

RETAIL 365

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Cal DRE# 02028961

**CENTURY 21.**

Select Real Estate, Inc



**2200**  
**GRAND AVE**  
**SACRAMENTO**  
**CA 95838**

AVAILABLE  
**FOR SALE**



**2200**  
GRAND AVE  
SACRAMENTO  
CA 95838



1008 SF

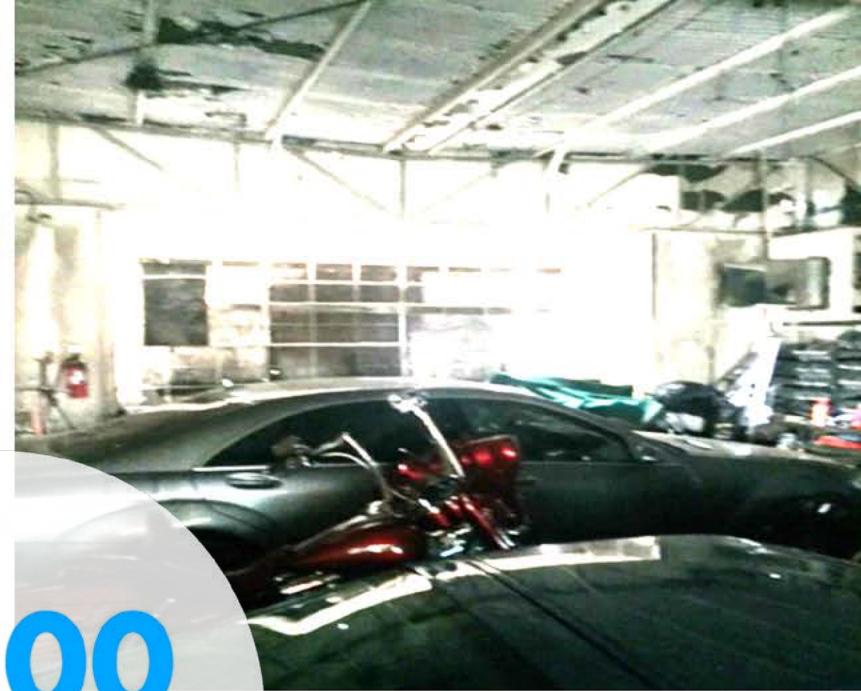


ZONING  
C-2

**\$** SALE PRICE  
**\$325,000.00**

### **HIGHLIGHTS**

- 2200 Grand Avenue is located within close proximity to highway interstate 80
- The property features effortless ingress/egress to an on/off ramp high traffic counts of approximately 135,700 east bound and 109,000 west bound
- This is a prime location in the heart of Sacramento, a flourishing city with great potential
- APN# 252-0141-042



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# RETAIL AND INDUSTRIAL USES NOT REQUIRING A CONDITIONAL USE PERMIT

USE
Dwelling, duplex
Dwelling, single-unit
Residential care facility
Amusement center, indoor
Athletic club; fitness studio
College extension
Commercial service
Hotel; motel
Laundromat, self-service
Library; archive
Mortuary; crematory
Tobacco retailing
School, vocational

USE	LIMITATIONS
Non-profit organization, food preparation for offsite consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building.
Nonresidential care facility	
Office	
Plant nursery	
Restaurant	
Retail store	
School-dance, music, art, martial arts	

# RETAIL AND INDUSTRIAL USES NOT REQUIRING A CONDITIONAL USE PERMIT

USE	LIMITATIONS
Veterinary clinic; veterinary hospital	A conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building.
Wholesale store	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Industrial and Agricultural Uses	
Manufacturing, service, and repair	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title



EGRESS

INGRESS

INTERSTATE  
80

Verdant Correa  
- Est. 2003



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## THE SACRAMENTO REGION:

Residents and visitors to Sacramento can enjoy many recreational activities. The region is home to professional sports teams such as the Kings (NBA), Sirens (IWFL) and the River Cats. A short drive from the city leads to some of the world's finest wine producing regions: the Napa, Sonoma and Alexander valleys. The area offers various cultural opportunities including the ballet, opera, museums, a zoo and music festivals.

In addition to four community colleges, there are two universities located in the region: California State University, Sacramento, and University of California, Davis. Housing is relatively affordable in the Sacramento region compared with the nearby San Francisco Bay Area, drawing many residents.



# DEMOGRAPHICS

	1 MILE	3 MILE
<b>POPULATION</b>	12,934	125,396
<b>HOUSEHOLDS</b>	4,422	44,736
<b>AVERAGE AGE</b>	36.20	36.00
<b>MEDIAN HH INCOME</b>	\$34,102	\$38,869
<b>DAYTIME EMPLOYEES</b>	3,760	54,460

	1 MILE	3 MILE
<b>POPULATION GROWTH '19-'24</b>	↑ 5.9%	↑ 6.0%
<b>HOUSEHOLD GROWTH '19-'24</b>	↑ 5.4%	↑ 6.1%

# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL.	YEAR	DISTANCE
Astoria St	Grand Ave N	1,600	2018	.03
Grand Ave	Immaculata Way E	3,873	2018	.05
Grand Ave	Astoria St E	3,608	2018	.05
Roanoke Ave	Schuff Way E	180	2018	.15
Astoria St	Conifer Way SE	1,345	2018	.16

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**PARCEL #**  
**252-0141-042**

# SALE

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**M** MUELLER  
COMMERCIAL  
TEAM

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