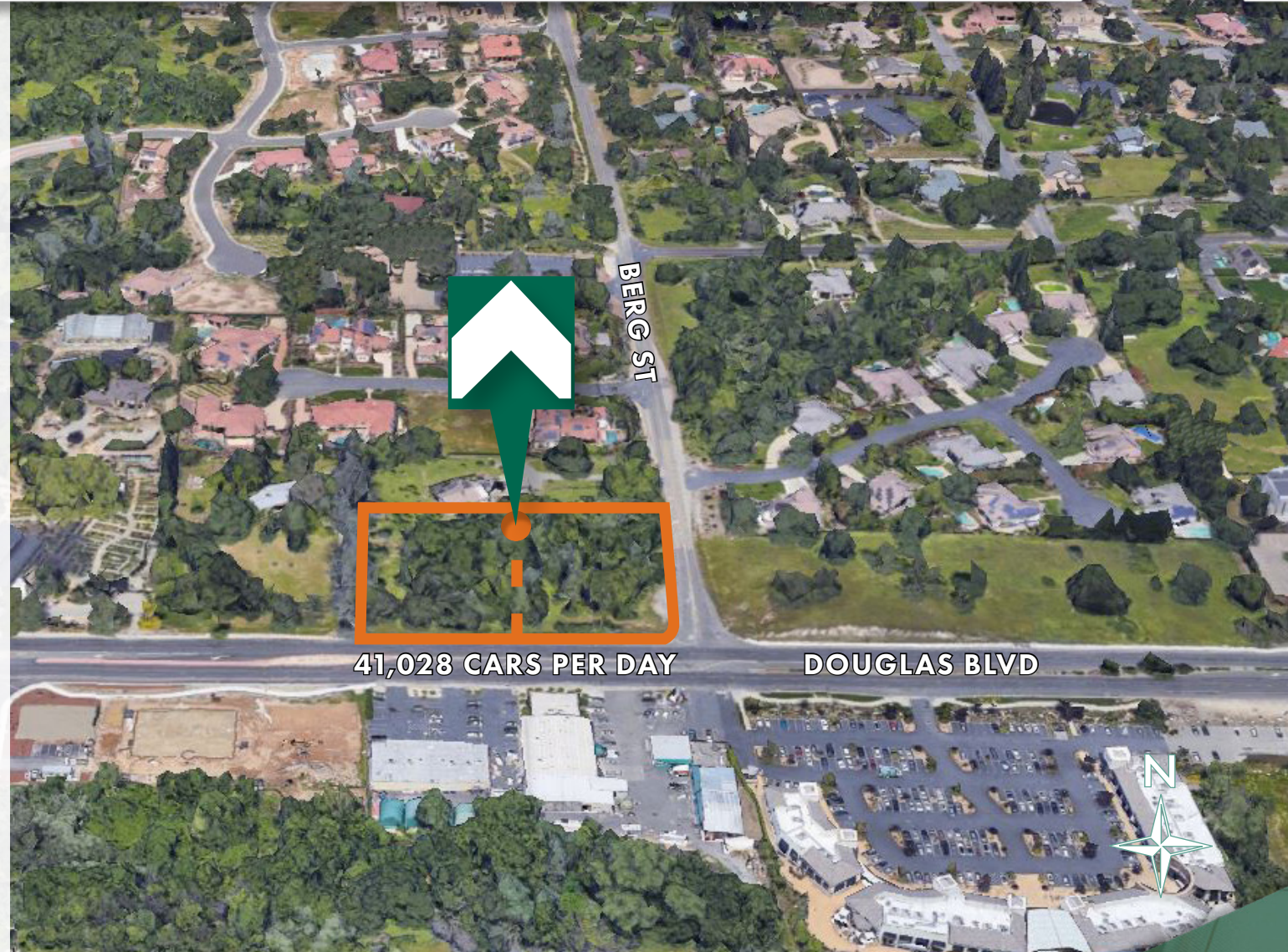


COMMERCIAL LAND FOR SALE | OFFERED AT \$850,000.00

NWC Douglas Blvd and Berg St, Granite Bay, 95746



PROPERTY DETAILS

Total Acreage: 2 Acres

Number of Parcels: 2 Each
Measuring 1 Acre

APN's: 048-081-056 & 057

Zoning: Currently Under Review for
Change to Office Use

Average Daily Traffic for Douglas
Blvd: 41,028 Cars Per Day

Sale Price: \$850,000.00

Kannon Kuhn

Dir: 916.677.8185

Cell: 916.751.6984

kannon.kuhn@tricommercial.com

CalDRE #02079314

TRI Commercial Real Estate Services 532 Gibson Drive Suite 200 Roseville, CA 95678

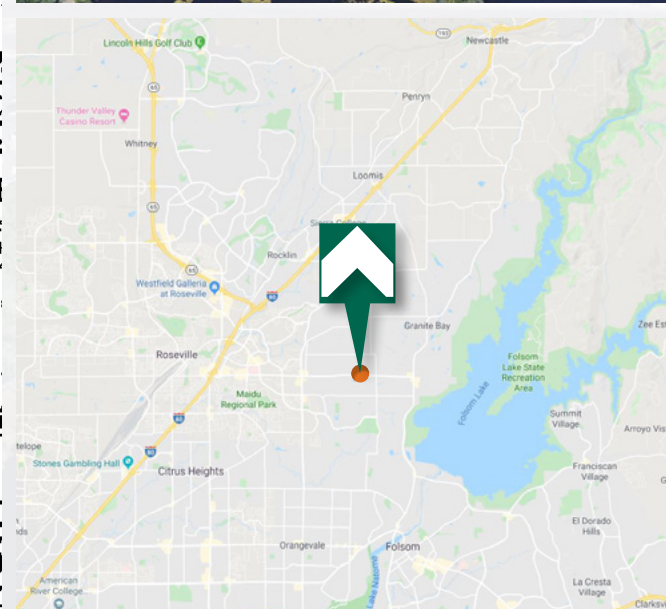
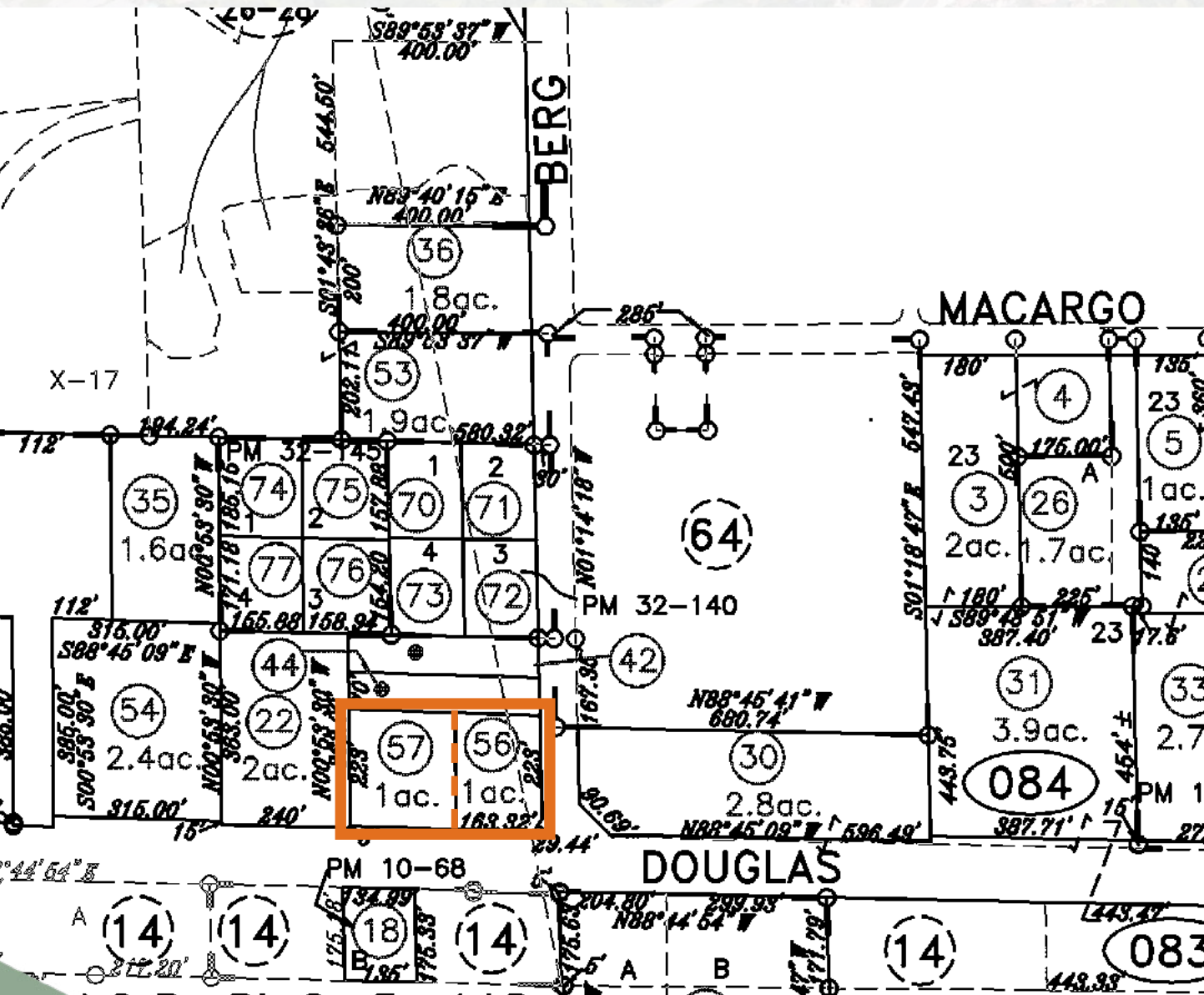
FOR SALE COMMERCIAL LAND

PROXIMITY AERIAL NWC Douglas Blvd & Berg St



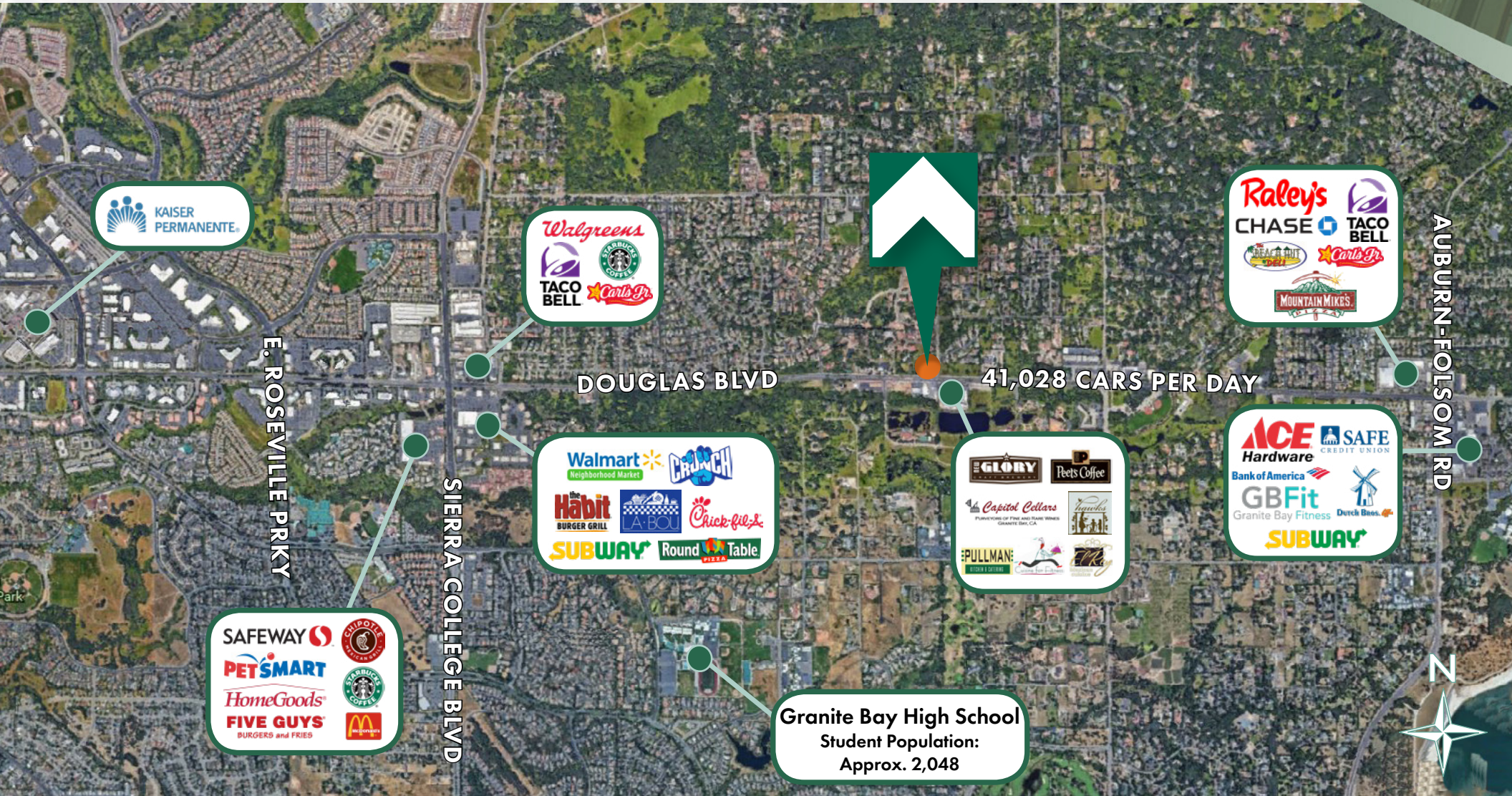
FOR SALE COMMERCIAL LAND

PARCEL/LOCATION MAP NWC Douglas Blvd & Berg St



FOR SALE COMMERCIAL LAND

LOCATION AERIAL NWC Douglas Blvd & Berg St



FOR SALE COMMERCIAL LAND

DEMOGRAPHICS

NWC Douglas Blvd
& Berg St

SUMMARY WITHIN 1, 2, 3 - MILE (2019)



POPULATION:
1 MILE - 4,159
2 MILE - 20,943
3 MILE - 50,013



HOUSEHOLDS:
1 MILE - 1,488
2 MILE - 7,583
3 MILE - 19,102



AVG. HOUSEHOLD INCOME:
1 MILE - \$176,930
2 MILE - \$185,919
3 MILE - \$160,271



DAYTIME POPULATION (AGE 16+):
1 MILE - 2,557
2 MILE - 12,674
3 MILE - 39,039



WORKERS:

BLUE COLLAR	WHITE COLLAR
1 MILE - 402	1 MILE - 1,485
2 MILE - 2,081	2 MILE - 7,977
3 MILE - 5,3823	3 MILE - 18,820

