

# 1580 Santa Ana Ave

Sacramento, CA 95838

For Sale

*Warehouse*

## Property Summary



## Property Description

Introducing an outstanding industrial property at 1580 Santa Ana Ave in Sacramento, CA. This 4,425 SF building, constructed in 2006, offers a prime opportunity for an Owner/user. Zoned M-1 and boasting a generous fenced, paved yard totaling approximately 3,500 SF, this property is perfect for industrial, warehouse, or distribution use. Key features include 200 Amps 120/208 Volt - 3-Phase power, two 12'x14' grade level roll-up doors, and a minimum clear height of 18'. With its concrete tilt-up construction and skylights in the warehouse, this property is meticulously designed for optimal functionality. Don't miss the chance to own this exceptional industrial asset.

## Offering Summary

|               |           |
|---------------|-----------|
| Sale Price:   | \$995,000 |
| Lot Size      | 8,060 SF  |
| Building Size | 4,425 SF  |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 41        | 111       | 1,552     |
| Total Population  | 149       | 402       | 5,451     |
| Average HH Income | \$99,447  | \$99,888  | \$103,859 |

TRAVIS ESWAY

P: 916.788.9731

tesway@crossroadventures.net

CROSSROAD

VENTURES GROUP

*your real estate compass.*

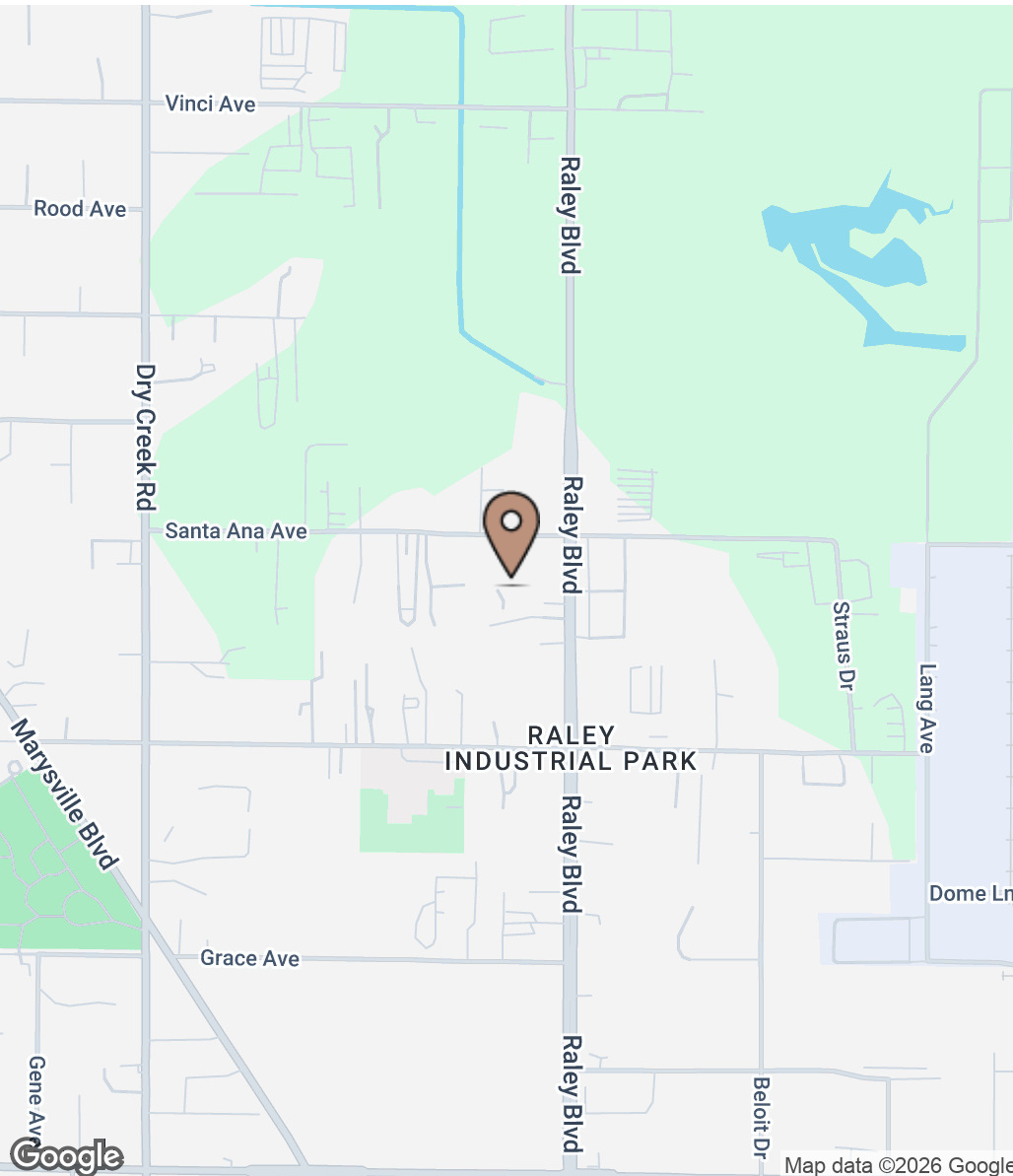
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Location Map/Highlights



## Highlights:

Building Size:

+/- 4,425 SF Total

+/- 1,000 SF Office

+/- 3,425 SF Warehouse

Fenced Paved Yard: +/- 3,500 SF

Parcel Size: +/- 8,276

Power: 200 Amps 120/208 Volt - 3-Phase

Two 12'x14' Grade Level Roll Up Doors

Minimum Clear Height: 18'

Skylights in Warehouse

Concrete tilt-up Construction

Year Built: 2006

APN: 215-0380-009

Zoning: M-1S-R (Per City of Sacramento)

Purchase Price: \$995,000

Table Text



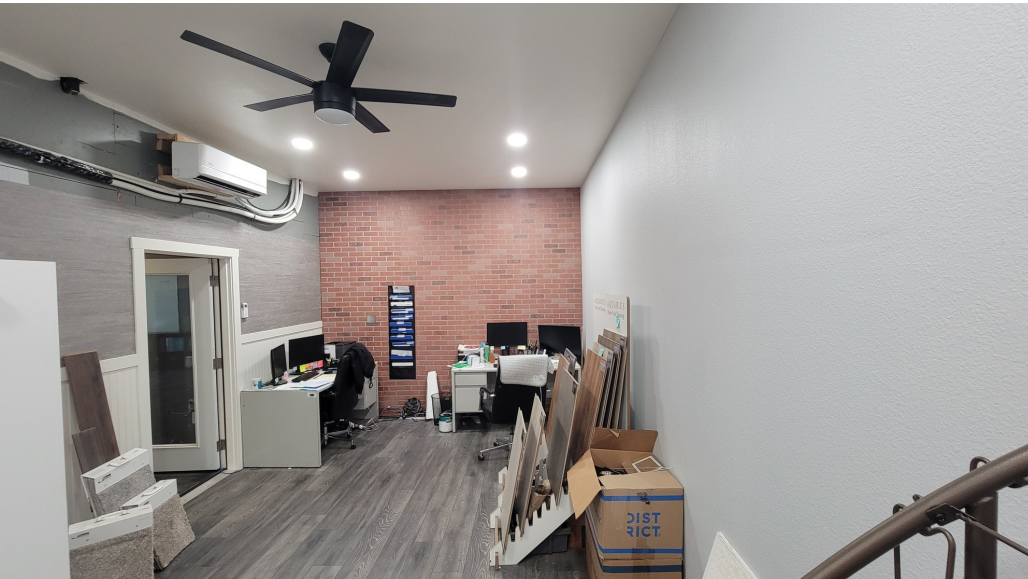
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Additional Photos





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Demographics Map & Report

| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 149       | 402       | 5,451  |
| Average Age          | 36        | 36        | 36     |
| Average Age (Male)   | 35        | 35        | 36     |
| Average Age (Female) | 36        | 36        | 37     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 41        | 111       | 1,552     |
| # of Persons per HH | 3.6       | 3.6       | 3.5       |
| Average HH Income   | \$99,447  | \$99,888  | \$103,859 |
| Average House Value | \$463,351 | \$455,451 | \$439,931 |

2020 American Community Survey (ACS)

