

AUBURN BLVD

SACRAMENTO CA 95841



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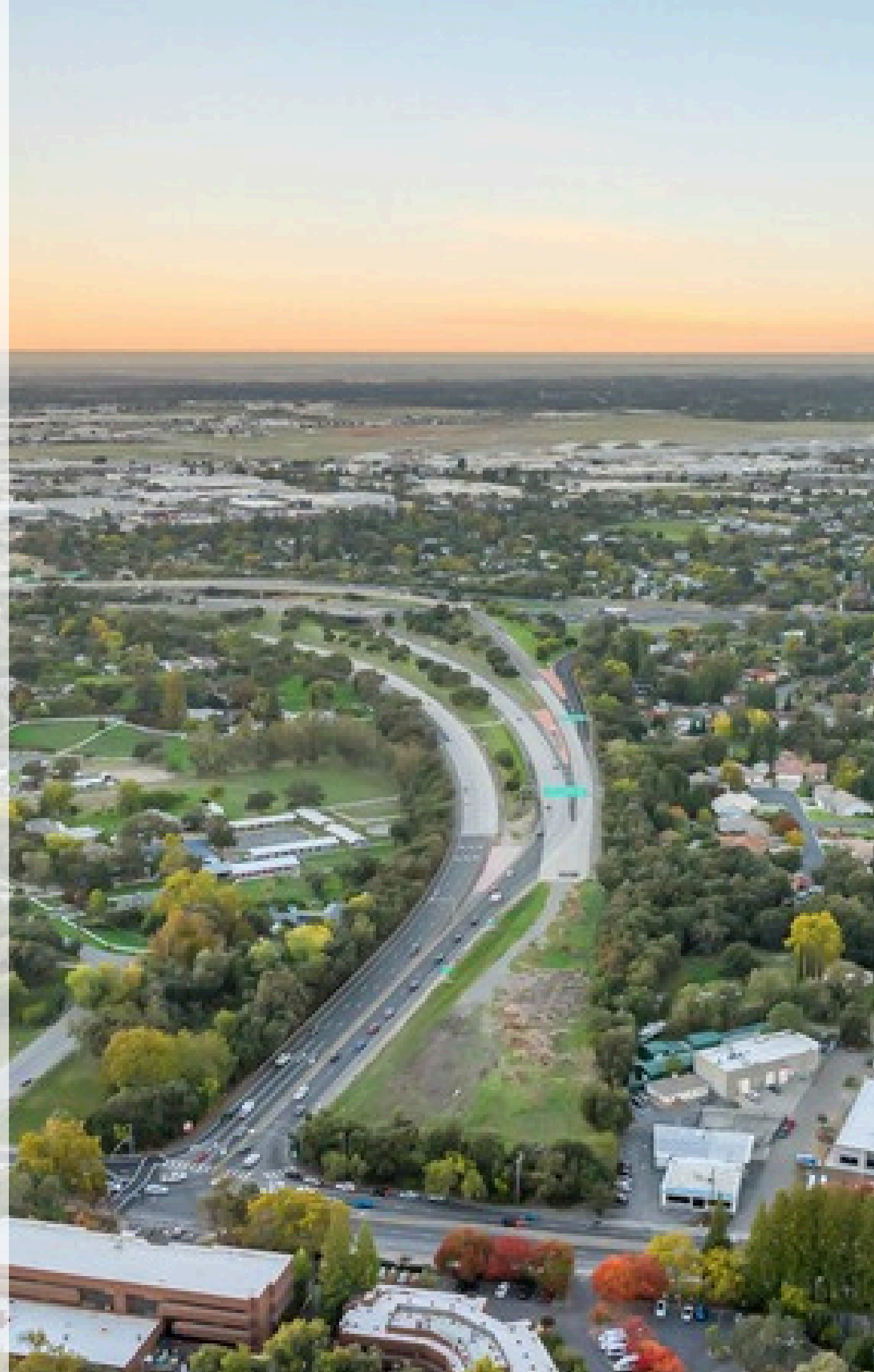
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AUBURN BLVD

SACRAMENTO, CA 95841

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EXECUTIVE SUMMARY

The Woods Group of Lyon Stahl Investment Real Estate is proud to present the rare opportunity to acquire a 3.27-acre parcel assemblage of commercially zoned land strategically located in the highly sought after city of Sacramento, California.

The Offering consists of three contiguous parcels of land totaling 3.27 acres (142,441 SF) located within the Carmichael Specific Plan which carries a General Commercial (GC) land-use designation, providing significant flexibility for a wide range of commercial and residential development opportunities. The GC land use of the Carmichael Specific Plan allows for numerous development options, including fast-food drive-through restaurants, gas stations, car washes, retail centers, and multifamily apartment projects. This versatility makes the site an exceptional opportunity for developers seeking to capitalize on Sacramento's continued population and economic growth.

Positioned at the signalized intersection of Auburn Boulevard and the Highway 80 on/off ramp, the property offers outstanding frontage, visibility, and accessibility along one of Sacramento's most heavily traveled corridors. The site benefits from exposure to thousands of daily commuters and is located just one mile from American River College, which serves over 31,000 students annually. Orange Grove Avenue serves as a major feeder street into Auburn Boulevard, further enhancing traffic flow and consumer access.

Ideally located 10 miles from Downtown Sacramento and 15 miles from Sacramento International Airport, the property provides convenient connectivity to major employment hubs, retail destinations, and surrounding residential neighborhoods. With all of the new development taking place throughout Sacramento, national tenants are flocking to the area, signaling to the market the strong confidence investors have in both the immediate and surrounding trade area.

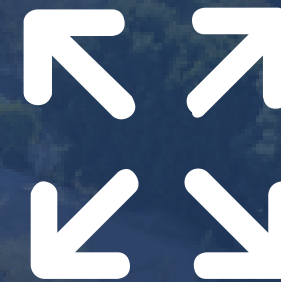
With its prime location, zoning flexibility, and substantial acreage, this offering presents an outstanding opportunity for developers, investors, or owner-users looking to develop a high-visibility project in one of Sacramento's most dynamic and rapidly expanding submarkets. The subject property sits within one of the region's most active and visible commercial corridors, where high-caliber national tenants consistently select freeway-front and arterial frontage land for their growth platforms. Below is a summary of the most significant brand names either operating in the corridor or looking to expand, underscoring the caliber of tenant demand. New tenants continue to enter the market, attracted by exceptional visibility, strong traffic counts, and limited competing land. This makes the area a high-performing submarket for drive-thru, fuel, and daily-needs retail concepts.



PRODUCT TYPE
LAND



DEVELOPMENT
OPPORTUNITY



LOT SIZE
3.27 AC | 142,441 SF



LOCATION
SACRAMENTO

PROPERTY SUMMARY

PRICE **\$4,900,0000**

PRICE/SF **\$34.40/SF**

LOT SIZE **3.27 AC**

PROPERTY TYPE **LAND**

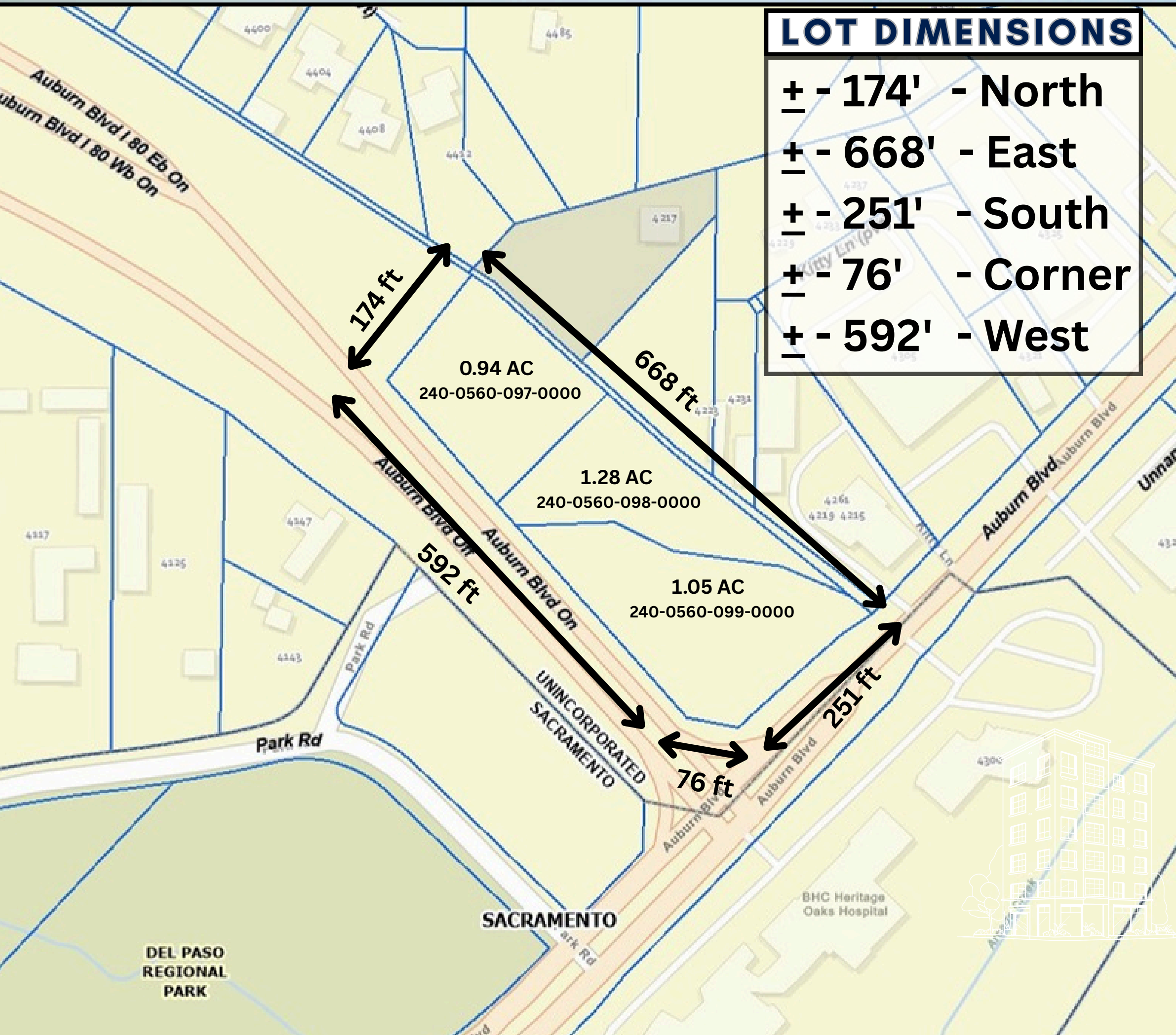
ZONING **RD-2 / GC**

INVESTMENT HIGHLIGHTS

- >> **Premier Freeway-Front Location with Exceptional Visibility:** Strategically positioned at the signalized intersection of Auburn Boulevard and State Route 244, offering direct exposure to Interstate 80 (±185,000 VPD) and Auburn Boulevard (±28,000 VPD), with immediate on/off-ramp access and over 500 feet of frontage for superior signage potential to over 200,000 daily vehicles.
- >> **Robust Demographics and Trade Area:** Serves a dense population of nearly 380,000 residents within a 5-mile radius, with average household incomes exceeding \$90,000 in the primary trade area, supported by over 120,000 daytime employees from major hubs like McClellan Business Park and Kaiser Permanente.
- >> **Established National Retail Co-Tenancy:** Anchored by high-traffic brands including Walmart Supercenter, Starbucks, In-N-Out Burger, Chevron, and Walgreens, creating strong draw for daily-needs, QSR, and service-oriented tenants in a balanced corridor with limited new development.
- >> **High-Traffic Access and Circulation Advantages:** Features signalized hard-corner access, multiple ingress/egress points, and ample stacking depth ideal for drive-thru, fuel, or multi-tenant configurations, ensuring effortless consumer flow in one of Sacramento's highest-velocity corridors.
- >> **Supportive Zoning and Growth Environment:** Located in the West Auburn Boulevard Special Planning Area, promoting high-quality retail redevelopment amid new residential/mixed-use projects, with limited large-scale parcels available, driving tenant absorption, rent growth, and long-term asset performance.

LOT DIMENSIONS

- ± - 174' - North
- ± - 668' - East
- ± - 251' - South
- ± - 76' - Corner
- ± - 592' - West



DEVELOPMENT POTENTIAL



GAS STATION



CARWASH



**FAST FOOD
DRIVE-THRU**



MULTI-FAMILY

AREA OVERVIEW

SACRAMENTO MCCLELLAN AIRPORT

 80 FWY - 232,000 VPD

DEL PASO REGIONAL PARK

DOWNTOWN SACRAMENTO

ARDEN-ARCADE

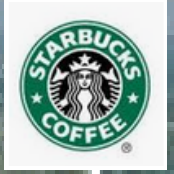
AUBURN BLVD - 19,156 VPD

FWY OFF RAMP - 29,580 VPD

WINDING WAY - 21,034 VPD



AREA OVERVIEW



HERITAGE OAKS HOSPITAL



AREA OVERVIEW



RETAIL CORRIDOR OVERVIEW:

Flagship National Retail & Food Operators Centered Around Auburn Boulevard/I-80 — A Site Set for Premium Brand Growth.

The subject property sits within one of the region's most active and visible commercial corridors, where high-caliber national tenants consistently select freeway-front and arterial frontage land for their growth platforms. Below is a summary of the most significant brand names either operating in the corridor or looking to expand, underscoring the calibre of tenant demand. New tenants continue to enter the market, attracted by exceptional visibility, strong traffic counts, and limited competing land. This makes the area a high-performing submarket for drive-thru, fuel, and daily-needs retail concepts.

Highlighted National Brand Presence – Within ±1.5 Miles:

- In-N-Out Burger: A flagship fast-casual burger brand with multiple Sacramento-area locations — evidence of brand strength and regional growth interest. (In-N-Out Burger)
- Starbucks: Drive-thru coffee/retail with strong daily frequency and regional penetration.
- Walmart Supercenter: Big-box anchor providing traffic draw and retailer gravity.
- Chevron (with ExtraMile C-Store): Fuel + convenience operator—directly aligned with the site's conceptual use case.
- AutoZone: National branded auto parts retailer—solid example of national service/retail brand locating in the corridor.

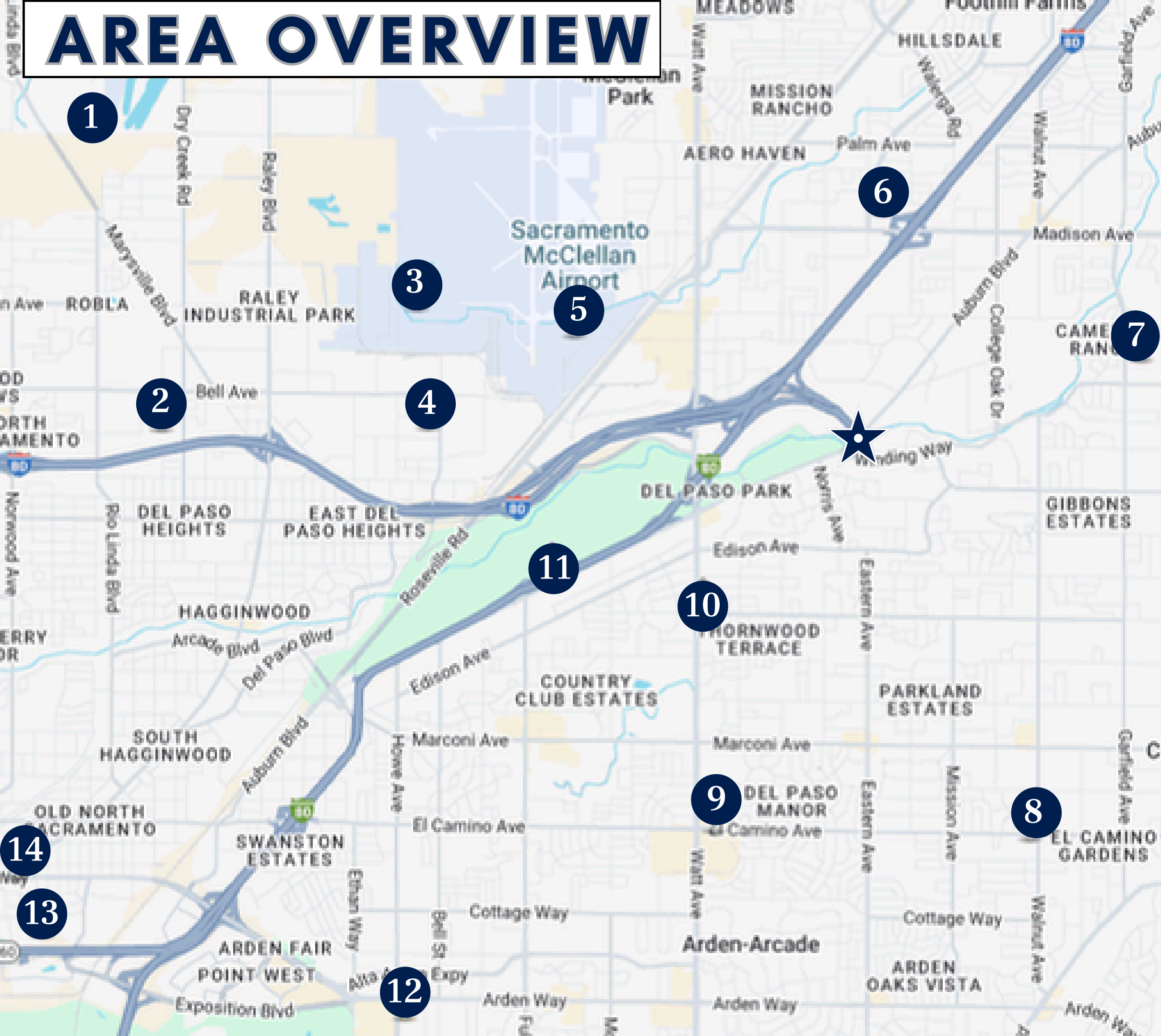
Medical & Office Anchors Nearby:

- Kaiser Permanente Medical Offices – 1.6 mi NW
- Mercy San Juan Medical Center – 3.0 mi NE
- McClellan Business Park (100+ tenants) – 3.2 mi W
- Foothill Oaks Business Center – 2.4 mi NE
- Multiple urgent care, dental, and veterinary offices within 1 mile

Strategic Retail Location Highlights:

Excellent balance of essential services, value retail, and food operators
Surrounded by high-frequency, high-retention tenants ideal for shadow co-tenancy
Ideal site for national fuel/QSR/c-store tenants seeking freeway-visible real estate
Recent surge in car wash, coffee, and medtail expansions within 1-mile radius
Limited large parcels with direct freeway ingress/egress and full turn access

AREA OVERVIEW



NEW DEVELOPMENTS 5 MILE RADIUS

- | | |
|--|---|
| <p>1</p>  <p>Chadra Commons Apartments 78 Unit Multi-family Development</p> | <p>8</p>  <p>Mission Ave Apartments 81 Unit Multi-family Development</p> |
| <p>2</p>  <p>Archer Estates 200 Unit SFR Development</p> | <p>9</p>  <p>The Veridian 200 Unit Multi-family Development</p> |
| <p>3</p>  <p>McClellan Park A 240,758 SF Industrial Park</p> | <p>10</p>  <p>StorQuest Facility 80,000 SF Self Storage Development</p> |
| <p>4</p>  <p>4217 Winters St 50 Unit Multi-family Development</p> | <p>11</p>  <p>2730 Auburn Blvd KIA Auto Dealership Development</p> |
| <p>5</p>  <p>McClellan Park B 517,057 SF Industrial Park</p> | <p>12</p>  <p>Cascades Apartments 112 Unit Multi-family Development</p> |
| <p>6</p>  <p>Madison Square Studios 119 Unit Multi-family Development</p> | <p>13</p>  <p>Salvatore Apartments 124 Unit Multi-family Development</p> |
| <p>7</p>  <p>Carmichael Commons 224 Unit Multi-family Development</p> | <p>14</p>  <p>Grove at Woodlake 269 Unit Multi-family Development</p> |

AREA OVERVIEW



MC CLELLAN PARK

McClellan Park Tenants and Projects Include:

- McClellan Logistics Center - 417,637 sf cross docked speculative building completed and fully leased in 2019.
- Sacramento McClellan Airport - One of the largest privately owned airports in the Country, comprising over 1,000 acres with a 10,600 foot runway. The airport has approximately 800,000 square feet of hangar space.
- McClellan Jet Services - a full-service fixed base operator (FBO) providing aircraft storage, maintenance and fueling, including meeting the demanding requirements of the Coast Guard Air Station, Sacramento.
- McClellan Hospitality Services - Developed, operated and owns the 129-room Lions Gate Hotel. Currently operates a restaurant, catering services, and banquet facility. The full-service restaurant provides fine dining to the tenants at McClellan Park and the public in the historic Officer's Club setting.
- California State Parks - The 320,000 square foot State archive and museum storage for the State Department of Parks historic records.
- Caltrans META Training Facility at McClellan - The State training campus for the Caltrans Mechanical and Equipment Training Agency.
- Northrop Grumman Mission and Space Systems campus at McClellan - The headquarters for this operation (formerly TRW) and now one of the major business units for Northrop Grumman, the project totals over 280,000 sf.
- The USDA - Forestry Division National Wildfire Academy at McClellan - The team successfully attracted and developed the campus for this vital training facility that serves the forestry operations throughout the country.
- Other tenants include The Defense Microelectronics Agency, General Dynamics, Raytheon, PODS, Siemens, Unison, FEMA, Dome Printing, Kratos, Villara HVAC, Somers Building Maintenance and various other public and private tenants.

DEMOGRAPHICS

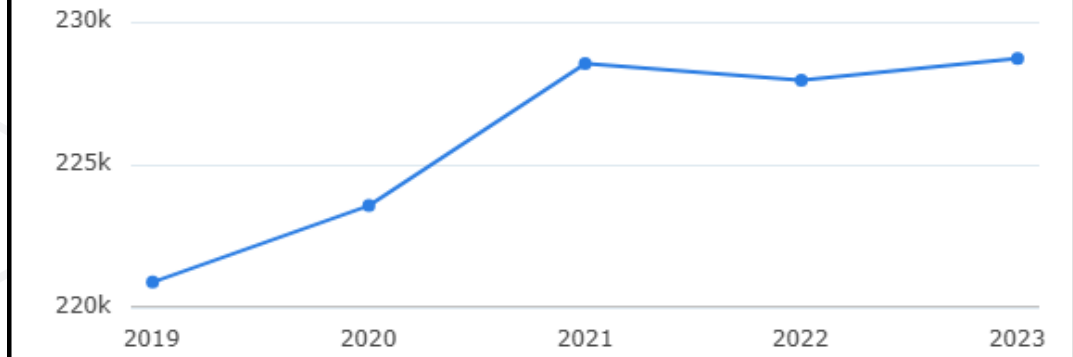
Population

3 MILE RADIUS

228.7k

↑ 3%
Compared to 220.9k in 2019

0%
Compared to 228k in 2022



Household Income

3 MILE RADIUS

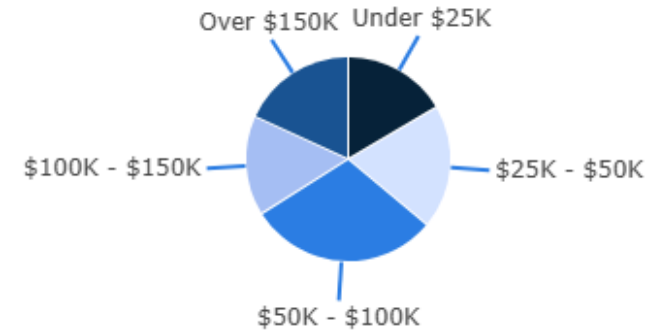
\$71.2k

Median Income

\$82.1k

2028 Estimate

↑ 15%
Growth Rate



Age Demographics

3 MILE RADIUS

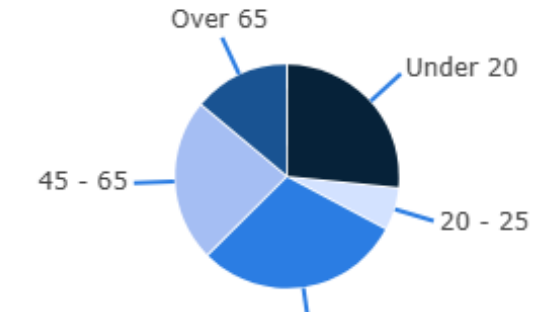
37

Median Age

39

2028 Estimate

↑ 6%
Growth Rate

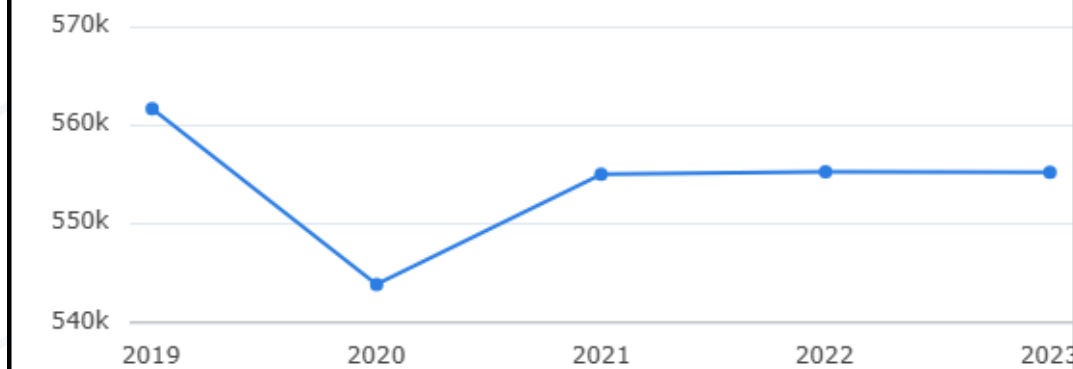


5 MILE RADIUS

555.2k

↓ 1%
Compared to 561.7k in 2019

0%
Compared to 555.3k in 2022



5 MILE RADIUS

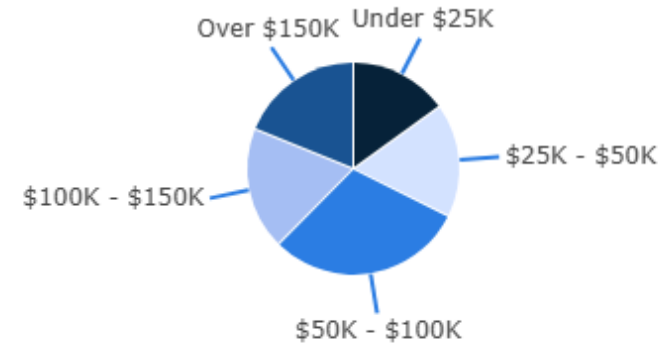
\$77.9k

Median Income

\$86.7k

2028 Estimate

↑ 11%
Growth Rate



5 MILE RADIUS

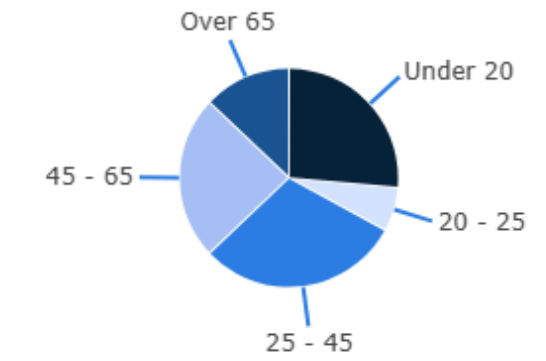
36

Median Age

39

2028 Estimate

↑ 7%
Growth Rate





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