

521 LEISURE LN, SACRAMENTO, CA 95815

Approved Gas Station - Exceptional Commercial Development Opportunity
+0.92 acres planned for a modern fuel station, convenience store, food service, and EV charging destination, offering strong potential in a growing market.

- Prime ±0.93-Acre Development Opportunity Strategically Located Between Interstate 80 and Highway 160
- Entitled Development Plan Featuring a 4,225 SF Convenience Store and 3,840 SF Fuel Canopy with 6 Multi-Product Fueling Positions
- Future-Ready Site Design Including 12 Electric Vehicle (EV) Charging Stations
- Integrated Hot Food Kitchen and Outdoor Seating Area Designed to Maximize Customer Traffic and Revenue Streams
- Excellent Freeway Visibility and Accessibility Serving Local Residents, Commuters, and Regional Travelers
- Modern Commercial Destination Combining Fuel Services, Convenience Retail, Food Service, EV Charging, and Outdoor Amenities
- New Monument Signage, Enhanced Site Circulation, Customer Parking, Bicycle Parking, and Pedestrian Improvements
- Professionally Planned Development with Comprehensive Landscaping and Attractive Site Design
- Positioned to Capitalize on Growing Consumer Demand for One-Stop Convenience and Alternative Fuel Infrastructure
- Rare Opportunity for Investors, Developers, and Owner-Operators to Acquire a High-Exposure Commercial Development Site in a Strong Sacramento Trade Area

HOT DEAL



Director Commercial :
AZ Chaudhary
DRE - 02075532

 azc.blvd@gmail.com
 (916) 892-9949

BOULEVARD
COMMERCIAL

KW
COMMERCIAL

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521 Leisure Ln, Sacramento

Demographics

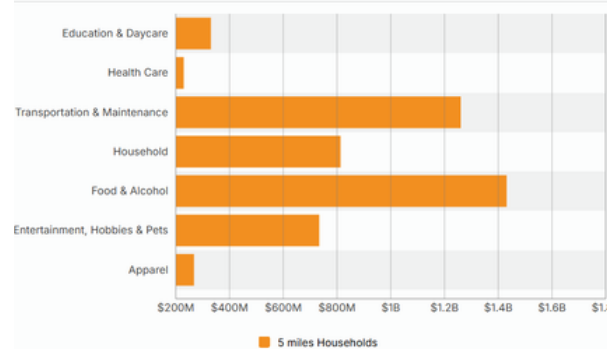
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Leisure Ln	Slobe Ave W	5,508	2025	0.07 mi
Slobe Ave	Leisure Ln E	7,178	2025	0.09 mi
State Hwy 160	Canterbury Rd W	36,624	2024	0.09 mi
160	Canterbury Rd W	36,961	2025	0.09 mi
Canterbury Rd	Slobe Ave S	4,347	2025	0.17 mi
Canterbury Road	State Hwy 160 N	32,350	2025	0.17 mi
North Sacramento Freeway	160 Fwy W W	38,000	2025	0.17 mi
Expo Pkwy	Exposition Blvd E	2,790	2025	0.20 mi
Slobe Ave	Canterbury Rd E	5,824	2025	0.20 mi
Canterbury Rd	Southgate Rd N	3,581	2025	0.21 mi

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	32,477	3,964	8	264,779	32,033	8	426,410	52,698	8
Trade Transportation & Util...	5,686	563	10	31,504	3,085	10	62,765	6,298	10
Information	1,382	84	16	8,305	517	16	11,502	845	14
Financial Activities	5,564	439	13	26,910	2,951	9	42,475	5,277	8
Professional & Business S...	4,640	615	8	43,027	4,991	9	64,486	7,912	8
Education & Health Services	6,265	1,499	4	55,607	13,807	4	98,392	20,798	5
Leisure & Hospitality	4,971	280	18	29,588	2,217	13	48,965	3,959	12
Other Services	2,068	446	5	20,590	3,750	5	37,287	6,618	6
Public Administration	1,901	38	50	49,248	715	69	60,538	991	61
Goods-Producing Industries	2,505	289	9	22,364	1,823	12	49,149	4,348	11
Natural Resources & Mining	55	16	3	568	83	7	1,021	172	6
Construction	1,176	169	7	15,390	1,190	13	31,295	3,018	10
Manufacturing	1,274	104	12	6,406	550	12	16,833	1,158	15
Total Daytime Employment	34,982	4,253	8	287,143	33,856	8	475,559	57,046	8

Consumer Spending



Population

