



FOR LEASE

3220-3232 51st Ave
Sacramento, CA



Light Industrial Space For Lease

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NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE
±23,280 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- 3220 - 3232 51st Avenue is a multi-tenant light industrial park with secured parking and yard space.
- 3220, Unit 3 is a ±2,000 SF space with small office and warehouse with one (1) grade level door.
- 3220, Unit 4 is comprised of ±360 SF first floor office, ±1,280 SF second level space, and a ±2,640 SF warehouse with two (2) grade level doors.
- 3232, Unit 3 is a ±1,785 SF with small office and warehouse with one (1) grade level door.
- 3232, Unit 5 is ±7,734 SF warehouse space with a small office, four (4) grade level doors, and existing infrastructure for auto repair use.

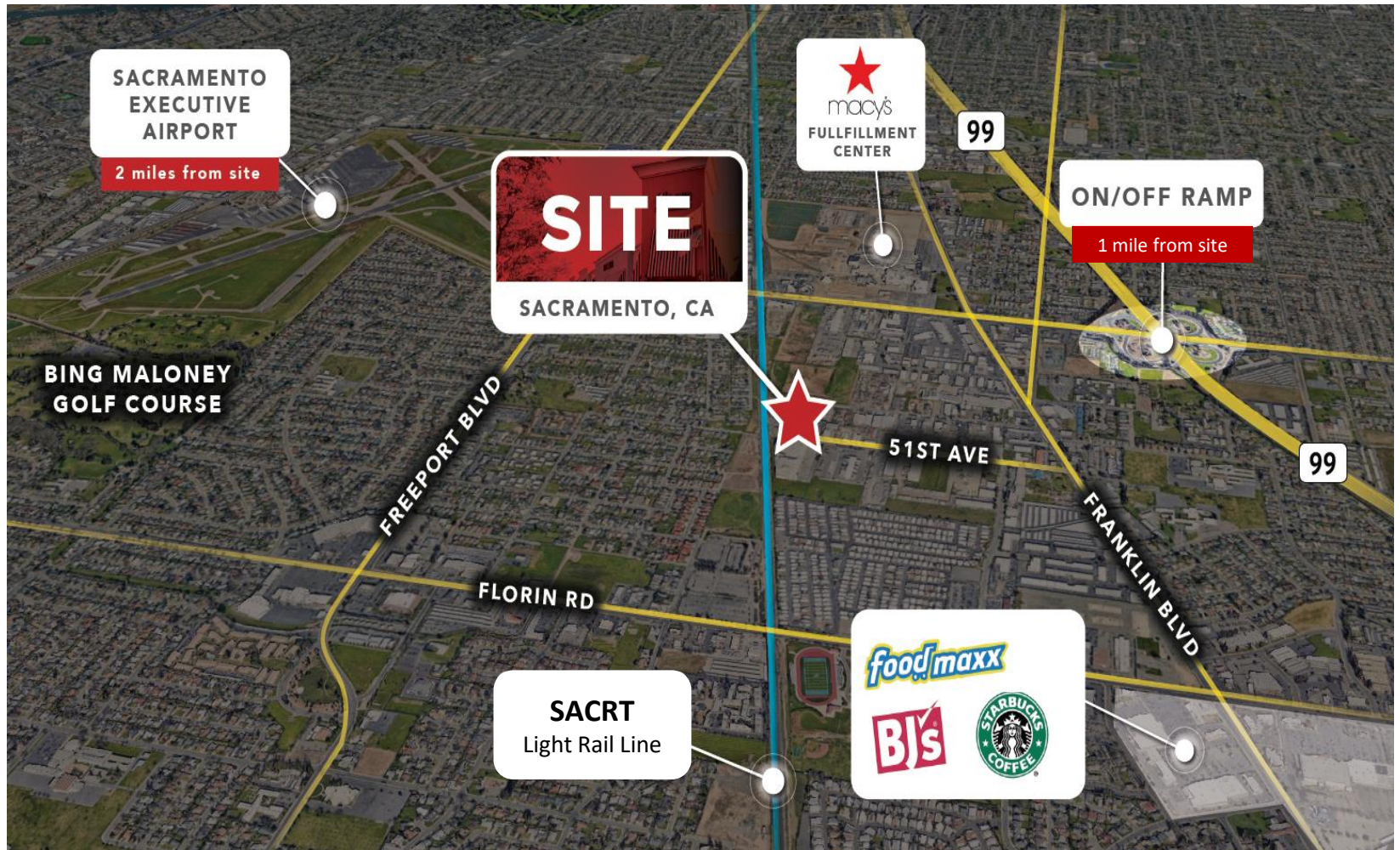
PROPERTY INFO

LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	3220, Unit 3: ± 2,000 SF 3220, Unit 4: ± 4,280 SF 3232, Unit 3: ± 1,785 SF 3232, Unit 5: ± 7,734 SF
ZONING:	M-1 Light Industrial
LOT SIZE:	±1.43 AC
LEASE TYPE:	NNN
APN:	036-0210-002-0000
TRAFFIC:	Franklin Blvd: 34.5K ADT Otto Cir W: 23.4K ADT 47th Ave: 19.7K ADT

SITE MAP



MARKET AERIAL



MARKET AERIAL

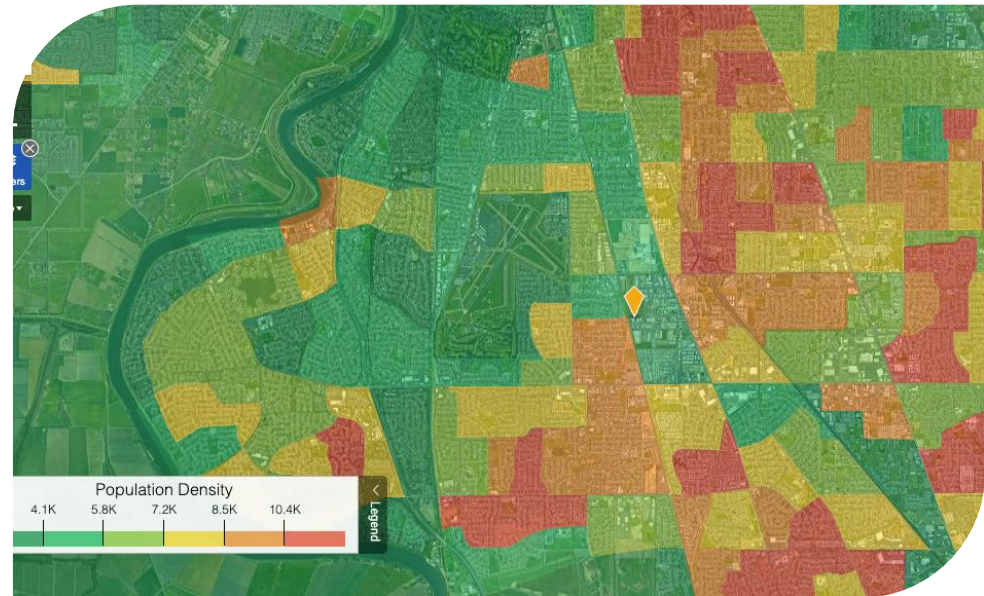


CITY PROFILE

SACRAMENTO

- **Location:** The property is strategically positioned in a prime industrial area, benefitting from Sacramento's transportation infrastructure. It enjoys easy access to major highways, making distribution and logistics efficient.
- **Demand for Industrial Space:** The demand for industrial properties in Sacramento is consistently high due to the city's role as a regional distribution hub. E-commerce, manufacturing, and logistics companies seek well-located industrial spaces like this one.
- **Value-Add Potential:** With 75.8% occupancy and below-market rents, there's a significant value-add opportunity. Investors can stabilize tenancy, improve cash flow, and enhance the property's overall value.
- **Diverse Tenant Base:** Sacramento's growing economy attracts a wide range of businesses. Diversifying the tenant base can reduce risk and increase income stability.
- **Positive Economic Indicators:** Sacramento's steady economic growth, supported by job creation and population growth, bodes well for the commercial real estate market, making it an attractive destination for investors seeking long-term stability.

	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimated Population	19,188	193,968	386,791
2028 Projected Population	19,673	198,495	396,276
2023 Median Age	34.1	35.3	36.7
INCOME			
2023 Estimated Average Household Income	\$60,489	\$73,829	\$86,602
DIVERSITY			
2023 Estimated White	46.8%	47.4%	50.2%
2023 Estimated Black	17.6%	17.2%	11.8%
2023 Estimated Asian or Pacific Islander	26.4%	26.3%	27.8%
2023 Estimated Hispanic	43.5%	38.1	31.7%



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