



**ROBB OSBORNE**  
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DRE # 01398696

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## PROPERTY INFORMATION

The Subject Property is located on Dos Rios Street at the intersection of Dos Rios St and Richards Blvd in the heart of the Richards Industrial Submarket. The site enjoys easy access to Interstate 5 and Highway 160, an artery to Interstate 80. The area offers retail, restaurant and shopping amenities in close proximity. The site is located less than 2 miles from Downtown Sacramento and 10 miles to Sacramento International Airport.

- Two commercial / industrial parcels available for purchase in Sacramento
- Industrial and commercial uses permitted
- Paved, fenced lot
- Utilities to site including water, sewer, storm drain, electricity, natural gas
- APN: 001-0081-015-0000 – 1 acre
- APN: 001-0081-014-0000 – 1.13 acres
- Total of 2.13 acres available
- Zoning: C-4-SP

**SALE PRICE \$2,200,000**







3 MILE DEMOGRAPHICS

KEY FACTS

147,921

Population



2.3

Average Household Size

34.3

Median Age

\$48,560

Median Household Income

EDUCATION

16%

No High School Diploma



21%

High School Graduate



29%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



9,883

Total Businesses



165,945

Total Employees

EMPLOYMENT



67%

White Collar



14%

Blue Collar



19%

Services



6.3%

Unemployment Rate

INCOME



\$48,560

Median Household Income



\$30,284

Per Capita Income



\$18,973

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator	Value	Difference	
<\$15,000	15.7%	+5.6%	
\$15,000 - \$24,999	11.6%	+2.9%	
\$25,000 - \$34,999	10.0%	+1.4%	
\$35,000 - \$49,999	13.7%	+1.4%	
\$50,000 - \$74,999	17.4%	-0.3%	
\$75,000 - \$99,999	9.9%	-3.4%	
\$100,000 - \$149,999	12.8%	-3.1%	
\$150,000 - \$199,999	4.3%	-2.6%	
\$200,000+	4.6%	-1.9%	





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