

SALE OR LEASE

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 : 232,100
 ● Madison Ave. : 57,721
 ● Auburn Blvd. : 21,634







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