



RIO LINDA AVE 15,000 Y.P.D.

AVAILABLE  
**FOR SALE**

**4835 RIO LINDA BLVD  
SACRAMENTO, CA 95838**

**+/- 2,464 SF BUILDING**

**0.88 ACRES**

**DANIEL MUELLER**

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE# 01829919

**CAMERON FREELOVE**

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)

Cal DRE# 02092307

**CENTURY 21**

Select Real Estate, Inc.



**Commercial Land with Building - Paved & Fenced Yard**



# THE PROPERTY

4835 RIO LINDA BLVD. SACRAMENTO, CA 95838

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO  
CITY OF SACRAMENTO  
APN: 226-0240-024



0.88 ACRES  
+/- 2,464 SF  
BUILDING



C-1  
LIMITED  
COMMERCIAL



PAVED LAND  
W/ BUILDING



\$975,000.00  
LEASE RATE:  
NEGOTIABLE

MULTIPLE INGRESS &  
EGRESS POINTS



LESS THAN 1 MILE  
FROM HWY 80

WAREHOUSE WITH  
3 ROLL-UP DOORS



3 PHASE  
POWER

PAVED YARD  
FENCED  
GATED

OFFICE TRAILER,  
SECURITY CAMERAS,  
& RACKS AVAILABLE



LESS THAN 1 MILE  
FROM STARBUCKS,  
MCDONALDS,& RITE AID





SUBJECT  
PROPERTY

- SIERRA VALLEY MOVING AND STORAGE
- WHEEL MART
- HARRINGTON INDUSTRIAL PLASTICS
- EBARA TECHNOLOGIES
- DIESEL TRUCK SALES

- FERGUSON PLUMBING SUPPLY
- FERGUSON HVAC SUPPLY
- BLACK DOG GRAPHIX
- RIVER CITY AUTO REPAIR

RIO LINDA AVE 15,000 VPD

MAIN AVE

- WESTCO DESIGNER
- BODY AND POWER EXERCISE STORE
- ALL TERRAIN CAMPERS
- SPEEDY JANITORIAL REPAIR
- ROOFLINE SUPPLY AND DELIVERY
- VITEK TRANSPORTATION
- CASTLE HOUSE DISTRIBUTORS

- PREFERRED PUMP
- JATAGAN SECURITY
- AMERICAN TIRE DISBRIBUTORS
- TK SERVICES
- ONE WORLD RECYCLING
- SSI EXPRESS TRANSPORT

NORWOOD AVE

- CA TRAILERS
- SMART STOP SELF STORAGE
- CAPITAL LUMBER

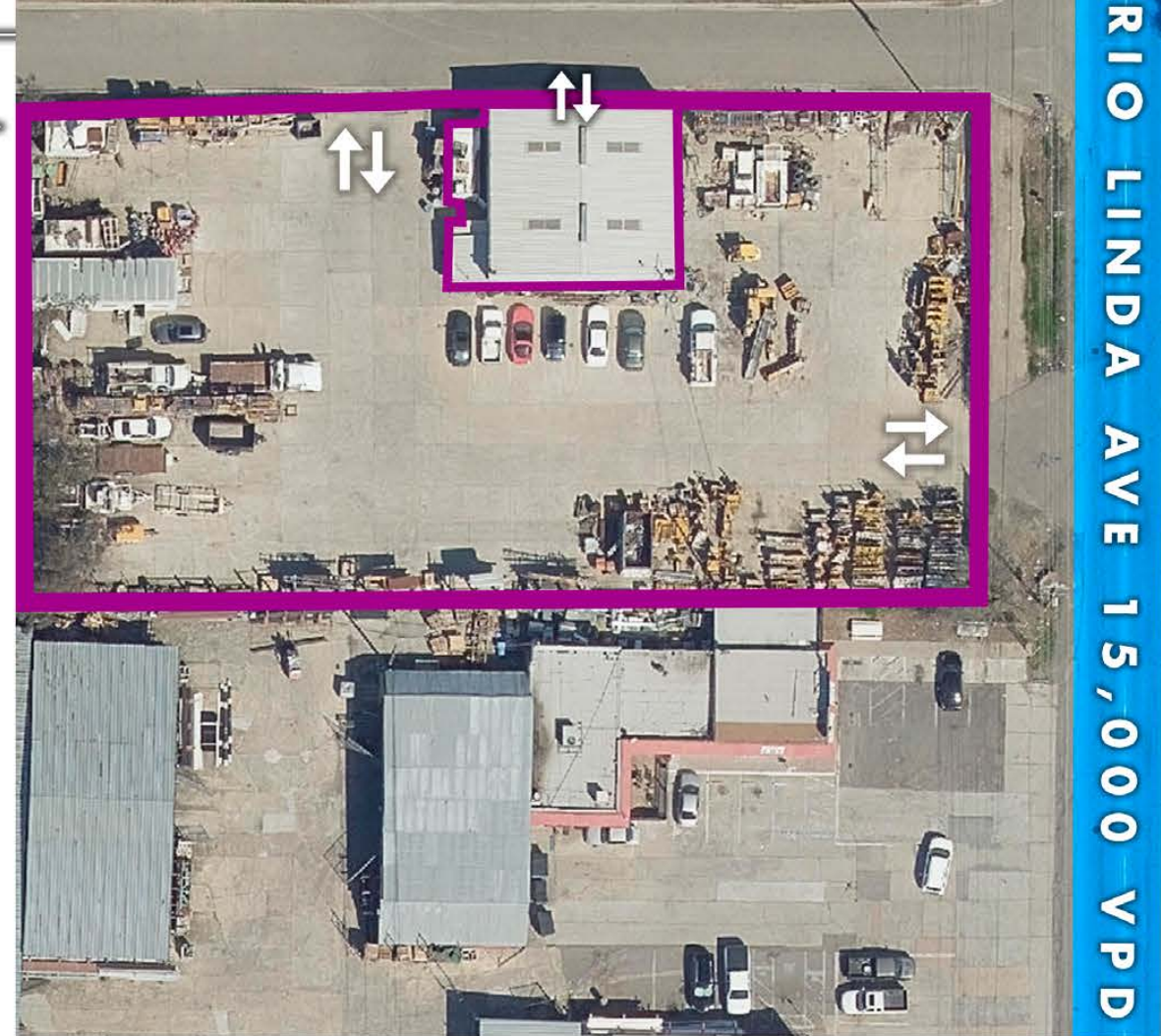
HWY 80







4835  
RIO LINDA BLVD



RIO LINDA AVE 15,000 VPD

# THE BUILDING

THIS BUILDING LOCATED JUST SOUTH OF THE INTERSECTION OF MARYSVILLE BLVD. AND RIO LINDA BLVD. LOCATED WITHIN THE CITY OF SACRAMENTO. THE PROPERTY WAS ORIGINALLY CONSTRUCTED IN 1965 AND IT CURRENTLY CONSISTS OF .88 ACRES OF PAVED YARD WITH SEVERAL IMPROVEMENTS. THE FIRST BEING THE +/-2,464 SF WAREHOUSE WITH 3 ROLL-UP DOORS AND AN OFFICE AND THERE ARE MULTIPLE INGRESS AND EGRESS POINTS FROM BOTH RIO LINDA BLVD AND ROBIA CT. THIS CONTRACTOR'S YARD HAS AN OFFICE TRAILER, STORAGE RACKS, AND A

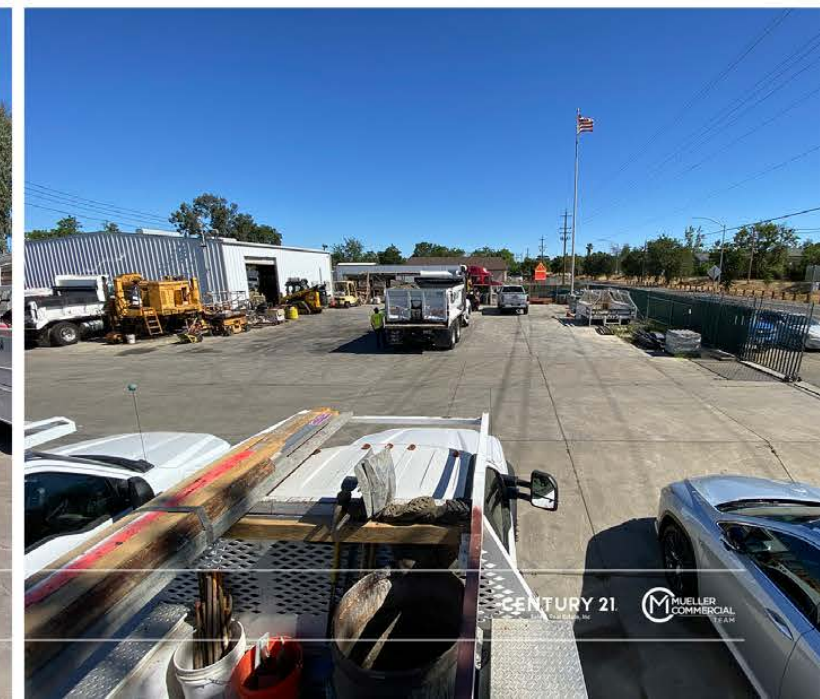
SECURITY SYSTEM AVAILABLE WITH PURCHASE. THE LARGE PAVED YARD ALLOWS FOR U-TURNS WITH TRAILERS. THIS PROPERTY IS UNIQUE DUE TO THE ALLOWABLE NON-CONFORMING USE OF A CONTRACTOR STORAGE YARD WITH A C-1 ZONING. THE BUILDING SITS NEAR A MAIN INTERSECTION AT RIO LINDA BLVD AND MAIN AVE. WHERE FOOD MARKETS ARE POSITIONED ACROSS THE STREET THAT WILL DRAW TRAFFIC TOWARDS THE SUBJECT PROPERTY. THE BUILDING IS EASILY ACCESSIBLE AS IT'S LESS THAN 1MILE AWAY FROM HWY 80.

COMMERCIAL

CENTURY 21



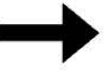




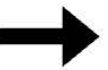


# THE AREA

The subject property is located within the City of Sacramento in North Sacramento. The property is located in an industrial area that is mixed with old and new residential developments and several retail centers. This location is superior for freeway access and easy freeway interchange via HWY 80, 15, Interstate 80, HWY 50, & HWY 99. The immediate area supports a blue-collar demographic and houses more renters than owners of homes. The building's location is prime for commuters utilizing Interstate 80 and convenient access for a fleet of vehicles.



ARCO







4835  
RIO LINDA BLVD



CENTURY 21  
MILLER COMMERCIAL



- SIERRA VALLEY MOVING AND STORAGE
- WHEEL MART
- HARRINGTON INDUSTRIAL PLASTICS
- EBARA TECHNOLOGIES
- DIESEL TRUCK SALES



- KELLY-MOORE PAINTS
- THE JACKSON LABORATORY
- ONTRAC
- VILLARA CORPORATION
- DOME PRINTING
- US FOODS
- CUSTOM BILT METALS
- A-1 RV & TRAILER SUPPLY
- HYDRA LOGISTICS
- PCA McCLELLAN

4835  
RIO LINDA BLVD

- WESTCO DESIGNER
- BODY AND POWER EXERCISE STORE
- ALL TERRAIN CAMPERS
- SPEEDY JANITORIAL REPAIR
- ROOFLINE SUPPLY AND DELIVERY
- VITEK TRANSPORTATION
- CASTLE HOUSE DISTRIBUTORS

- CAPITAL SPORTS CENTER
- BEACH HUT DELI
- ADALBERTO'S MEXICAN FOOD
- PANDA EXPRESS
- GOLDEN CORRAL BUFFET

- CA TRAILERS
- SMART STOP SELF STORAGE
- CAPITAL LUMBER

INTERSTATE 80

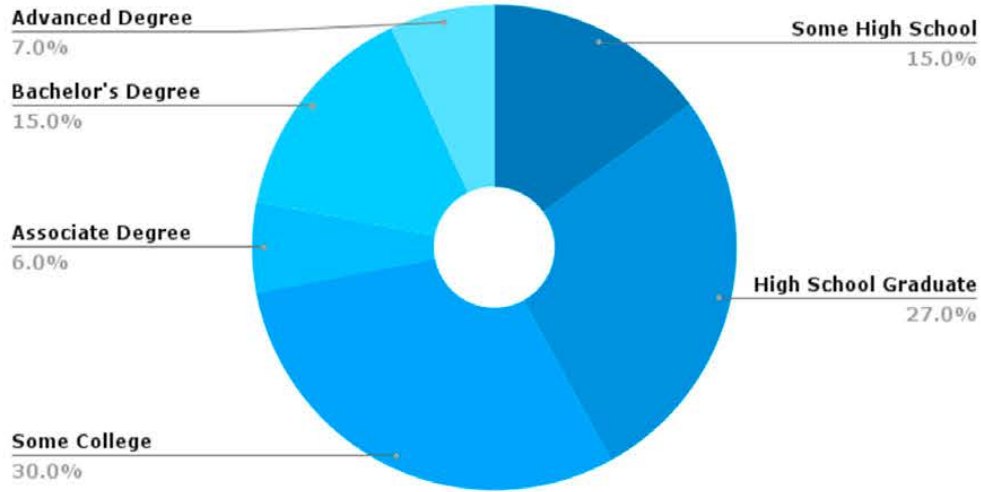
INTERSTATE 80

- JOHNSTONE SUPPLY
- NVK TRANSPORT
- WALMART SUPERCENTER
- CONTRACTORS WAREHOUSE
- US COLD STORAGE

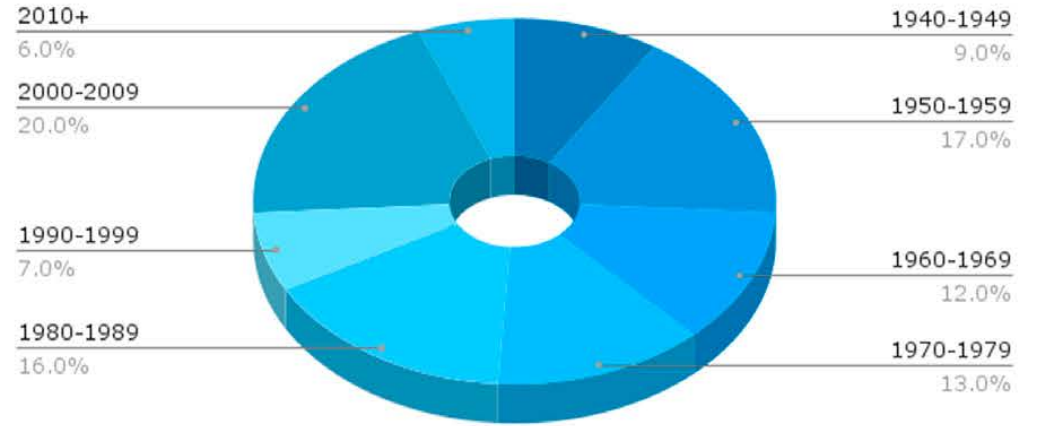


# DEMOGRAPHICS

## EDUCATIONAL ATTAINMENT



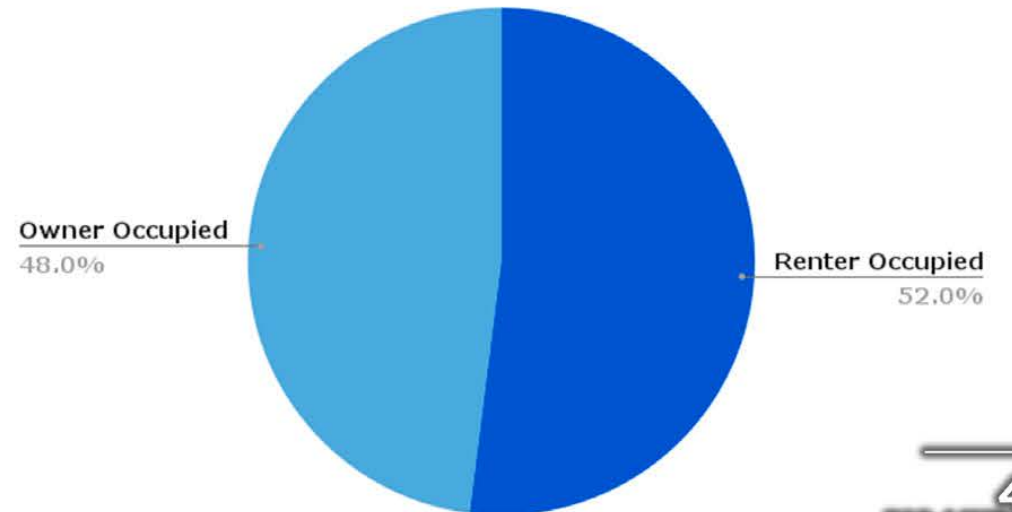
## HOMES BUILT BY YEAR



## Monthly House Hold Income



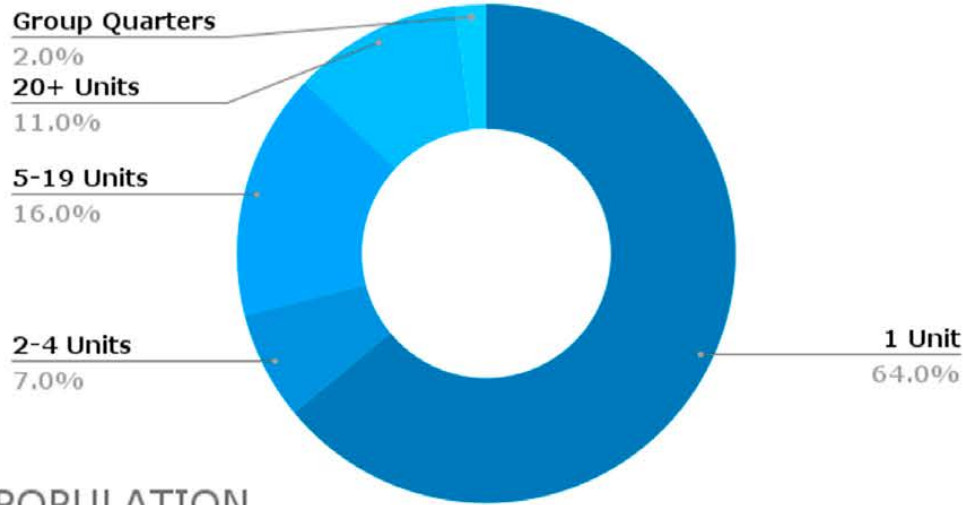
## HOUSING OCCUPANCY



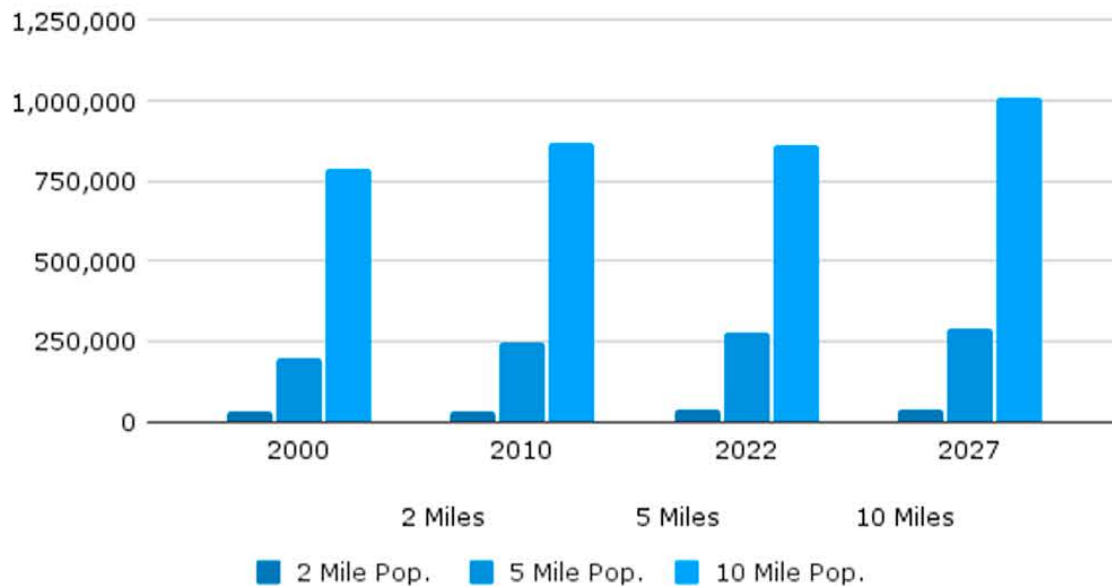


# DEMOGRAPHICS

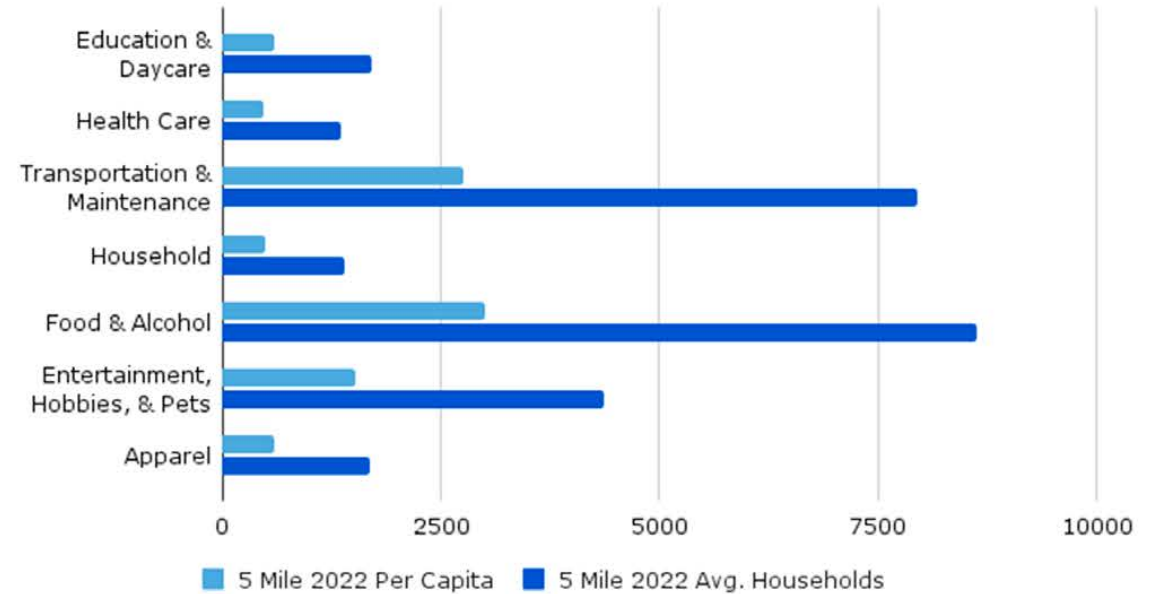
## HOUSING TYPE



## POPULATION



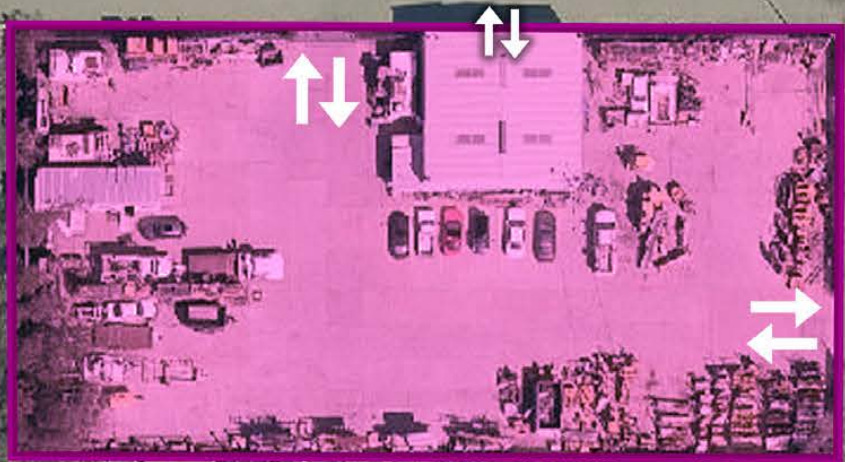
## Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	31,179	199,163	788,067
2010	34,285	247,871	867,988
2022	38,349	279,416	864,089
2027	40,072	292,325	1,007,006



**4835 RIO LINDA BLVD  
SACRAMENTO, CA 95838**



**DANIEL MUELLER**

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
dmueller@muellercommercial.com  
Cal DRE# 01829919

**CAMERON FREELOVE**

Director  
**916 613 3899**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
cfreelove@muellercommercial.com  
Cal DRE# 02092307

**CENTURY 21**  
Select Real Estate, Inc





# SALE

**CENTURY 21**  
Select Real Estate, Inc



2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224