

RETAIL 365

2319
EL CAMINO AVE.
SACRAMENTO,
CA 95821

FREESTANDING RESTAURANT

**AVAILABLE
FOR SALE**

DANIEL MUELLER
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Cal DRE# 01829919

CENTURY 21
Select Real Estate, Inc





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BUILDING SIZE
+/- 646

PARCEL SIZE
+/- 5,403 - 0.12 acres

ZONING
LC- Light Commercial

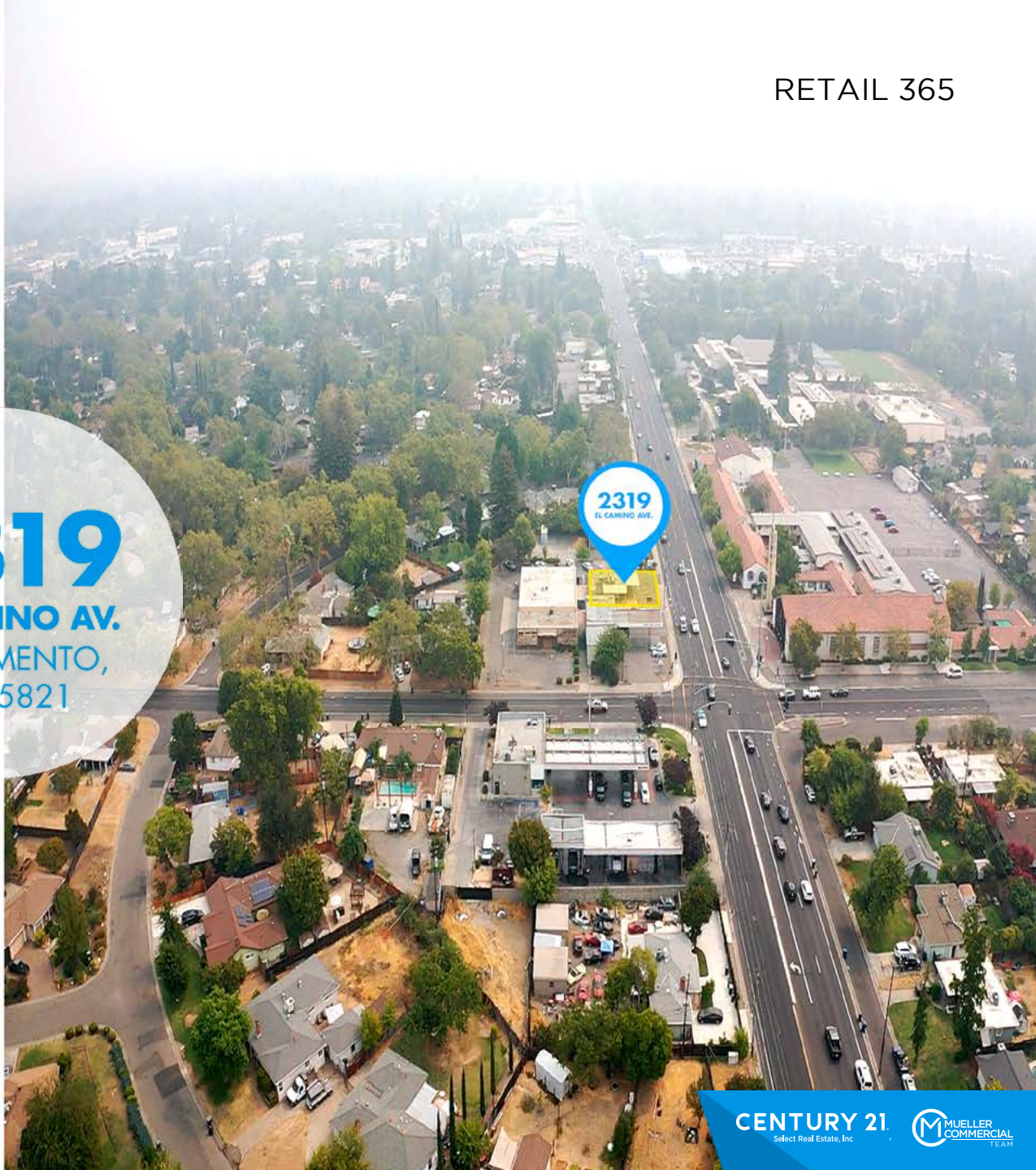
\$ SALE PRICE
\$435,000.00

HIGHLIGHTS

- Located near Interstate 80 and the Arden Fair Mall
- Close proximity to Sacramento State University, Cal Exposition, and State Fairgrounds Easy access to/from I-80
- Tremendous exposure

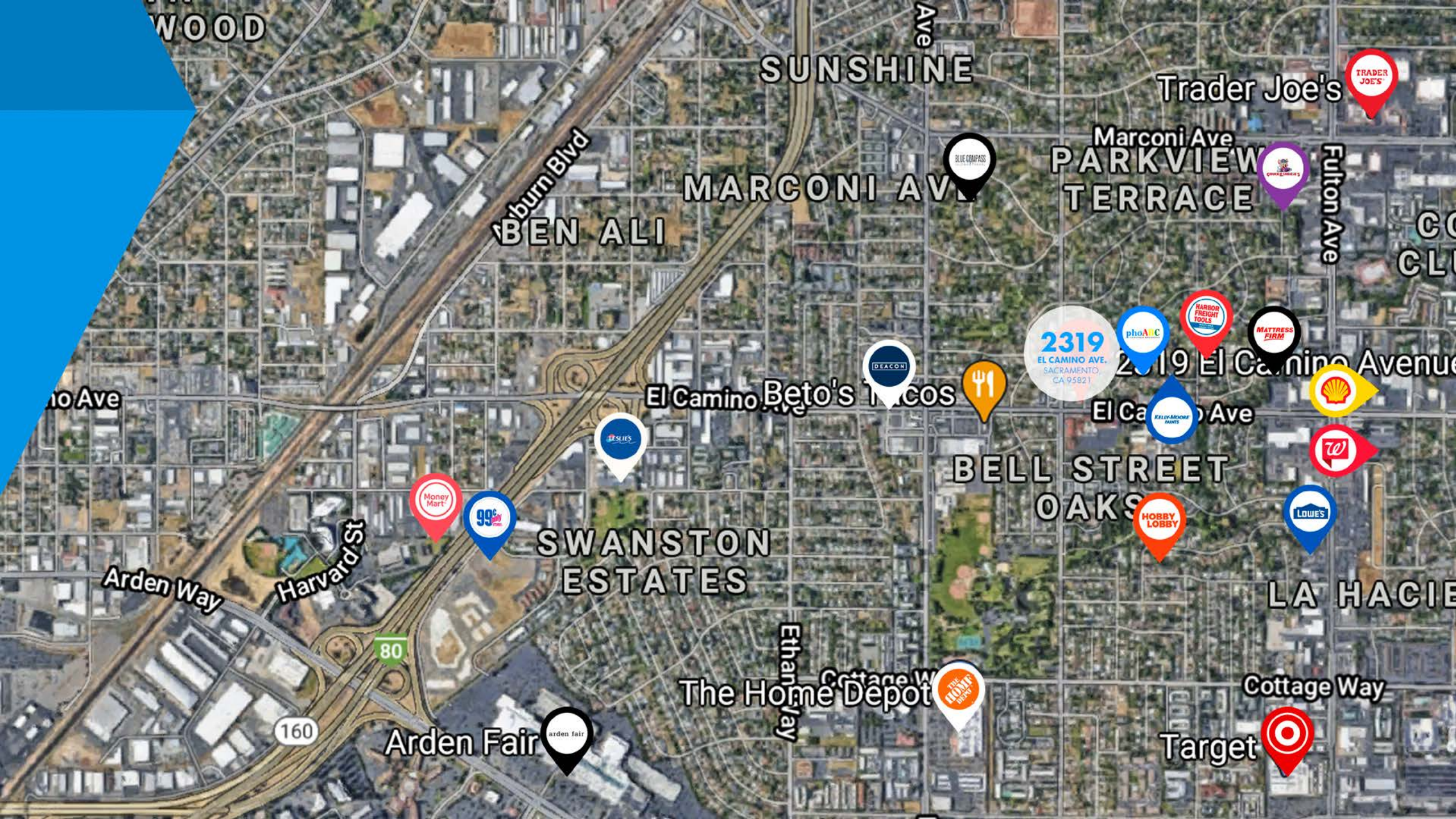


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WOOD

SUNSHINE

Trader Joe's



MARCONI AVE
PARKVIEW TERRACE



Sunbush Blvd
BEN ALI

MARCONI AVE



Fulton Ave

CO
CLU

2319
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to Ave

El Camino Ave
Beto's Tacos



2319 El Camino Avenue
El Camino Ave



BELL STREET
OAKS



Arden Way

Harvard St



SWANSTON
ESTATES



LA HACIE

80

160

The Home Depot



Cottage Way

Arden Fair

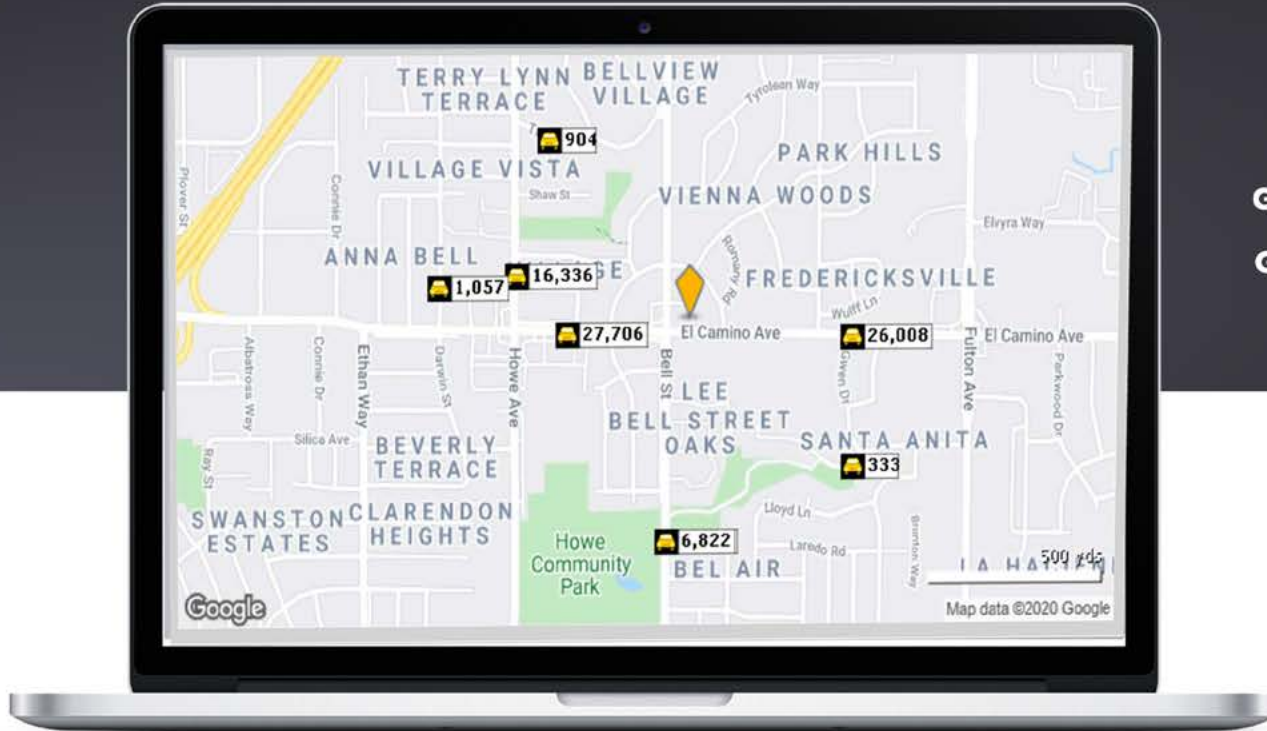


Target



Ethan Jay

POPULATION DEMOGRAPHICS



2025 PROJECTION
2020 ESTIMATE
2010 CENSUS
GROWTH 2020 - 2025
GROWTH 2010 - 2020

	1 MILE	3 MILE	5 MILE
2025 PROJECTION	25,979	145,270	370,323
2020 ESTIMATE	24,785	138,890	354,545
2010 CENSUS	21,947	124,789	321,393
GROWTH 2020 - 2025	4.82%	4.59%	4.45%
GROWTH 2010 - 2020	12.93%	11.30%	10.32%

TRAFFIC

Street	Cross Street	Cross Str Dist	count year	m from subj. prop.
EL CAMINO AVE	MORETTI WAY	0.02 E	2018	.20
EL CAMINO AVE	EL CAMINO AVE	0.02 E	2017	.20
EL CAMINO AVE	GWEN DR	0.01 W	2020	.27
HOWE AVE	FRANCO LN	0.02 S	2018	.29
HOWE AVE	FRANCO LN	0.02 S	2017	.29
BELL ST	LAREDO RD	0.01 S	2020	.32
BELL ST	LAREDO RD	0.01 S	2018	.32
HERNANDO RD	GWEN DR	0.02 NE	2018	.34
TALLAC ST	HOWE AVE	0.05 NW	2018	.35
DARWIN ST	HOWE AVE	0.05 S	2018	.41

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