5121

College Oak Drive Sacramento, CA

» Sale: \$2,675,000 (\$194/SF)

» Lease: \$1.25/SF

» Ample parking - ±64 spaces

- » Easy freeway access
- » Strong retail area
- » Monument signage
- » Sprinklered
- » ±1.05 acre parcel
- » LC zoned which is very generous with uses & conditional uses

Major Tenants in the Area:





±13,738 SF PRIME FREESTANDING BUILDING



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DEMOGRAPHICS



Total Population

1 mile : 20,061 3 miles : 134,169 5 miles : 214,565



Total Households

1 mile : 7,862 3 miles : 50,721 5 miles : 79,633



Avg. Households Income

1 mile: \$58,818 3 miles: \$75,624 5 miles: \$83,121



Daytime Population

1 mile : 21,576 3 miles : 116,727 5 miles : 180,317

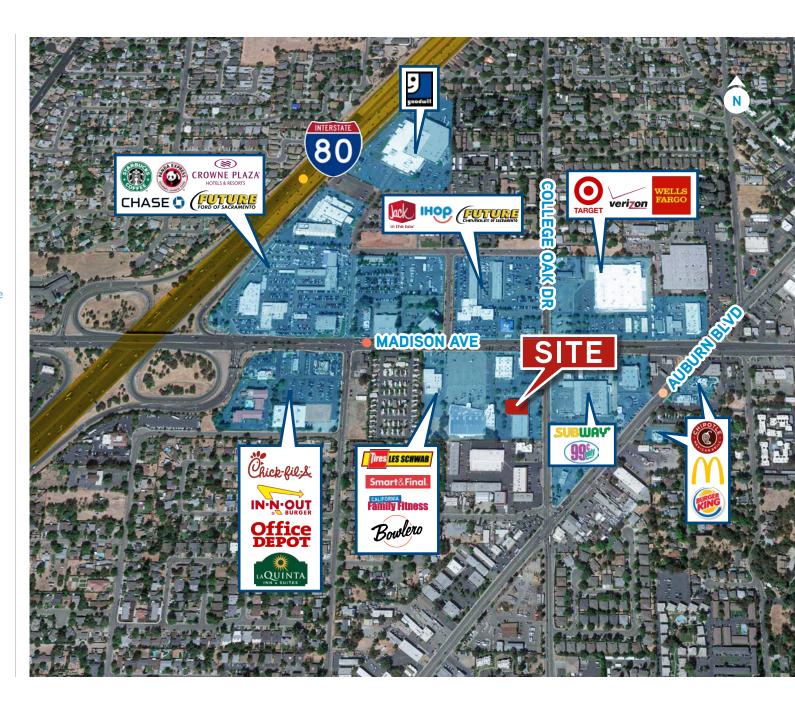
TRAFFIC COUNTS

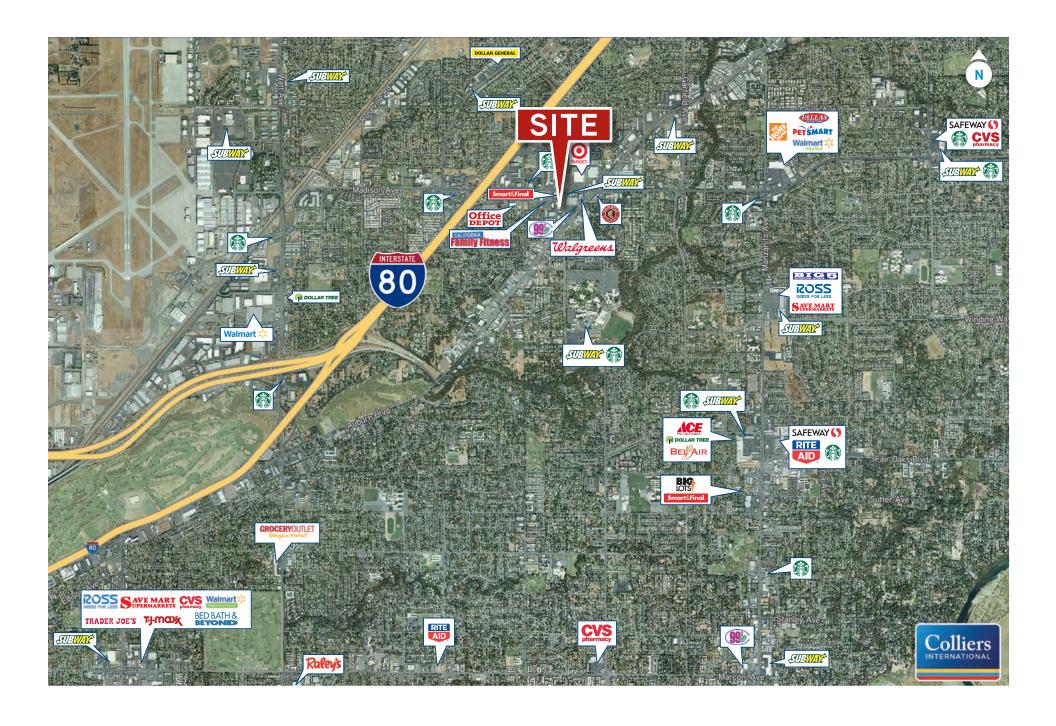


Avg. Daily Traffic

I-80 : 232,100Madison Ave. : 57,721

Auburn Blvd. : 21,634













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