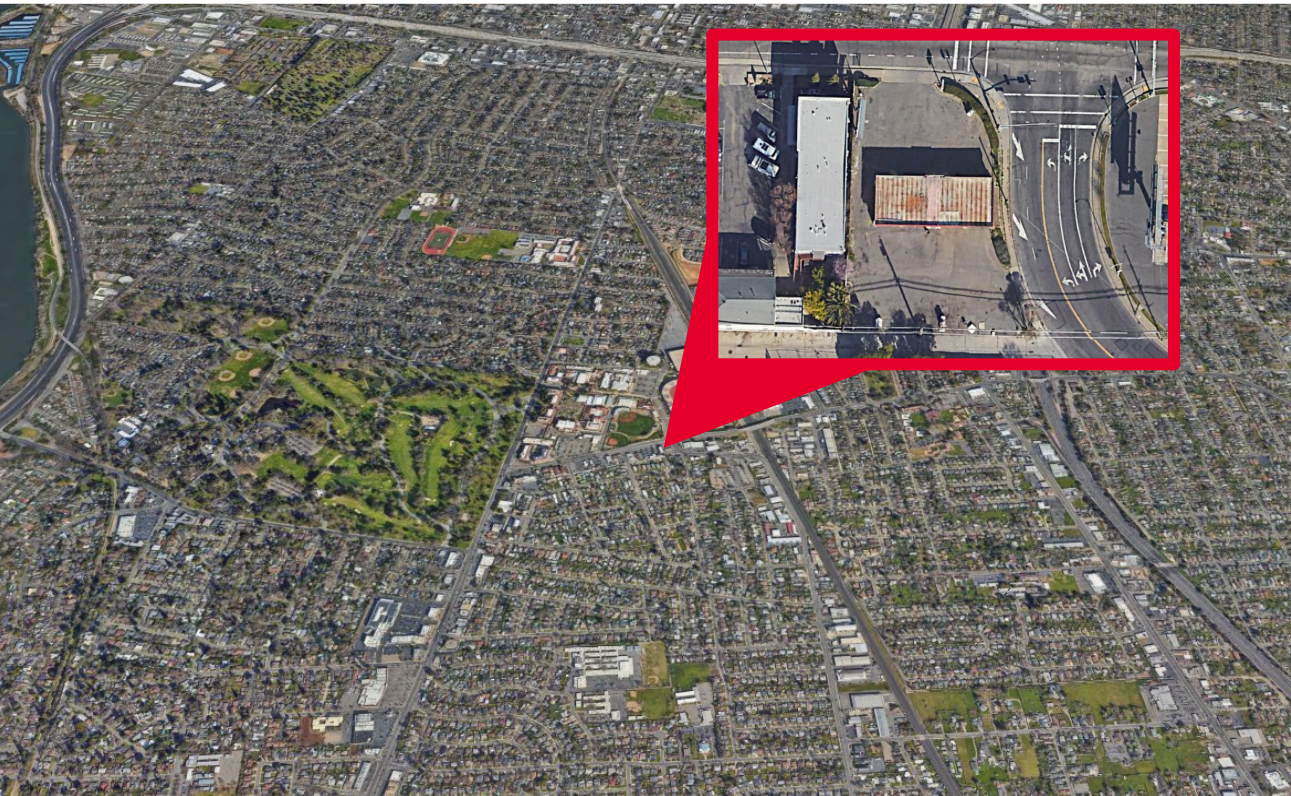
— *FOR SALE* —

2242

SUTTERVILLE ROAD

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 – [Heavy Commercial](#)
- Corner lot located across from Sacramento City College
- Easy access to Highway 99, as well as various retail amenities and housing



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

1. 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



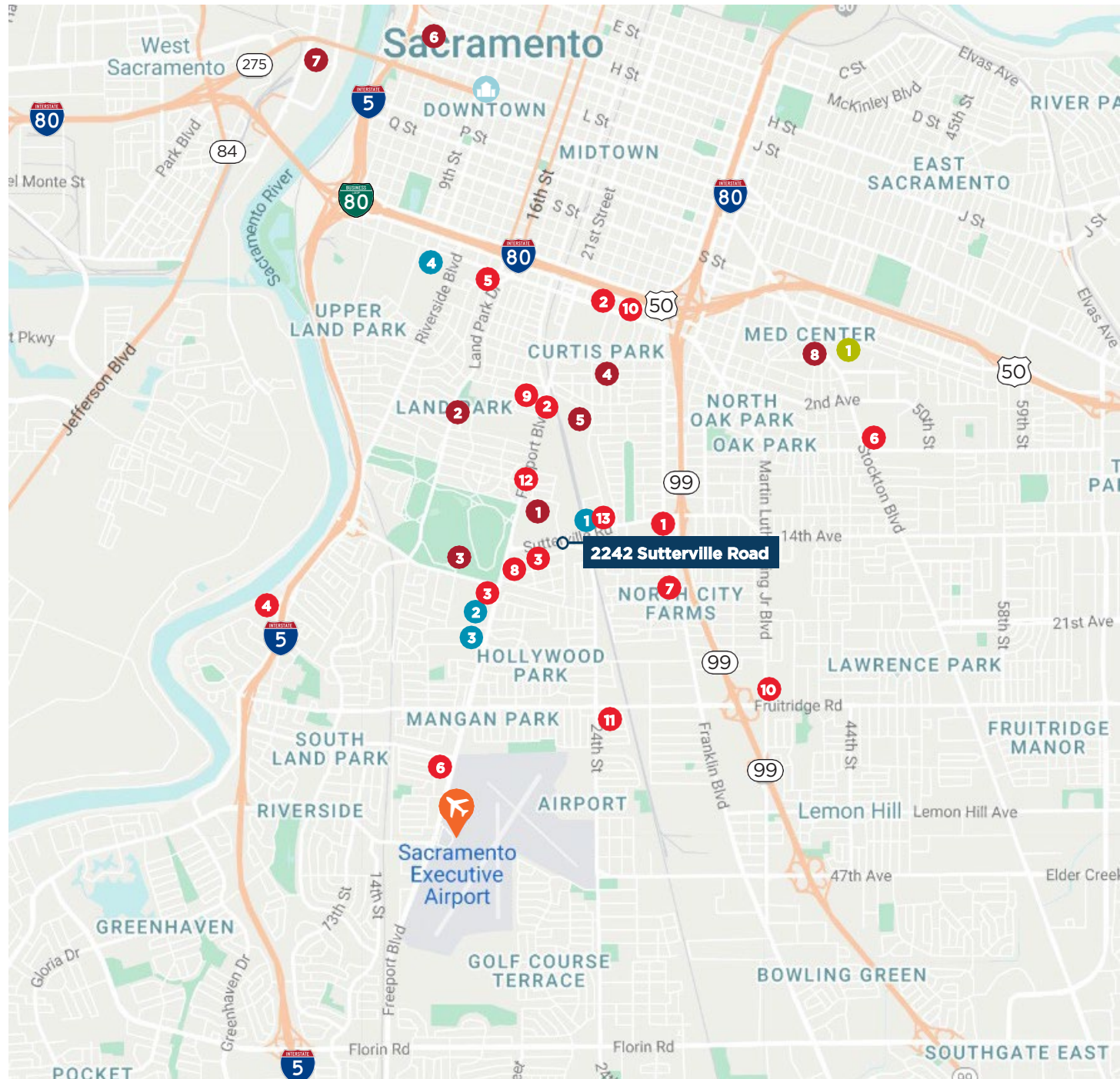
Airport

8 minutes drive time



Downtown

12 minutes drive time



DEMOGRAPHICS 3 MILE RADIUS



168,472
POPULATION



\$91,916
AVG.
HOUSEHOLD
INCOME



151,937
EMPLOYEES

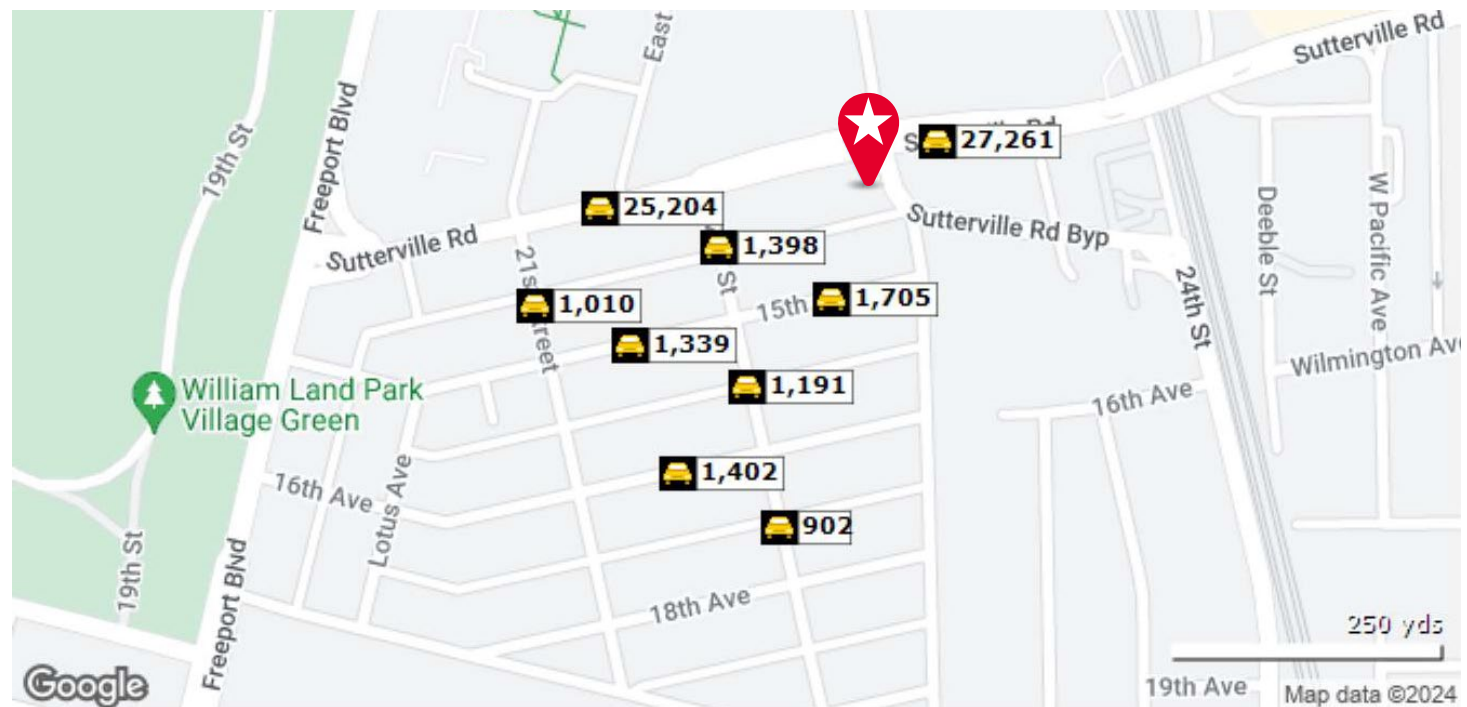


14,663
BUSINESSES



27,261
AVG. DAILY
VOLUME OF
TRAFFIC*

** Sutterville Road &
Panther Parkway*



— FOR SALE —
2242
SUTTERVILLE ROAD

CONTACT

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