



# FOR SALE

4350 Pasadena Ave. • SACRAMENTO, CA



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**NAI**Northgate

**ONE** REALTY**ONEGROUP**  
COMPLETE

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# PROPERTY SUMMARY



**AVAILABLE SPACE**  
±1,204 sq. ft. residential  
property on ± 25,225 sq.  
ft. of land.



**SALE PRICE**  
Contact Broker



**PROPERTY TYPE**  
Land Parcels



## PROPERTY HIGHLIGHTS

- Located just 2.5 miles from highway 80, this east-west transcontinental freeway stands as a crucial economic corridor, offering seamless transpiration of goods and people across the city and nation.
- The "Residential/Neighborhood Preservation Area (RD-4 NPA)" designation safeguards the area's charm, potentially enhancing property values and attracting stable, long-term investment.
- This location is just 8 miles from downtown Sacramento, ensuring convenient access to the city's amenities and cultural attractions.
- Adjacent to various schools, this location benefits from a community-focused environment enriched with a variety of retail and dining options just a short distance away.

## PROPERTY INFO

<b>SALES PRICE:</b>	Contact Broker
<b>ZONING:</b>	RD-4 (NPA) Residential/Neighborhood Preservation Area
<b>PARCEL SIZE:</b>	±1,204 sq. ft. residential & ± 25,225 sq. ft. land split into 6 parcels

# PARCEL MAP



<b>Address</b>	4350 Pasadena Ave., Sacramento, CA
<b>Property Type</b>	Land Parcels
<b>Zoning</b>	RD-4 (NPA) - Residential/Neighborhood Preservation Area
<b>APNs</b>	<ul style="list-style-type: none"> <li>• 256-032-040-0000 ± 1,024 sq. ft. residential property on ±15,115 sq. ft.</li> <li>• 256-032-039-0000 ± 8,501 sq. ft.</li> <li>• 256-032-038-0000 ± 7,882 sq. ft.</li> <li>• 256-032-037-0000 ± 7,884 sq. ft.</li> <li>• 256-032-036-0000 ± 8,509 sq. ft.</li> <li>• 256-032-035-0000 ± 16,552 sq. ft.</li> </ul>



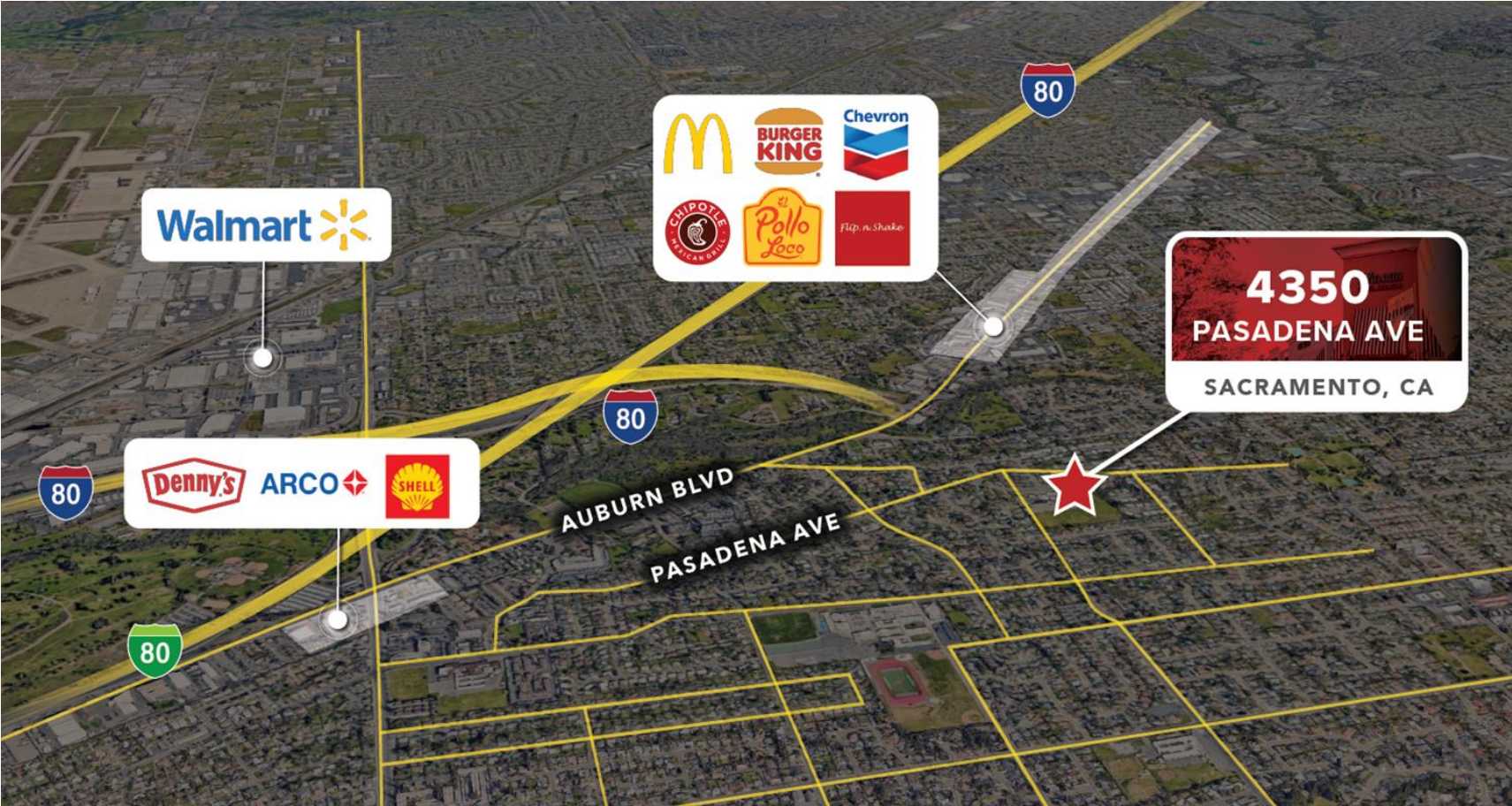
# MARKET AERIALS



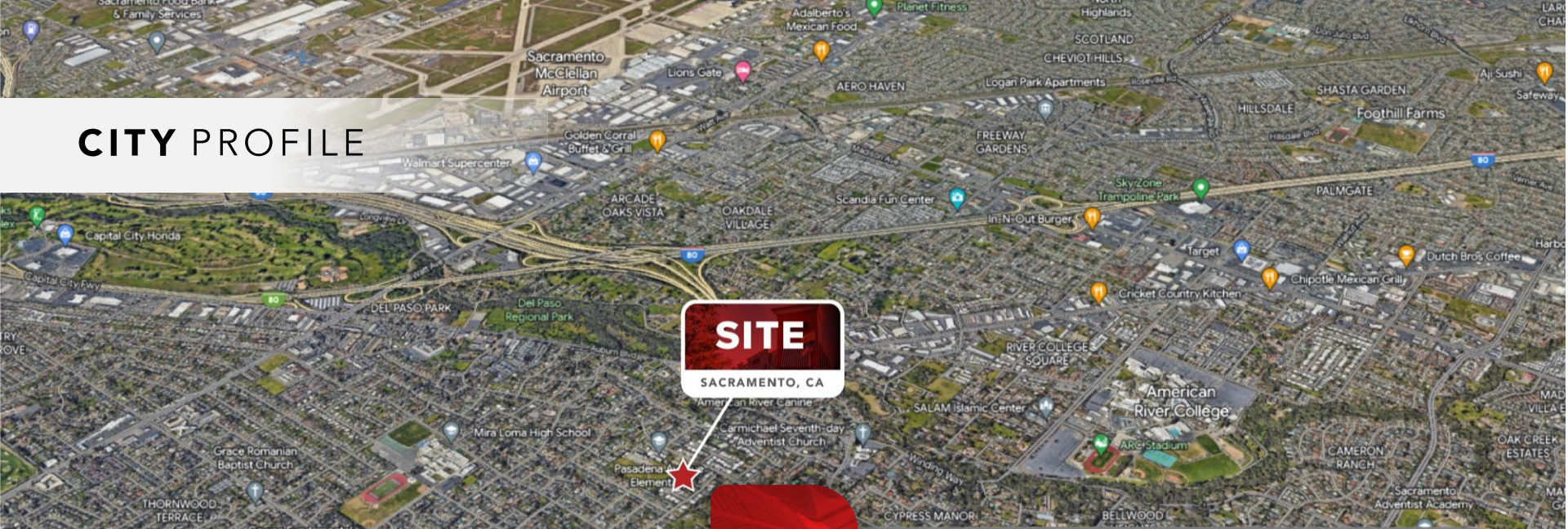
# MARKET AERIALS



# MARKET AERIALS



# CITY PROFILE



**SITE**  
SACRAMENTO, CA

## SACRAMENTO, CALIFORNIA

- **Growing Population:** The county has seen a consistent growth in population, indicating a rising demand for housing.
- **Affordability:** Compared to other parts of California, especially coastal cities like San Francisco and Los Angeles, Sacramento County offers relatively affordable land and housing prices. This makes it attractive for both developers and homebuyers.
- **Transportation Infrastructure:** Sacramento is well-connected with major highways, public transit options, and the Sacramento International Airport. This connectivity supports both local and commuter lifestyles.
- **Upward Economic Mobility:** The region has been noted for its potential for economic upward mobility, making it an attractive location for families looking for opportunities.

## DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Estimated Population	12,347	146,835	387,764
2028 Projected Population	12,586	150,725	397,761
2022 Median Age	44.2	39.4	38.4
INCOME			
2023 Estimated Average Household Income	\$99,819	\$82,125	\$84,292
DIVERSITY			
2023 Estimated White	80.68%	74.92%	71.96%
2023 Estimated Black	7.51%	9.44%	9.74%
2023 Estimated Asian or Pacific Islander	5.07%	7.41%	9.40%
2023 Estimated Hispanic	12.85%	19.32%	21.95%



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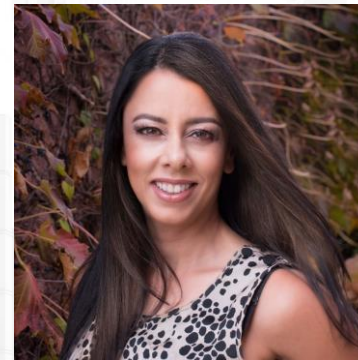
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