FOR SALE

LAND/DEVELOPMENT

3424 Fruitridge Rd, Sacramento, CA 95820

Rare 1.87 Acre Religious Facility Prime for Redevelopment



EXCLUSIVELY LISTED BY

NORTHGATE

XAVIER SANTANA
CEO, Broker
925.478.4224
xcs@ngcip.com
Lic #01317296



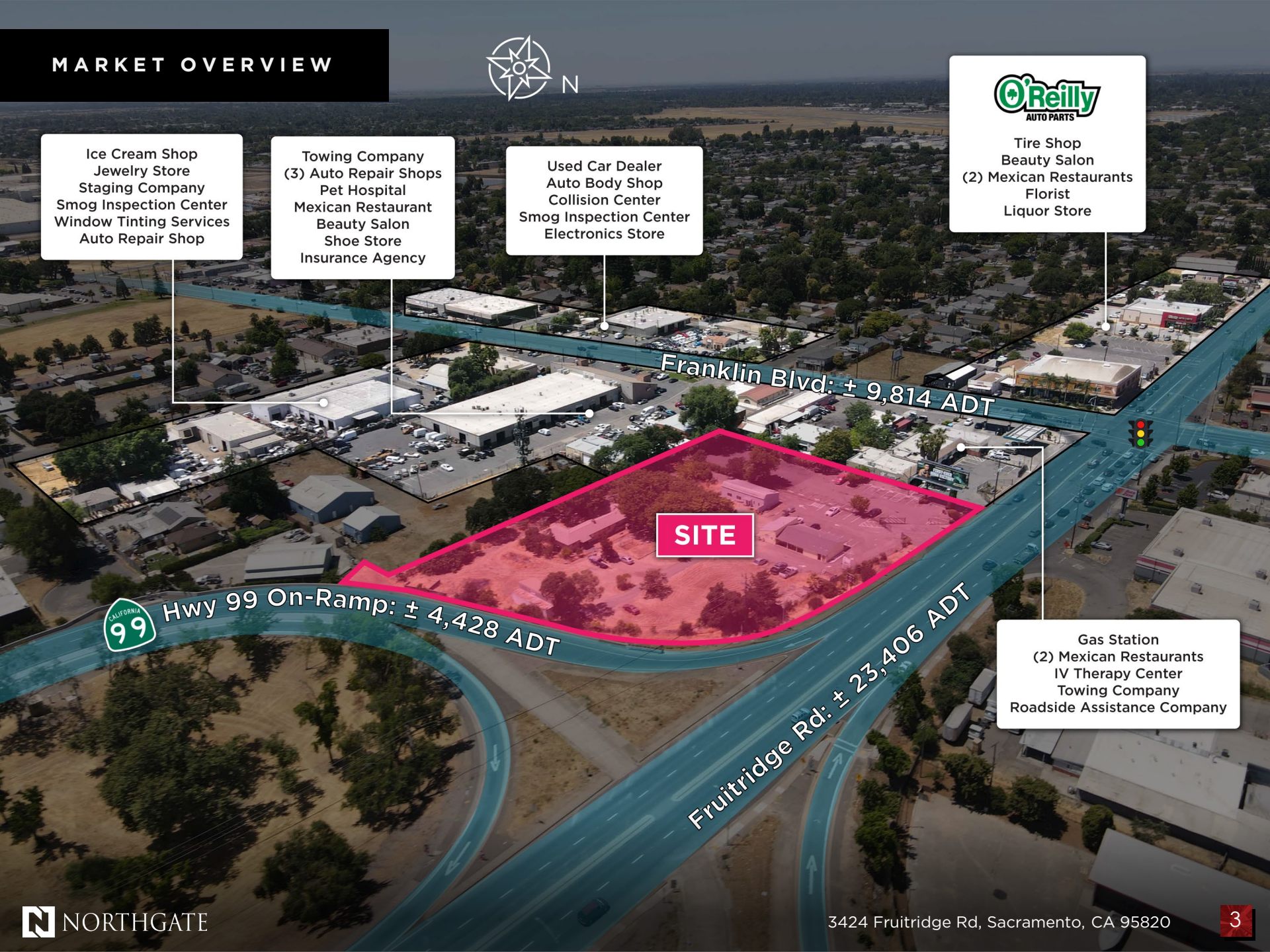
HIGHLIGHTS

- Rare 1.87-acre infill site zoned General Commercial
- Existing improvements support interim use or income
- Direct frontage on the Highway 99 on-ramp
- Fruitridge Road frontage near a signalized intersection
- Over 417,000 residents within a 5-mile radius
- Fenced site suited for developers, investors, or owner-users

PROPERTY OVERVIEW

PROPERTY TYPE	Land/Development	
SALE TYPE	Investment or Owner-User	
SALE PRICE	Contact Broker	
PARCEL SIZE	1.87 acres	
ZONING	General Commercial (GC)	
APN	026-0300-014, 026-0300-005	
TRAFFIC	Fruitridge Rd Franklin Blvd	± 33,531 ADT ± 16,266 ADT

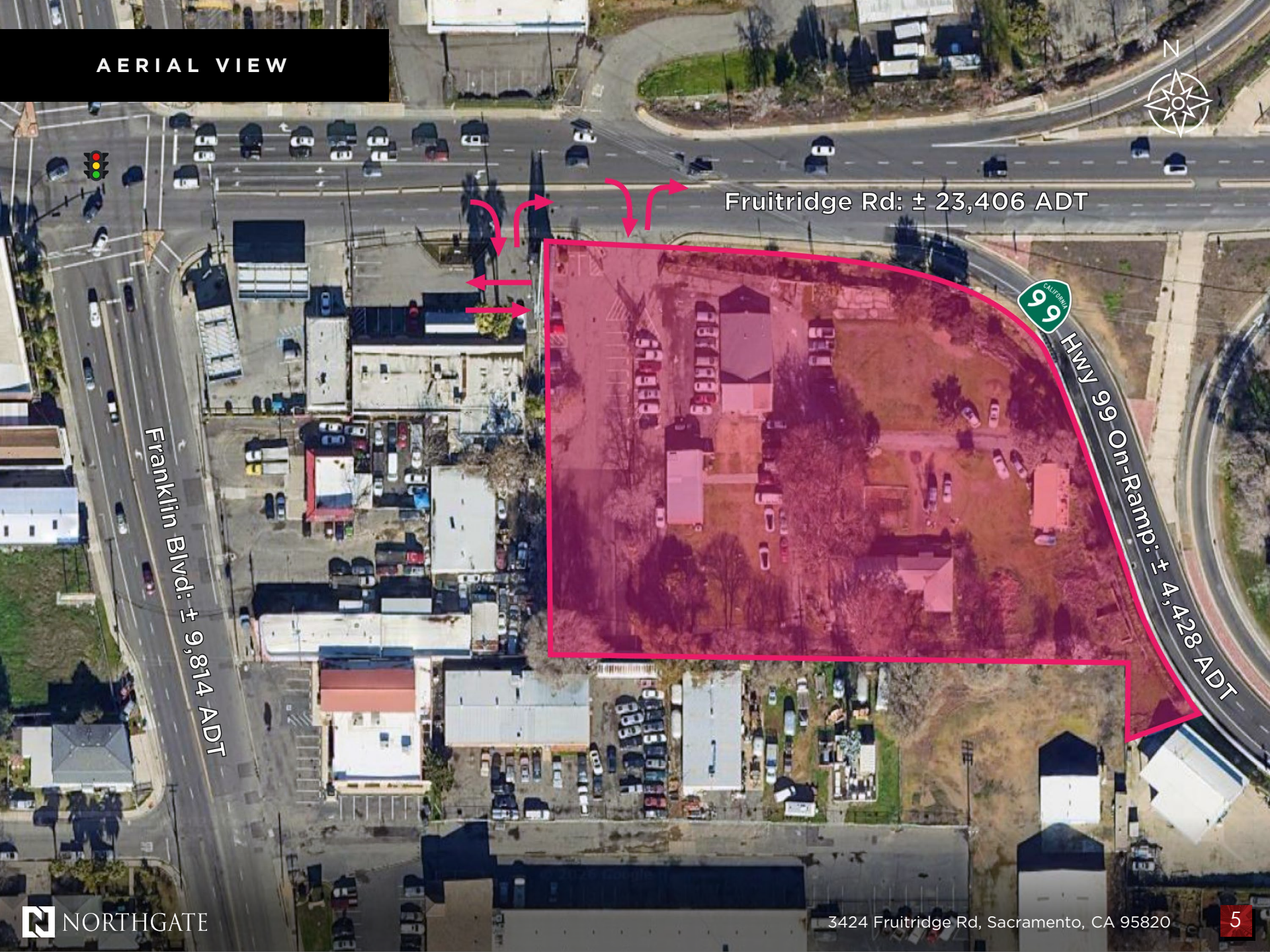
MARKET OVERVIEW

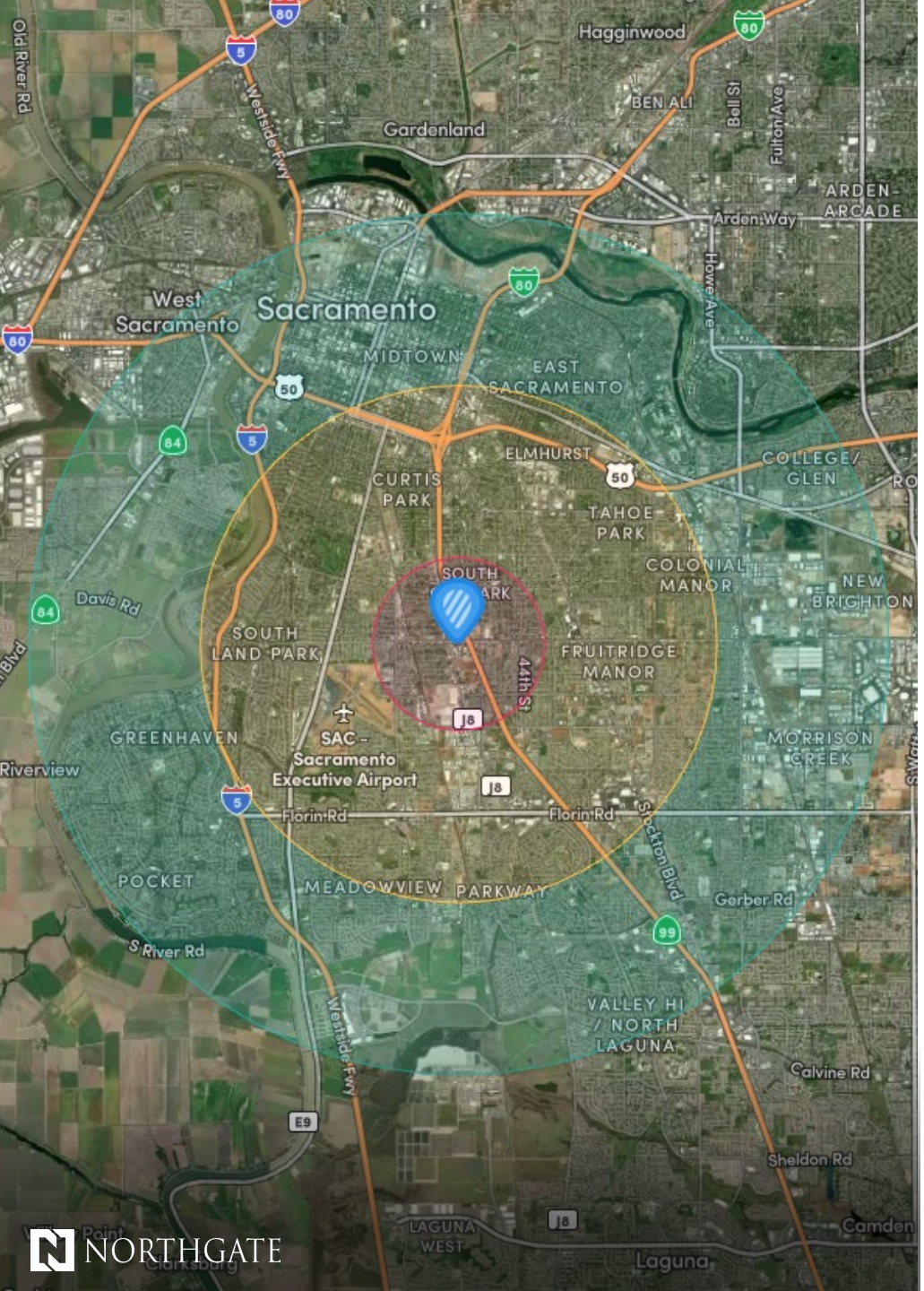


MARKET OVERVIEW



AERIAL VIEW


N
Fruitridge Rd: ± 23,406 ADT
Franklin Blvd: ± 9,814 ADT
Hwy 99 On-Ramp: ± 4,428 ADT
99



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	23,770	184,846	417,421
Projected Population (5 Yr)	1.5%	1.5%	1.6%
Average Age	35	38	38
Households	7,457	67,406	157,835
White Population	21%	32%	35%
Black Population	9%	11%	11%
Am Indian Population	2%	2%	2%
Asian Population	18%	18%	20%
Other Population	50%	37%	32%
Hispanic Population	49%	35%	30%
Average HH Income	$81.1k	$102.5k	$106.3k
College Graduates	12.3%	27.4%	31.2%
Total Employees	7,521	69,108	246,605

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



XAVIER SANTANA
CEO, Broker
P: 925.478.4224
xcs@ngcip.com
Lic #01317296
DRE: #01910787

@ 2026 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make 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.