



FOR SALE | ±0.4 ACRES

SOLD WITH APPROVED PLANS FOR A ±6,000 SF OFFICE BUILDING

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PROPERTY HIGHLIGHTS

- » ±0.40 acre parcel (±17,424 SF)
- » Close proximity to a wide variety of restaurants, fine dining and shopping
- » Situated in a dense residential population
- » Strong daytime population

- » Centrally located
- » Zoned BP-Commercial
- » APN: 294-0080-006

\$695,000
SALE PRICE

APPROVED ±6,000 SF OFFICE BUILDING SOLD WITH THE LAND



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TRAFFIC COUNTS

STREET	COUNT	DISTANCE(MI)
Fulton Ave	5,101	0.05
Monroe St	20,718	0.05
Sierra Blvd	4,325	0.05
Fulton Ave	32,620	0.08
Fair Oaks Blvd	32,821	0.21
Highway 50	189,000	2.4

2019 DEMOGRAPHICS

 <p>POPULATION 1 MI - 20,634 3 MI - 125,631 5 MI - 365,837</p>	 <p>DAYTIME POPULATION 1 MI - 21,720 3 MI - 165,736 5 MI - 486,146</p>
 <p>TOTAL HOUSEHOLDS 1 MI - 10,516 3 MI - 55,824 5 MI - 148,453</p>	 <p>AVG. HOUSEHOLD INCOME 1 MI - \$84,243 3 MI - \$93,173 5 MI - \$79,568</p>

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