

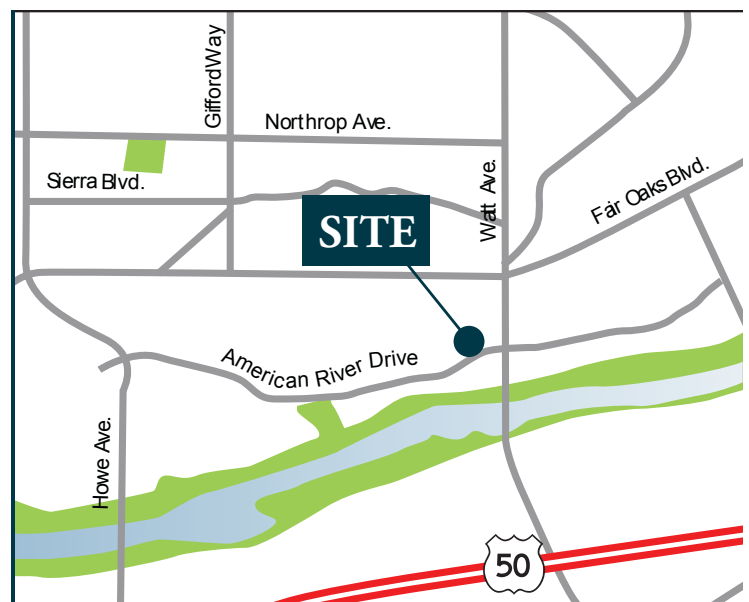
FOR SALE

3455 American River Drive

Sacramento, CA



- ◆ Excellent Owner/User Opportunity
- ◆ Total Building Size: 4,392 Gross SF
- ◆ Approximately 3,500 SF Available for Owner/Occupant
- ◆ Situated on Beautifully Landscaped Grounds in the Community of Sierra Oaks
- ◆ Income in Place
- ◆ Restaurants, Services and Amenities Nearby
- ◆ Parking Ratio 4.38/1,000



Matt Heacox 916.569.2380 mheacox@ngkf.com CA RE License #01451720

980 Ninth Street, Suite 2500, Sacramento, CA 95814

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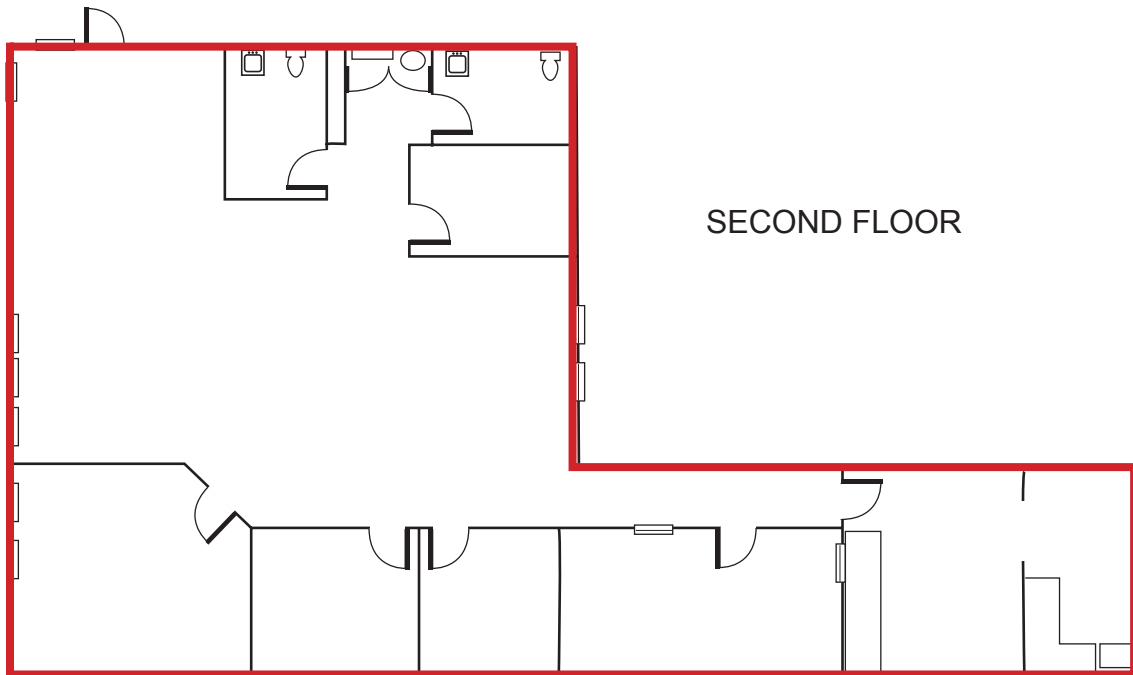
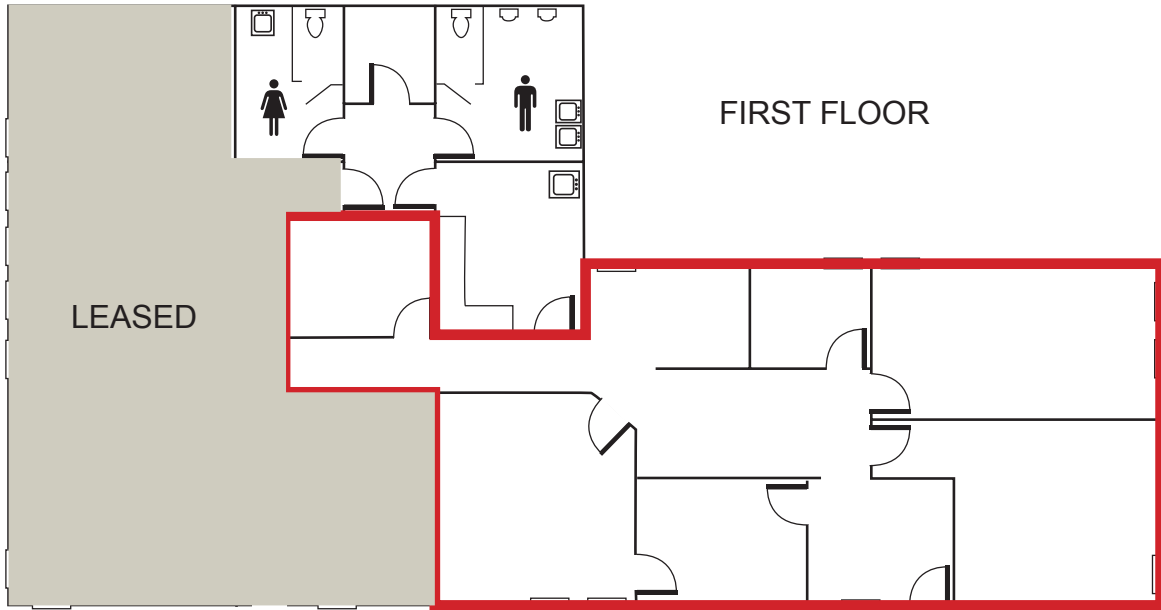
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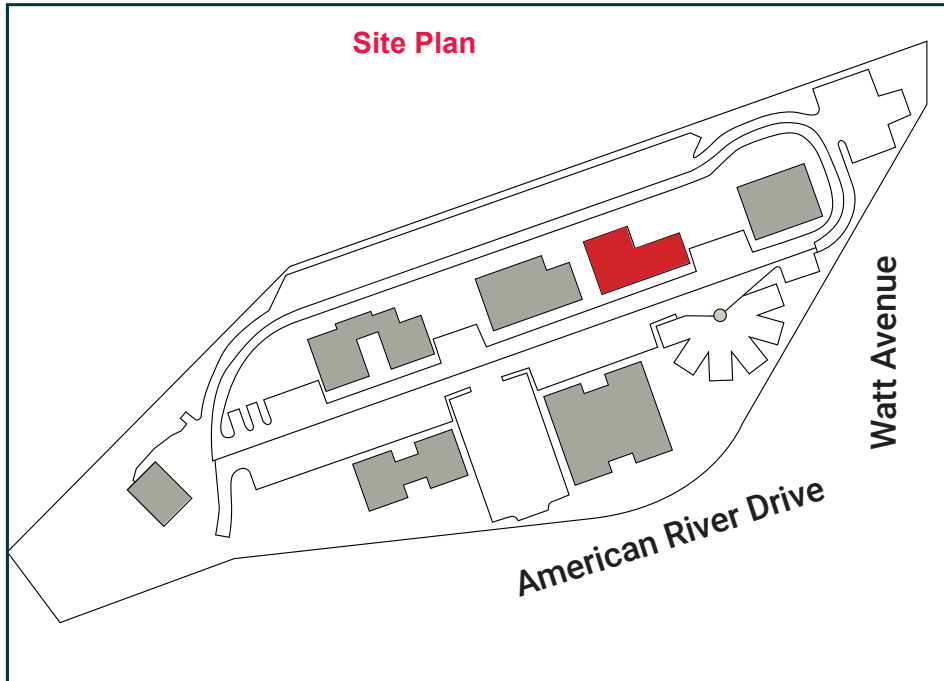
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Demographics

	<u>1-Mi</u>	<u>3-Mi</u>	<u>5-Mi</u>
Population	11,960	125,871	330,213
Median HH Income	\$79,080	\$57,698	\$50,948

Daytime			
Total Businesses	452	7,295	18,271
Total Employees	3,025	81,554	197,019

Traffic Count - 2015

American River Drive @ Watt Avenue:	10,251 ADT
American River Drive @ Selby Ranch Road:	13,556 ADT

- ◆ Total Building SF: 4,392
- ◆ Zoning: BP
- ◆ Potential Office and Medical Uses



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