

FOR SALE - ±40 Acres of Land

NWQ El Centro Road and West El Camino Avenue, Sacramento (Natomas area)

FUTURE COMMERCIAL MIXED USE DEVELOPMENT OPPORTUNITY



18-1611 - 2/19

KEN NOACK, JR. | Senior Managing Director
916.747.6442
knoack@ngkf.com
CA License #00777705



FOR SALE - ±40 Acres of Land

NEARBY AMENITIES



This is a partial list of amenities. Some of the more prominent companies are listed to demonstrate the surplus of conveniences in the immediate area.

FOR SALE - ±40 Acres of Land

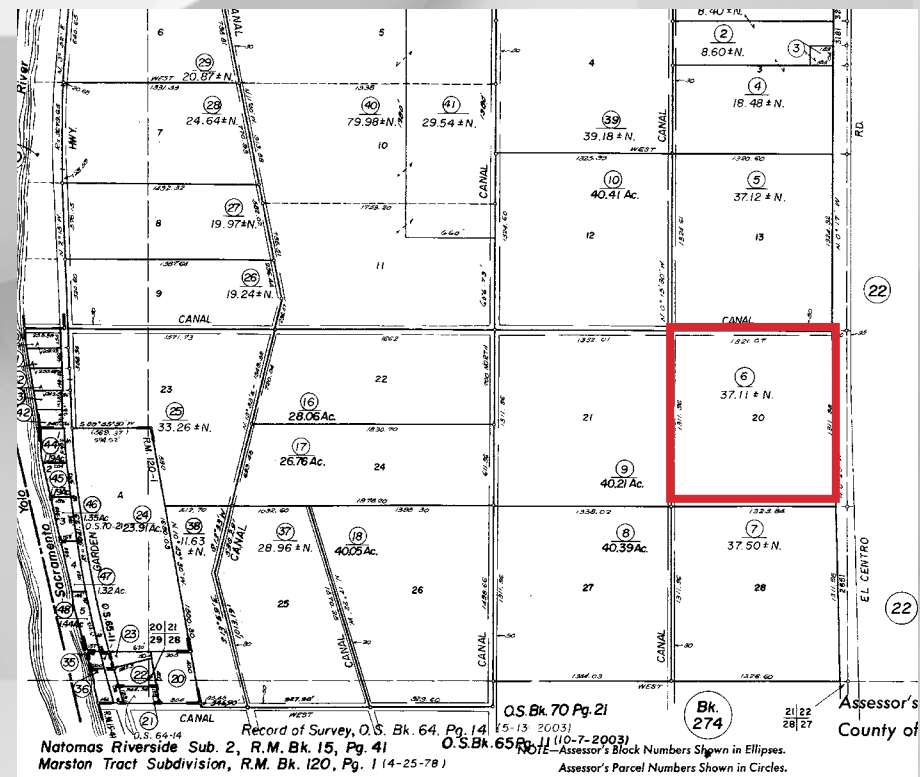
PROPERTY INFORMATION

- APN #225-0210-006
- Currently Zoned AG40 - Future commercial mixed use development opportunity
- Freeway interchange frontage with easy Interstate 80 access
- Minutes to Downtown Sacramento and the Sacramento International Airport
- Western gateway to the Sacramento region/city of Sacramento
- Within the proposed Upper Westside Specific Plan

Parcel Aerial



Parcel Map



FOR SALE - ±40 Acres of Land

PROPOSED UPPER WEST SIDE SPECIFIC PLAN MAP

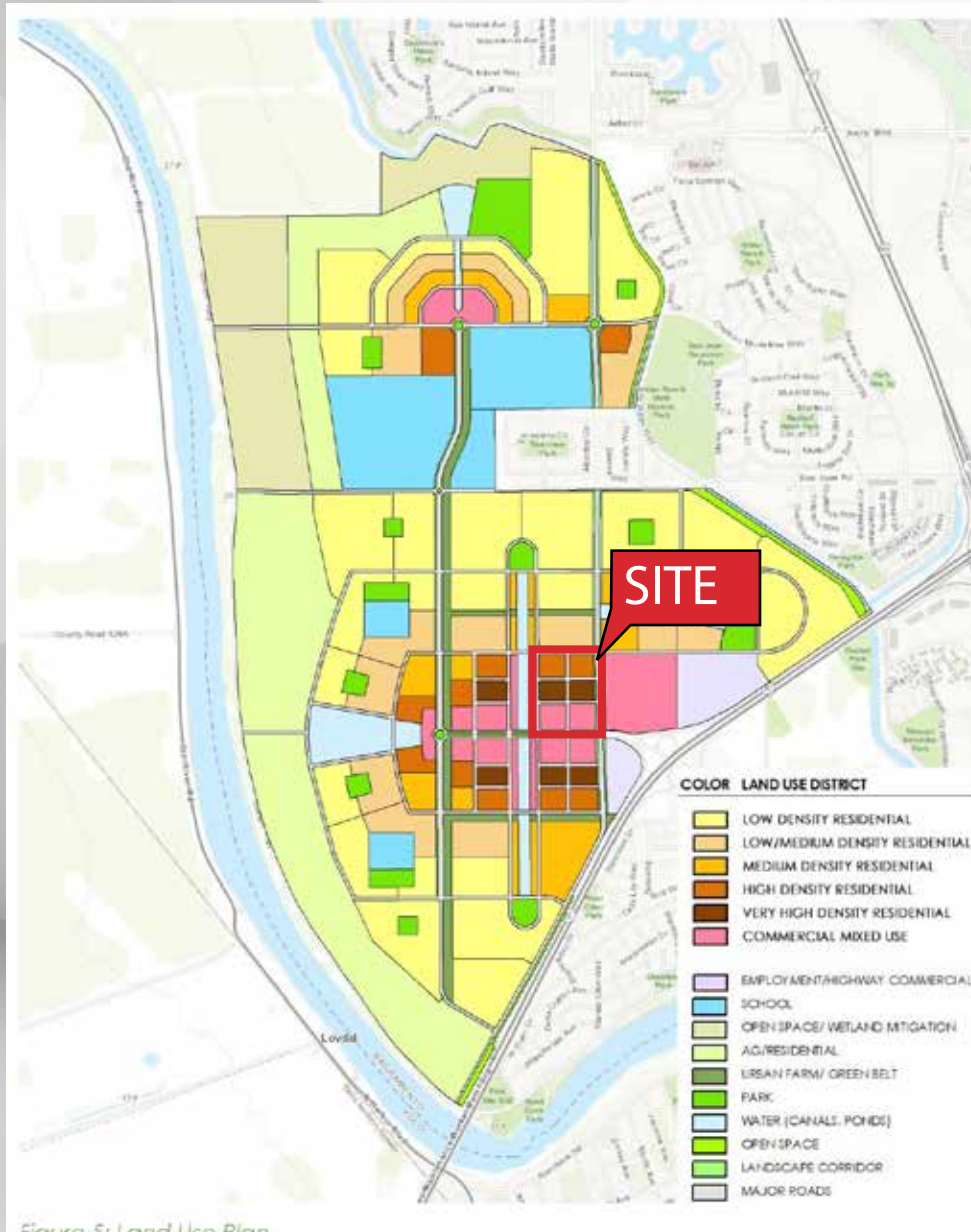


Figure 5: Land Use Plan

FOR SALE - ±40 Acres of Land

LOCATION MAP/DEMOGRAPHICS



TOTAL POPULATION:

- 1-Mile - 4,651
- 3-Mile - 80,578
- 5-Mile - 206,790

AVERAGE AGE:

- 1-MILE - 36.30
- 3-MILE - 35.00
- 5-MILE - 35.70

MEDIAN HOUSEHOLD INCOME:

- 1-MILE - \$93,379
- 3-MILE - \$56,697
- 5-MILE - \$57,298

KEN NOACK, JR. | Senior Managing Director
916.747.6442
knoack@ngkf.com
CA License #00777705