

LAND FOR SALE (±1.31 AC)

NEC GREENBACK LN. AND BEECH AVENUE

Beech Avenue, Orangevale, CA 95662



SALE PRICE:	\$750,000.00
PRICE PER SF:	\$13.14 PSF
LOT SIZE:	±1.31 Acres
APN #:	261-0210-019-0000
ZONING:	RD-10
MARKET:	Orangevale

PROPERTY OVERVIEW

The site is located on the NEC of Greenback Lane and Beech Avenue in the City of Orangevale. The ±1.31 AC vacant lot sits near a signalized intersection and surrounded by well-established residential neighborhood. It is also surrounded by strong daytime and evening populations, and high traffic counts. The site is two miles from Sunrise Mall with numerous major retailers within walking distance and adjacent to Winco Foods.

PROPERTY FEATURES

- Ideal For Multi-Family Development Opportunity
- Great exposure to street
- High traffic counts
- Easy access to all amenities and all major retailers
- Signalized intersection
- Easy access to Highway 50

KW COMMERCIAL
4080 Truxel Rd., Ste 100
Sacramento, CA 95834

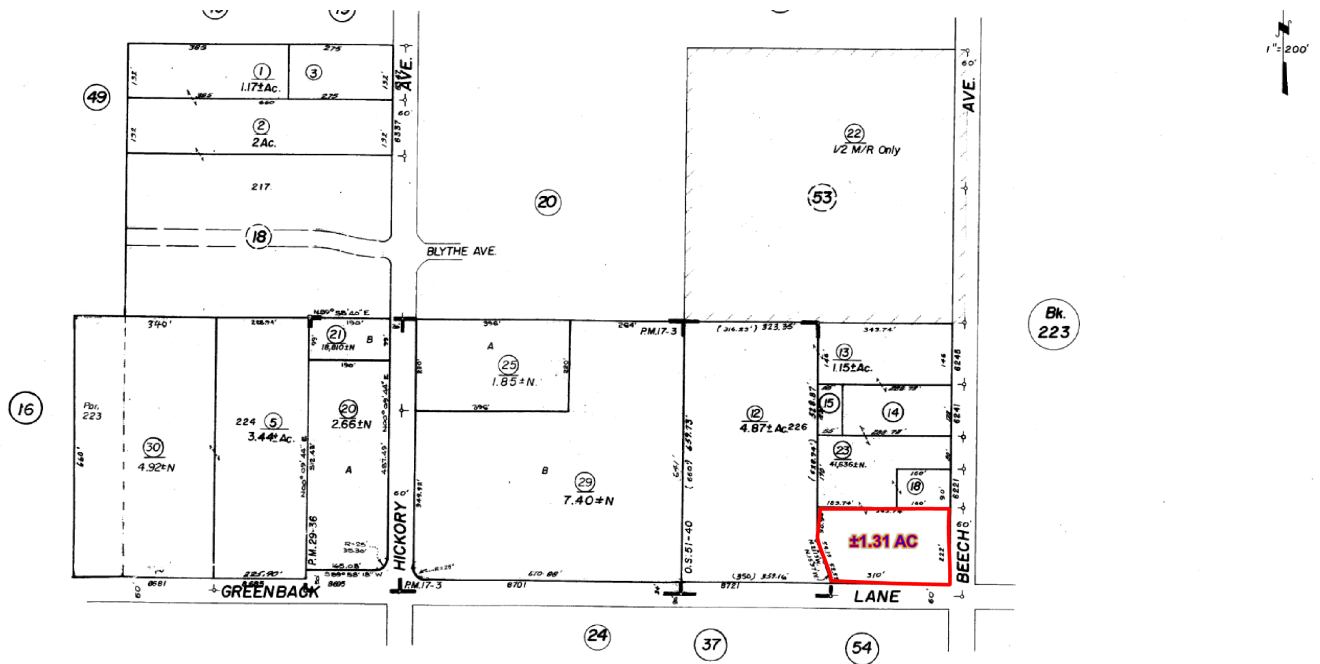
TUAN NGUYEN
Director
O: 916.798.5798
C: 916.798.5798
tuan@kwcommercial.com
CA #CA BRE License#: 01754434

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

NEC GREENBACK LN. AND BEECH AVENUE

Beech Avenue, Orangevale, CA 95662



KW COMMERCIAL
4080 Truxel Rd., Ste 100
Sacramento, CA 95834

TUAN NGUYEN
Director
O: 916.798.5798
C: 916.798.5798
tuan@kwcommercial.com
CA #CA BRE License#: 01754434

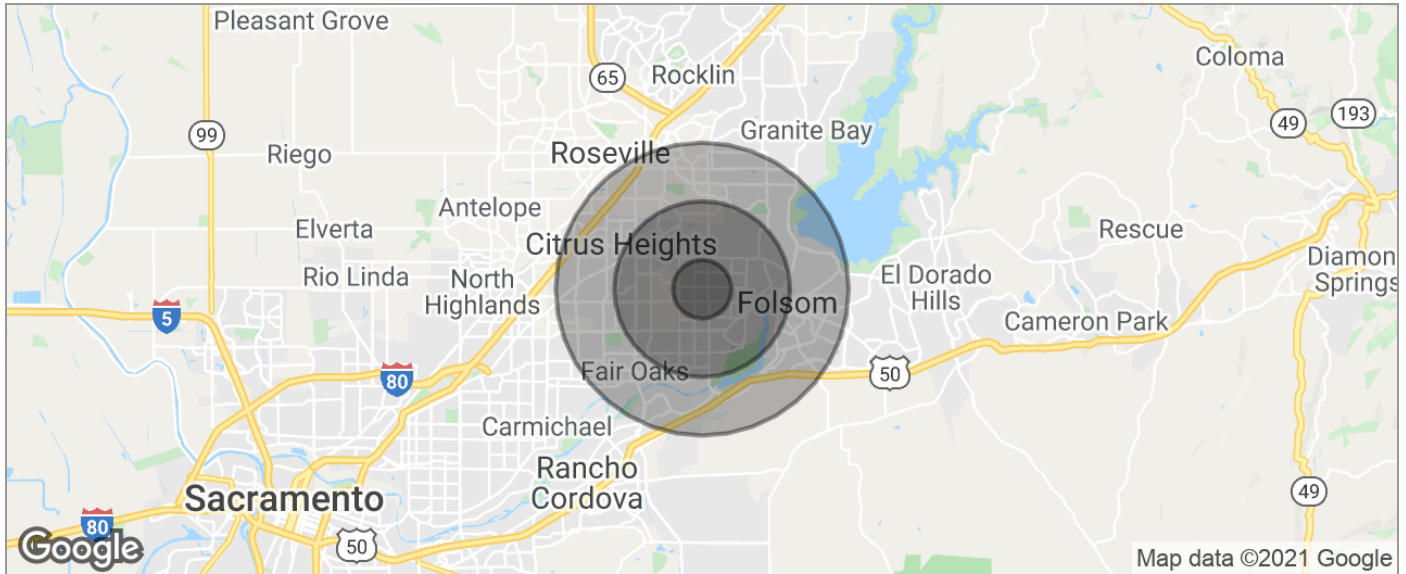
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

DEMOGRAPHICS

NEC GREENBACK LN. AND BEECH AVENUE

Beech Avenue, Orangevale, CA 95662



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,343	97,583	259,856
TOTAL DAYTIME POPULATION	13,476	78,828	246,269
TOTAL EMPLOYEES	3,204	25,052	93,107
*SOURCE LOOPNET 2015			
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,274	97,507	259,990
AVERAGE HH INCOME	\$85,280	\$85,033	\$88,148
TRAFFIC COUNTS:			
GREENBACK LN. @ BEACH AVE.:	40,450 ADT		

* Demographic data derived from 2010 US Census

KW COMMERCIAL
4080 Truxel Rd., Ste 100
Sacramento, CA 95834

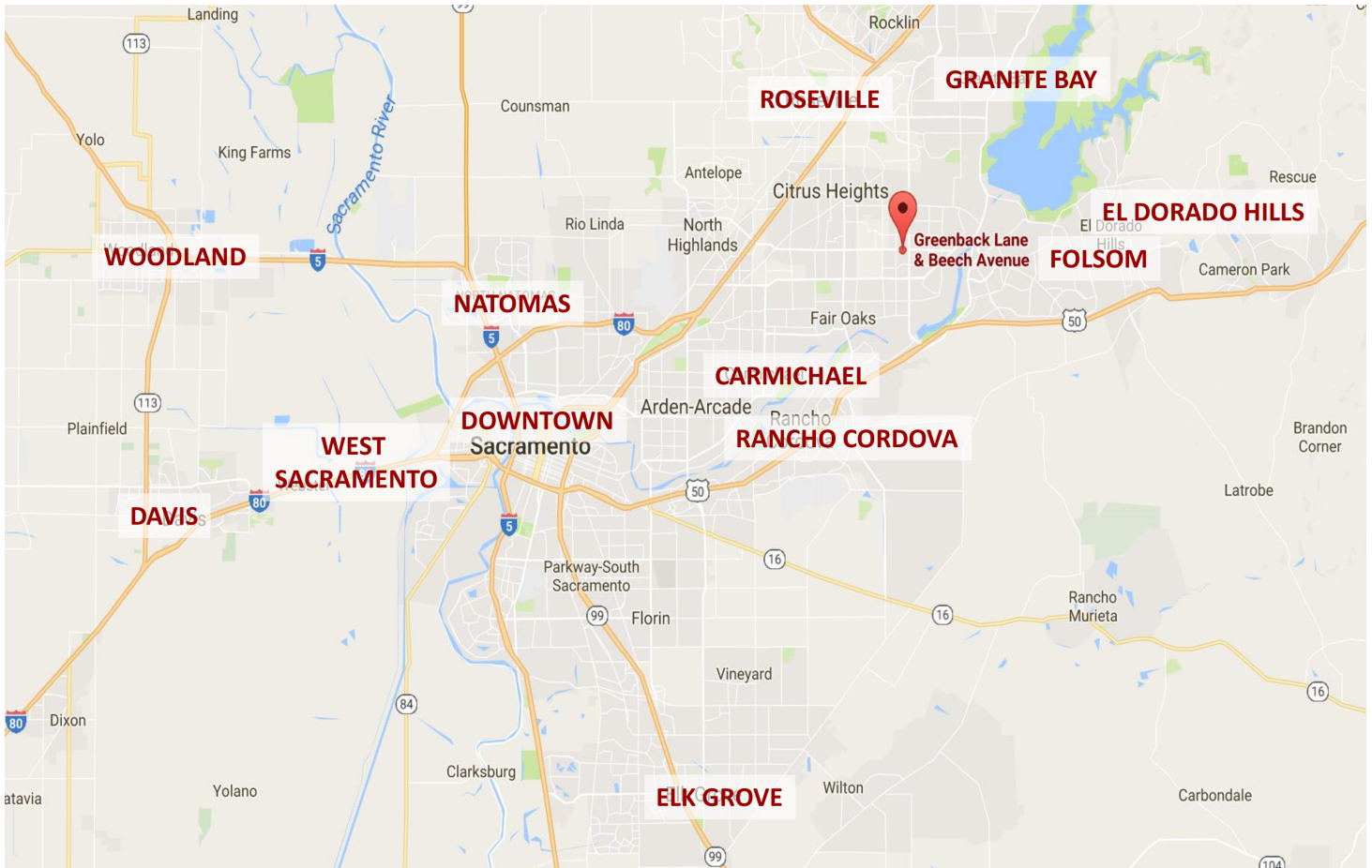
TUAN NGUYEN
Director
O: 916.798.5798
C: 916.798.5798
tuan@kwcommercial.com
CA #CA BRE License#: 01754434

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

NEC GREENBACK LN. AND BEECH AVENUE

Beech Avenue, Orangevale, CA 95662



KW COMMERCIAL
4080 Truxel Rd., Ste 100
Sacramento, CA 95834

TUAN NGUYEN
Director
O: 916.798.5798
C: 916.798.5798
tuan@kwcommercial.com
CA #CA BRE License#: 01754434

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com