

AVAILABLE  
**FOR SALE**  
NEGOTIABLE  
**FOR LEASE**  
\$0.75 PSF

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**5960-5990 FRANKLIN BLVD**  
**+/- 15,000 SF**



5960-5990  
Franklin Blvd



3 Star Industrial  
Warehouse



+/- 15,000 SF  
for the building

+/- 17,670 SF  
for the area surrounding

(\$) SALE PRICE

**NEGOTIABLE**

(\$) LEASE PRICE

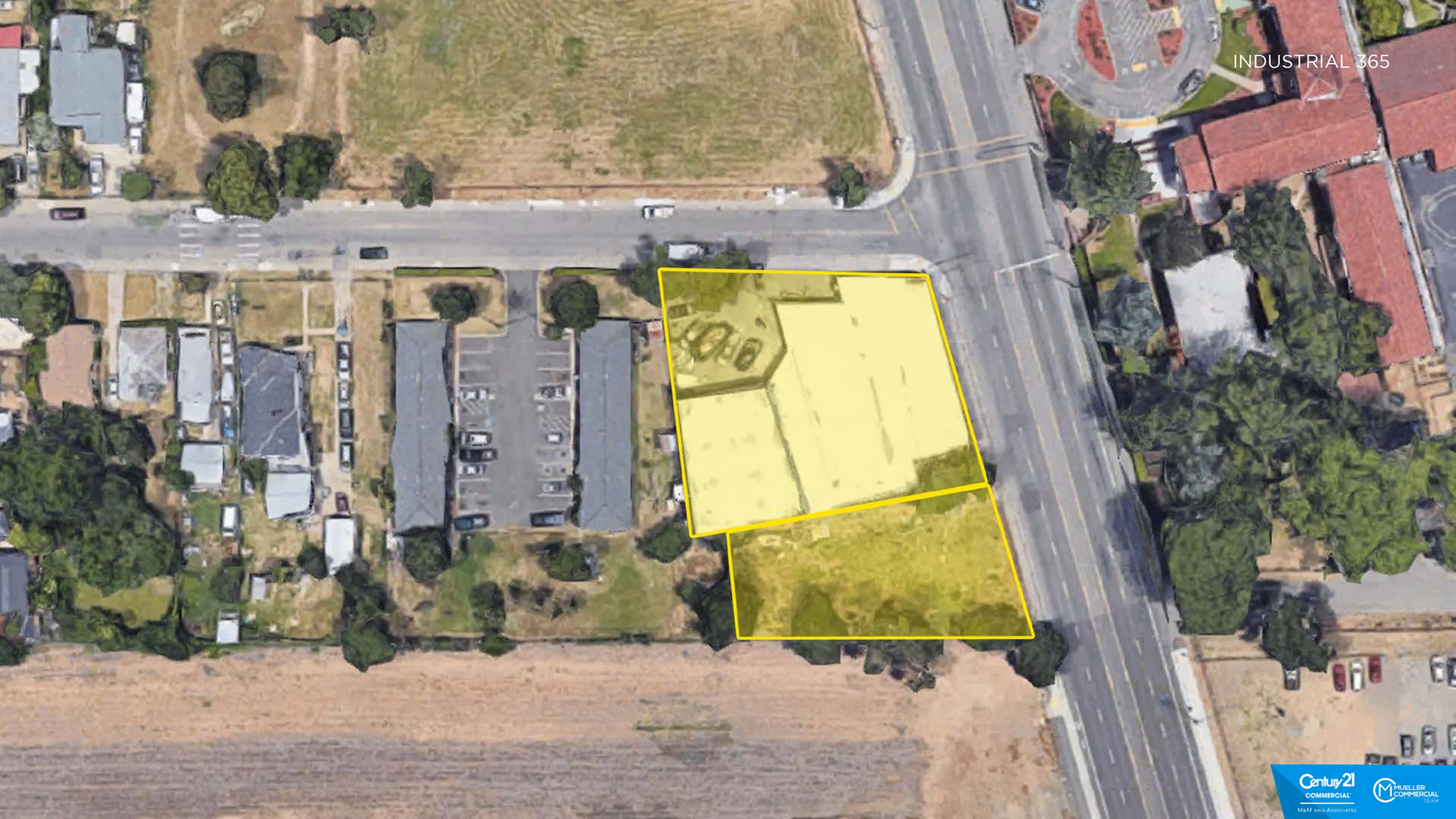
**\$0.75 PSF**

- The property has a new roof, stucco exterior, and is placed on a signalized corner. There is plentiful parking and the building sits on 2 separate parcels. It's great for a 1031 exchange, a few minutes from the freeway
- Ownership is open to selling the parcels separately or seller finance carry option



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## LOCATION

**This prime development opportunity is approximately 5 miles south of downtown/midtown Sacramento**

Downtown Sacramento is attracting National attention with its development activity and ever changing landscape.

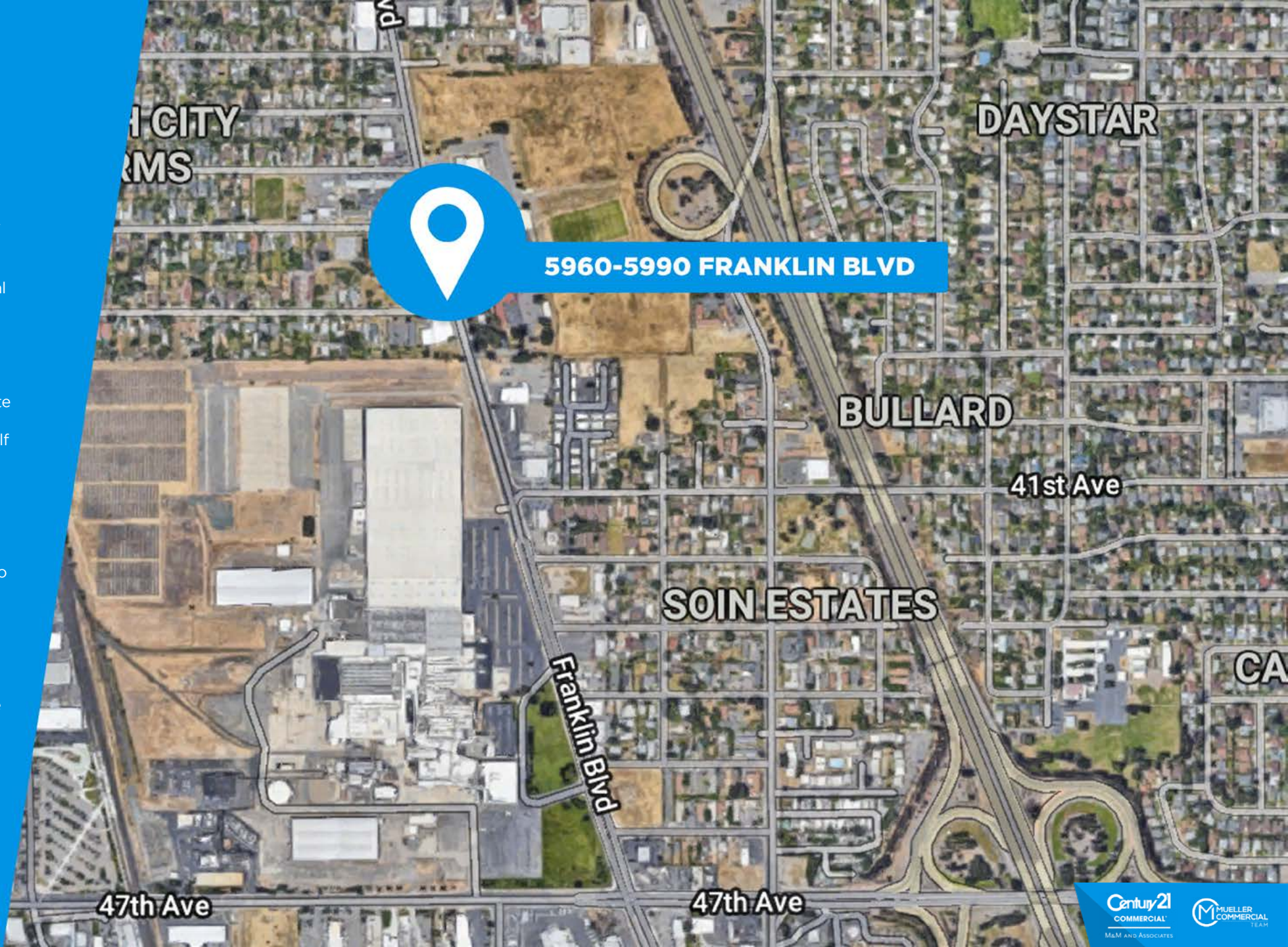
Located just 10 minutes from downtown Sacramento this site is close to tourist attractions such as Old Sacramento, the State Capitol, Cal Expo State Fairgrounds and Raley Field. It is also close to three public golf courses and major shopping areas.

Since 2000, the city's population has more than doubled to approximately 170,000 people.

The diverse, thriving economy in Sacramento is experiencing exponential growth ranking it among one of the fastest growing cities in California.

The city of Sacramento is linked to major population and business centers throughout the Western United States via two interstate freeways, a port and air service.

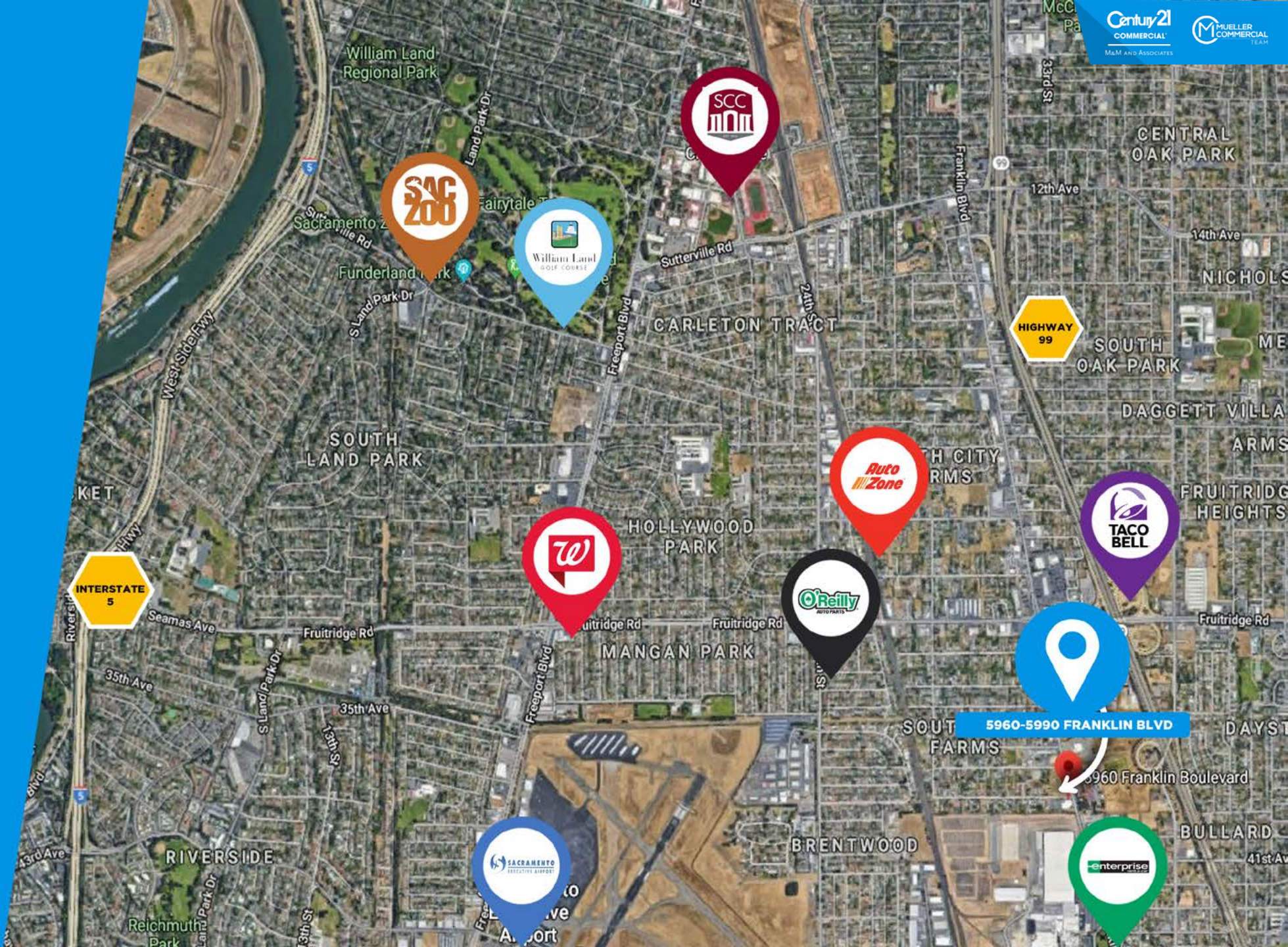
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The lower costs in Sacramento, compared to other nearby metro areas are driving job creation and attracting businesses into the area.

Sacramento City College is just a few miles up the road from the site and has an attendance of nearly 21,000 students and continuously growing each year

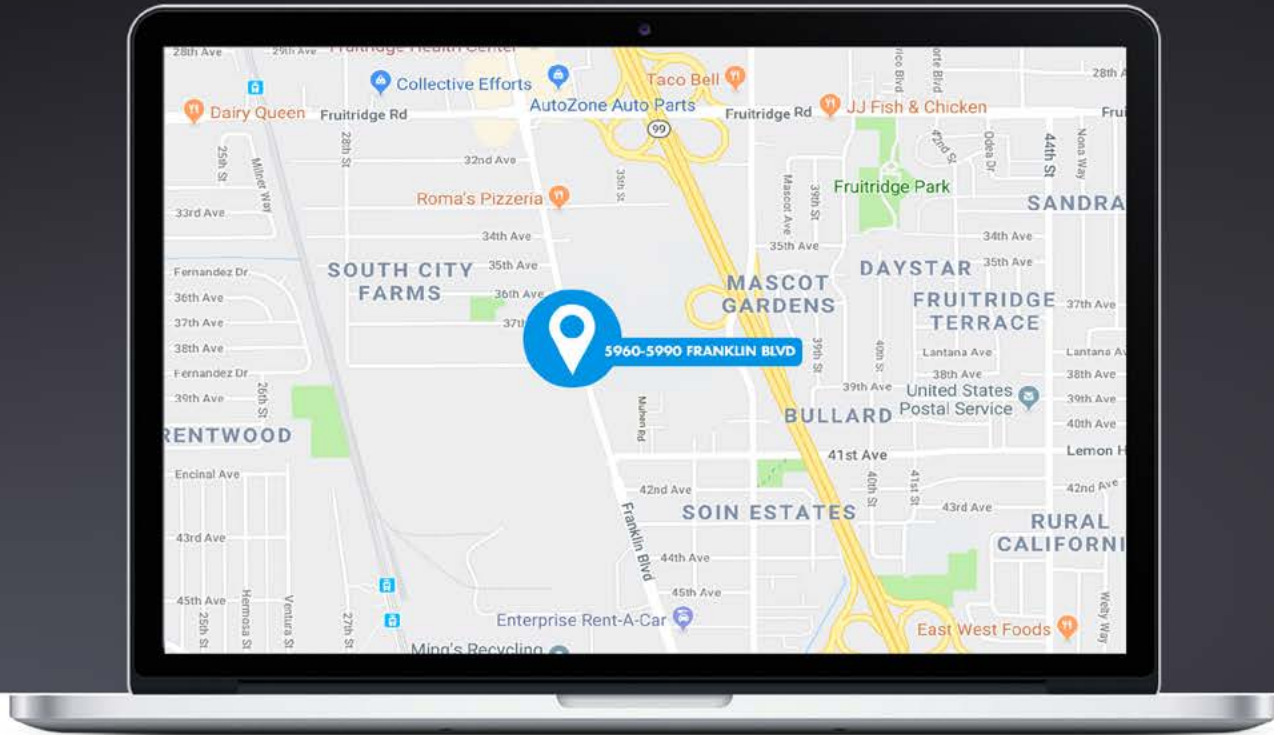
Just miles from the site is the Sacramento Executive Airport which has become Northern California's primary general aviation airport, offering a wide range of general aviation services.



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5960-5990 FRANKLIN BLVD

5960 Franklin Boulevard



**DEMOGRAPHICS**

	1 MI	3 MI
<b>POPULATION</b>	21,986	192,789
<b>HOUSEHOLDS</b>	6,518	65,993
<b>AVERAGE AGE</b>	34.10	36.50
<b>MEDIAN HH INCOME</b>	\$34,218	\$45,064
<b>DAYTIME EMPLOYEES</b>	7,293	56,496
<b>POPULATION GROWTH *18-*23</b>	7.2%	5.3%
<b>HOUSEHOLD GROWTH *18-*23</b>	7.0%	5.0%

**LAND**

<b>LAND ACRES</b>	0.75 AC
<b>BLDG FAR</b>	0.46
<b>ZONING</b>	C-2
<b>PARCEL</b>	025-0232-024
	025-0232-028

**LAND SF** 32,670 SF

**TRAFFIC**

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Franklin Blvd	38th Ave S	18,729	2018	0.06 mi
38th Ave	Franklin Blvd E	1,645	2018	0.18 mi
41st Ave	Hillmont Ln W	3,122	2018	0.21 mi
S Sacramento Fwy	Martin Luther King...	177,756	2018	0.34 mi
28th St	37th Ave S	1,357	2014	0.39 mi

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## DANIEL MUELLER

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Cal DRE# 02028961

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# BUY

# LEASE

**Century 21**  
COMMERCIAL

M&M AND ASSOCIATES

**M** MUELLER  
COMMERCIAL  
TEAM

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