

# Mixed Use Development Site For Sale

8740 Bruceville Road, Sacramento, CA

±3.99 Acres of Land | ±52,326 Square Feet of Buildings



- ◆ OB zoned land is fully entitled for a mixed use development site with plans for a ±11,452 SF Retail Building, ±5,558 SF Single Story Office Building, and 2-two story buildings of ±11,152 SF and ±24,104 SF
- ◆ Assessor's parcel number: 117-0211-024

◆ **REDUCED Asking Price: \$2,600,000 - Includes all plans**

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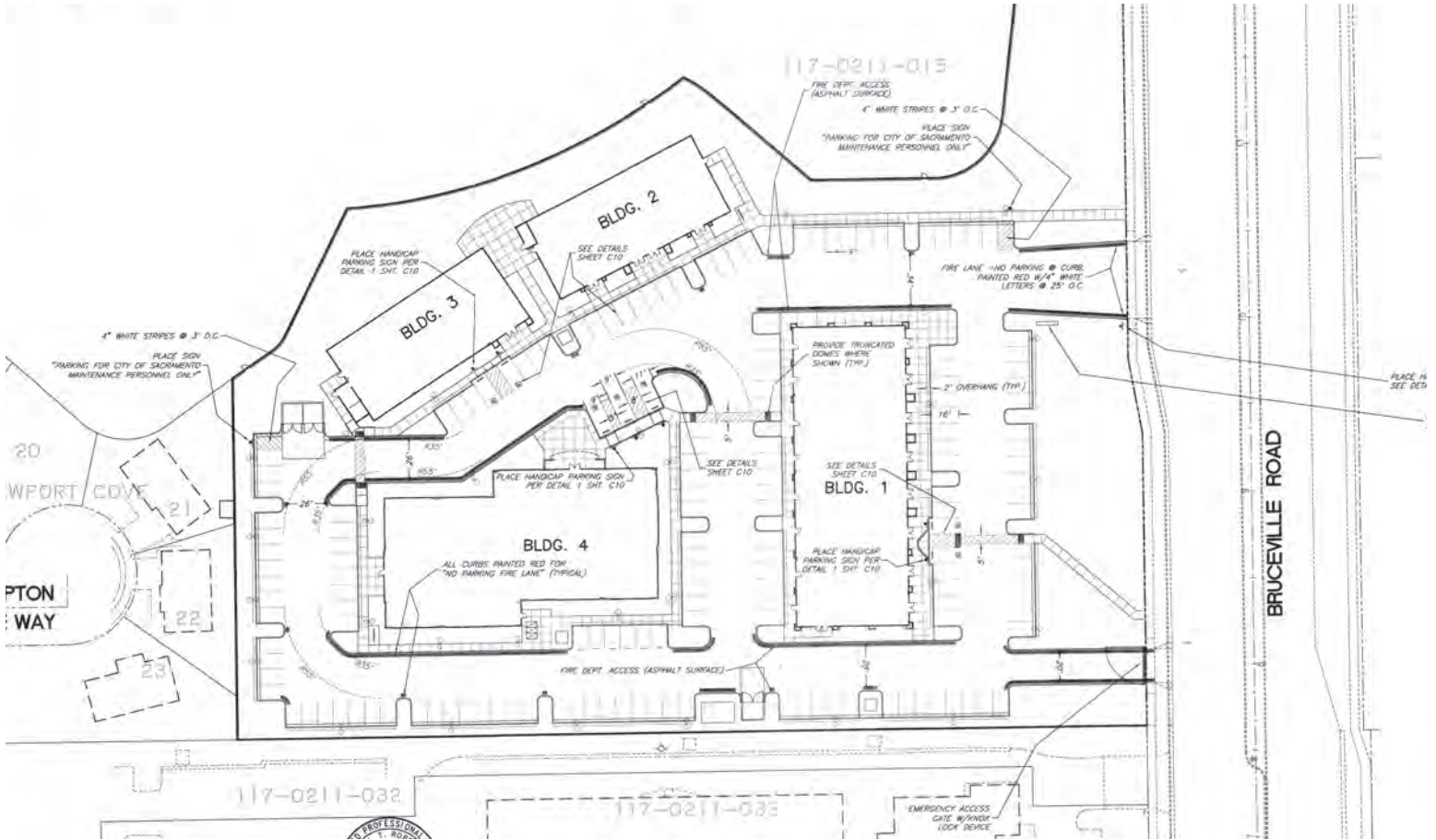


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## SITEPLAN



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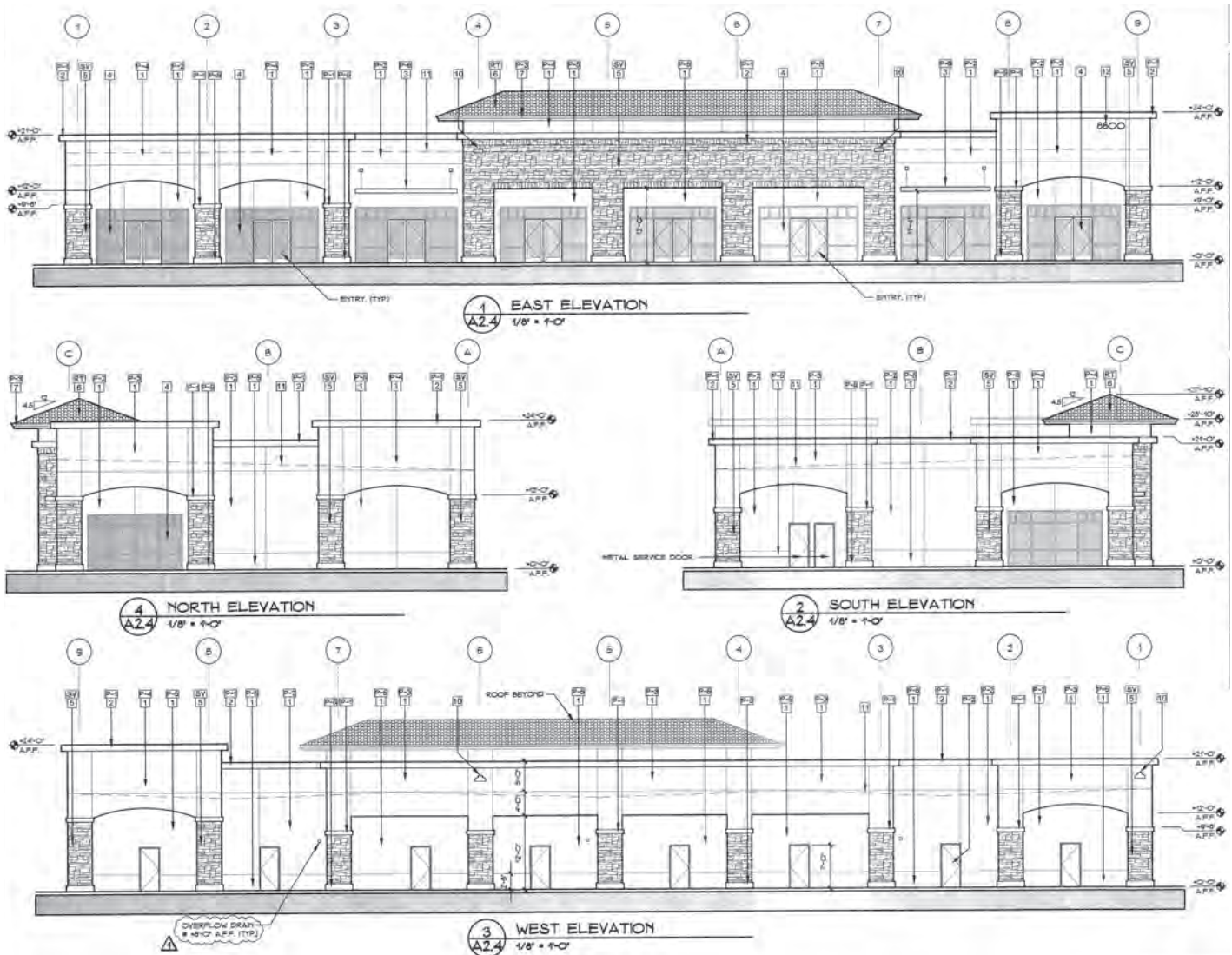
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## BUILDING 1 ELEVATIONS



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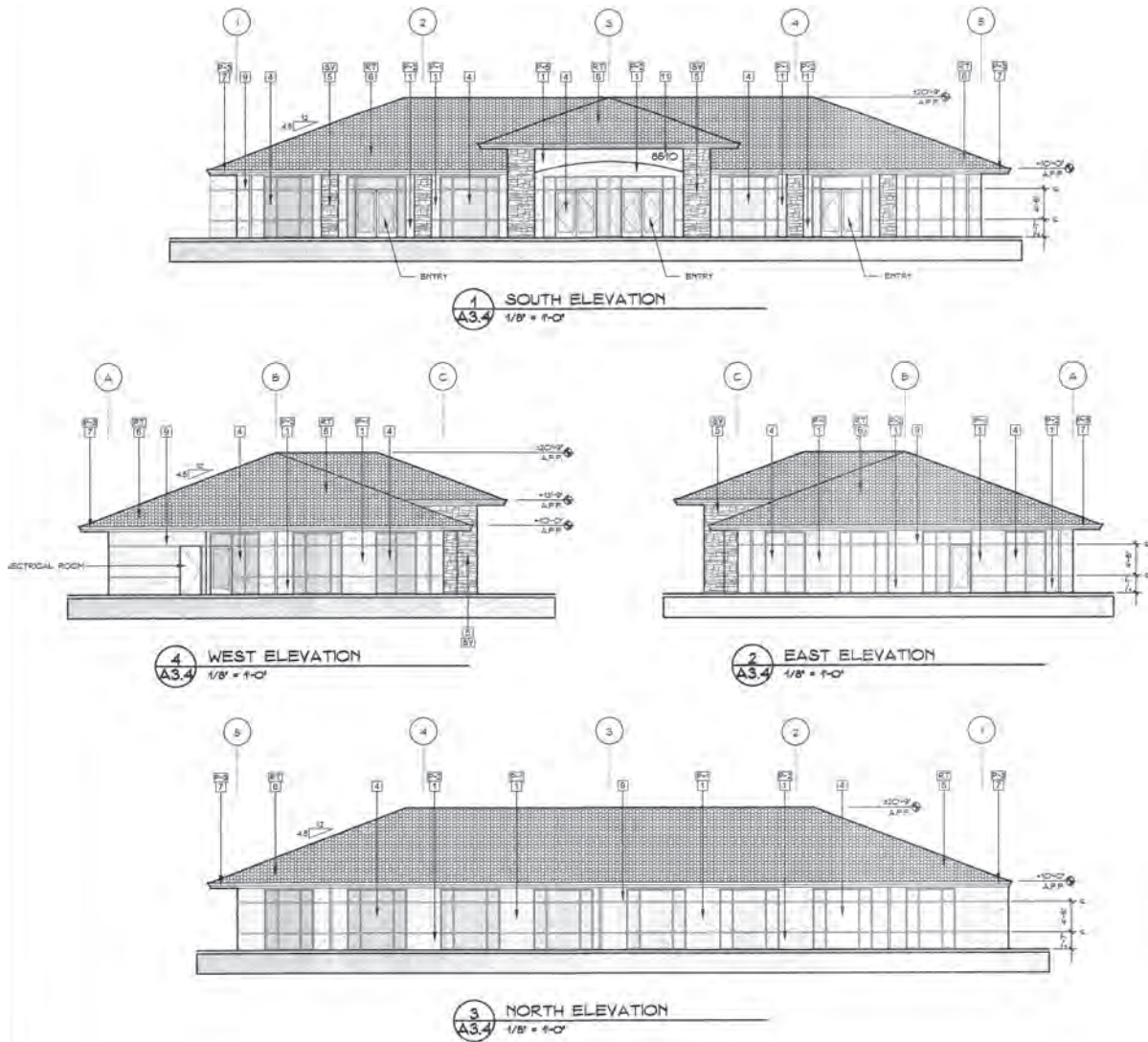


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## BUILDING 2 ELEVATIONS



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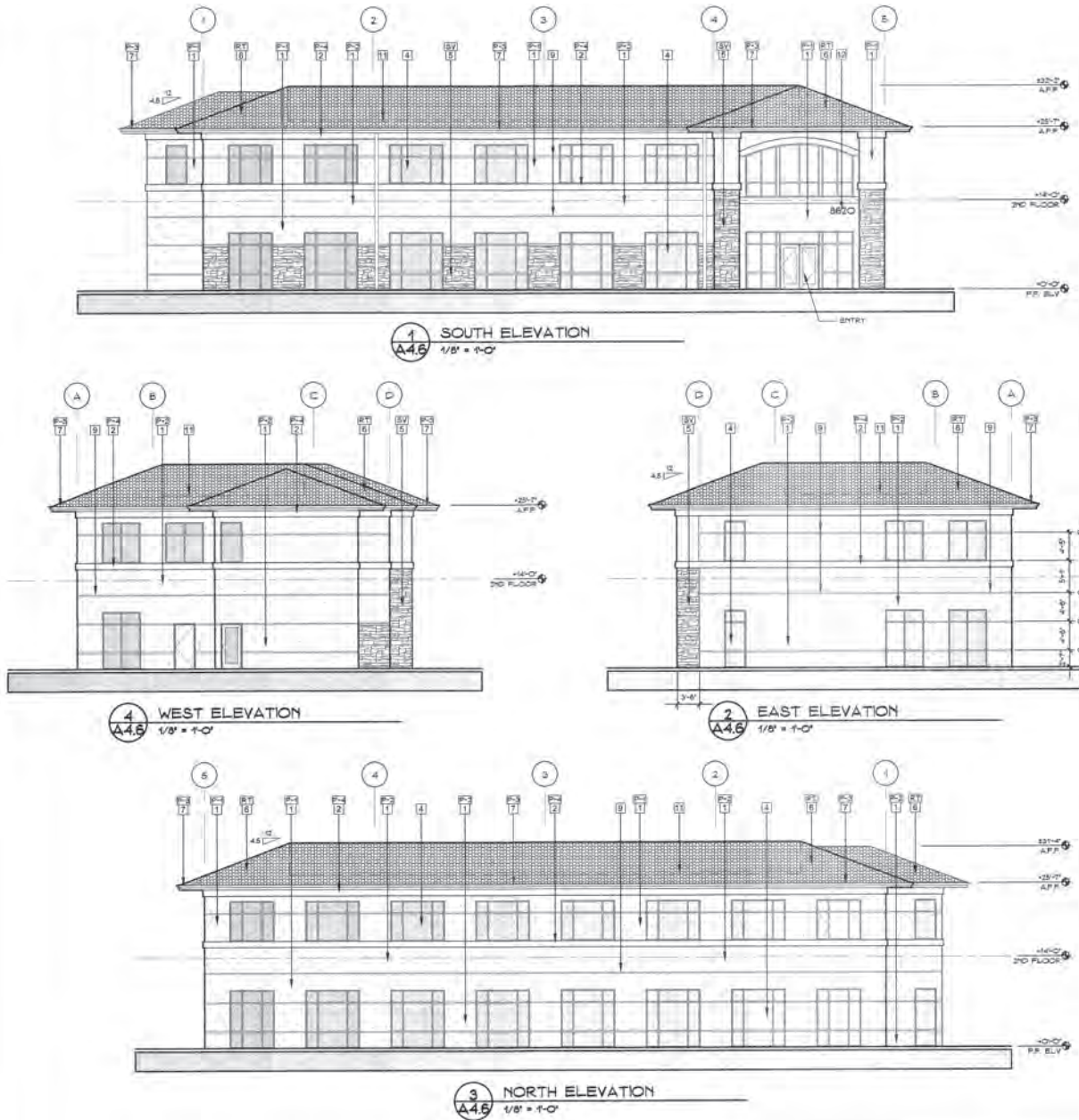


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## BUILDING 3 ELEVATIONS



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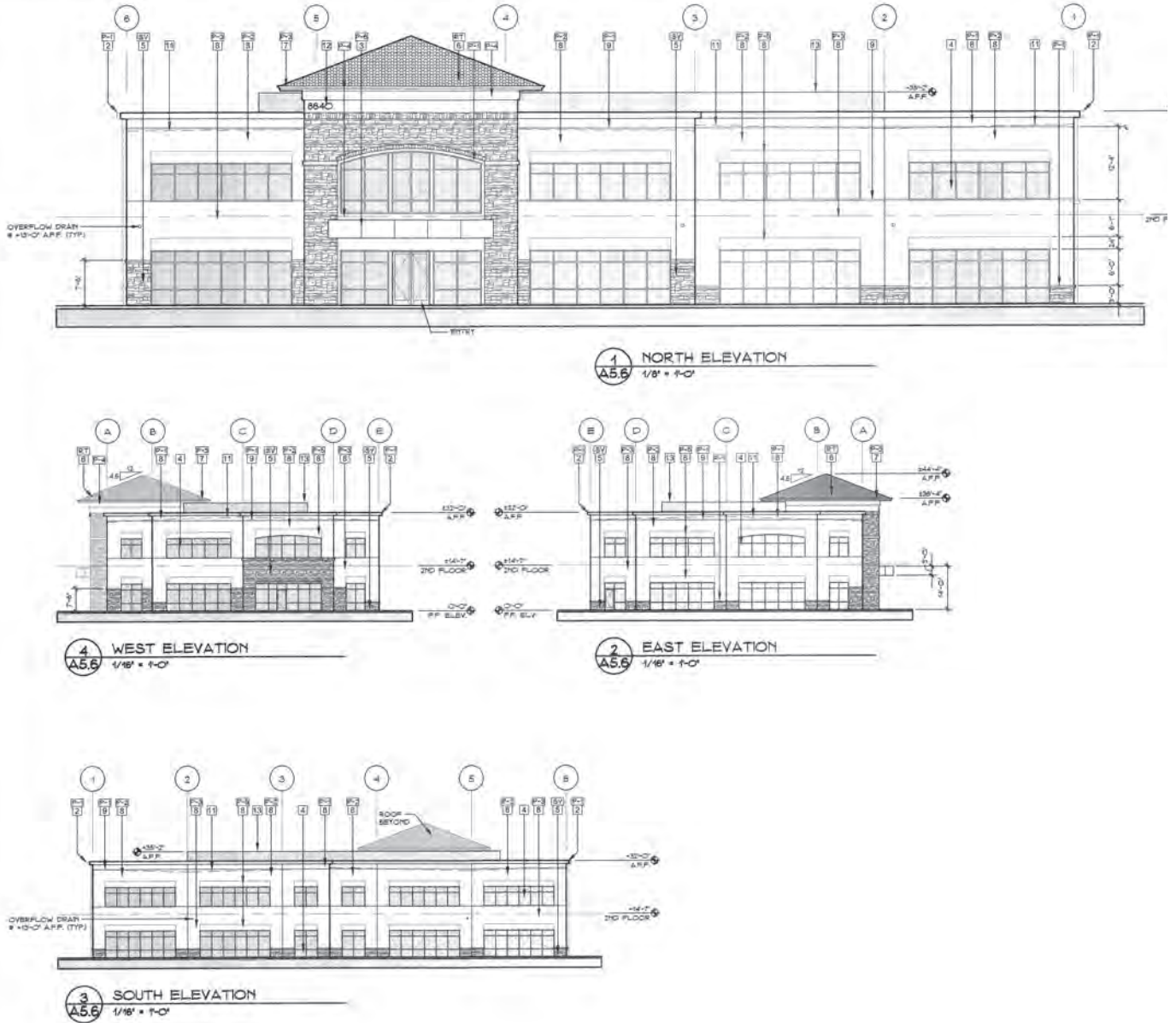
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## BUILDING 4 ELEVATIONS



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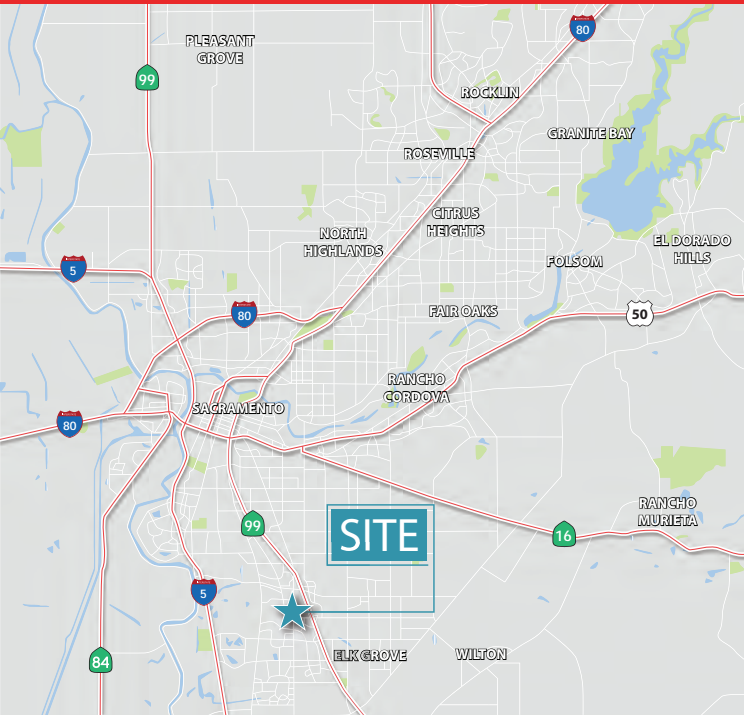
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## DEMOGRAPHICS (2017 est.)

### Population

1-mile radius	21,499
3-mile radius	164,822

### Average Household Income

1-mile radius	\$78,659
3-mile radius	\$84,084

### Median Household Income

1-mile radius	\$66,723
3-mile radius	\$66,723

### Daytime Employment (3-mile radius)

Employees	33,895
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### Significant Employers (3-mile radius)

Employers	#Employees
Apple	3,000
Kaiser Foundation Hospitals	2,250
CDCR Health Care Services	1,750
Methodist Hospital	1,001
Sacramento County Wastewater	325
Weststar Pacific Mortgage	300
Ingram Micro Inc.	275

### Traffic Counts (2014)

Bruceville Road	27,311 ADT
Sheldon Road	11,000 ADT

Source: City of Sacramento



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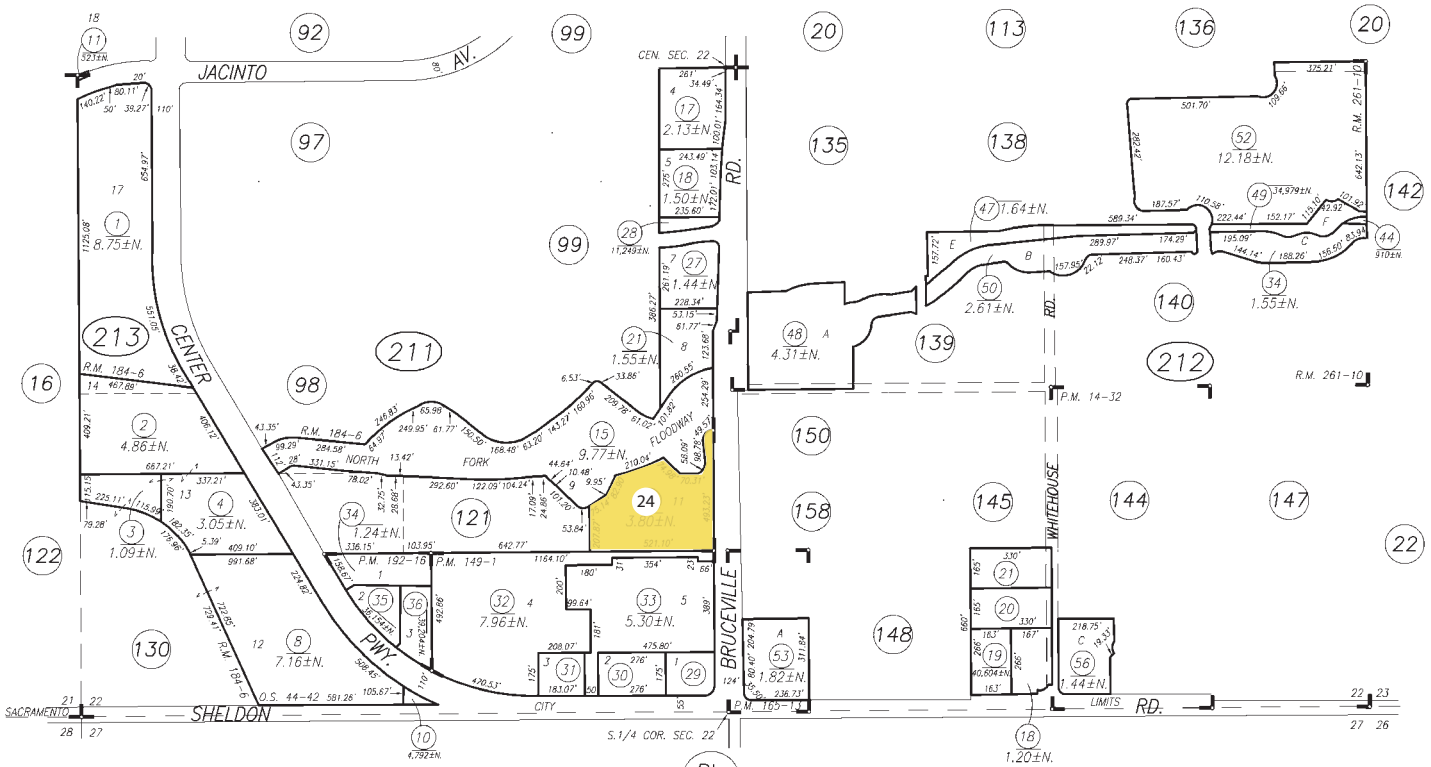


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## PARCEL MAP



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