

AVAILABLE
FOR LEASE

2240 NORTHGATE BLVD
Sacramento, CA 95833

-/+0.43 Acres with +/- 240 SF Building(s)

Pricing: Inquire with Agent

NORTHGATE BLVD

SUBJECT



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CENTURY 21.
Select Real Estate, Inc.



Prime High-Visibility Commercial Corner with Flexible Zoning in a Rapidly Developing Trade Corridor



THE PROPERTY

 **2240 Northgate Blvd, Sacramento, CA 95833**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento



**+/-0.43 Acres SF
Land
Office**



**C-2-SPD -
General
Commercial/
Special
Planning
District**



**Fenced Car Lot
Auto
Bring Your Vision**



**Pricing: Inquire
with Agent**



Prime Location: High-visibility commercial site positioned directly on Northgate Boulevard.



Flexible Zoning: Generous C-2-SPD commercial zoning permits vehicle sales, rentals, and retail uses.



Generous Lot Size: Features a flat, usable 0.43-acre / 18,822 SF parcel maximizing yard space.



Architectural Character: Boasts unique architecture ideal for a signature flagship location.



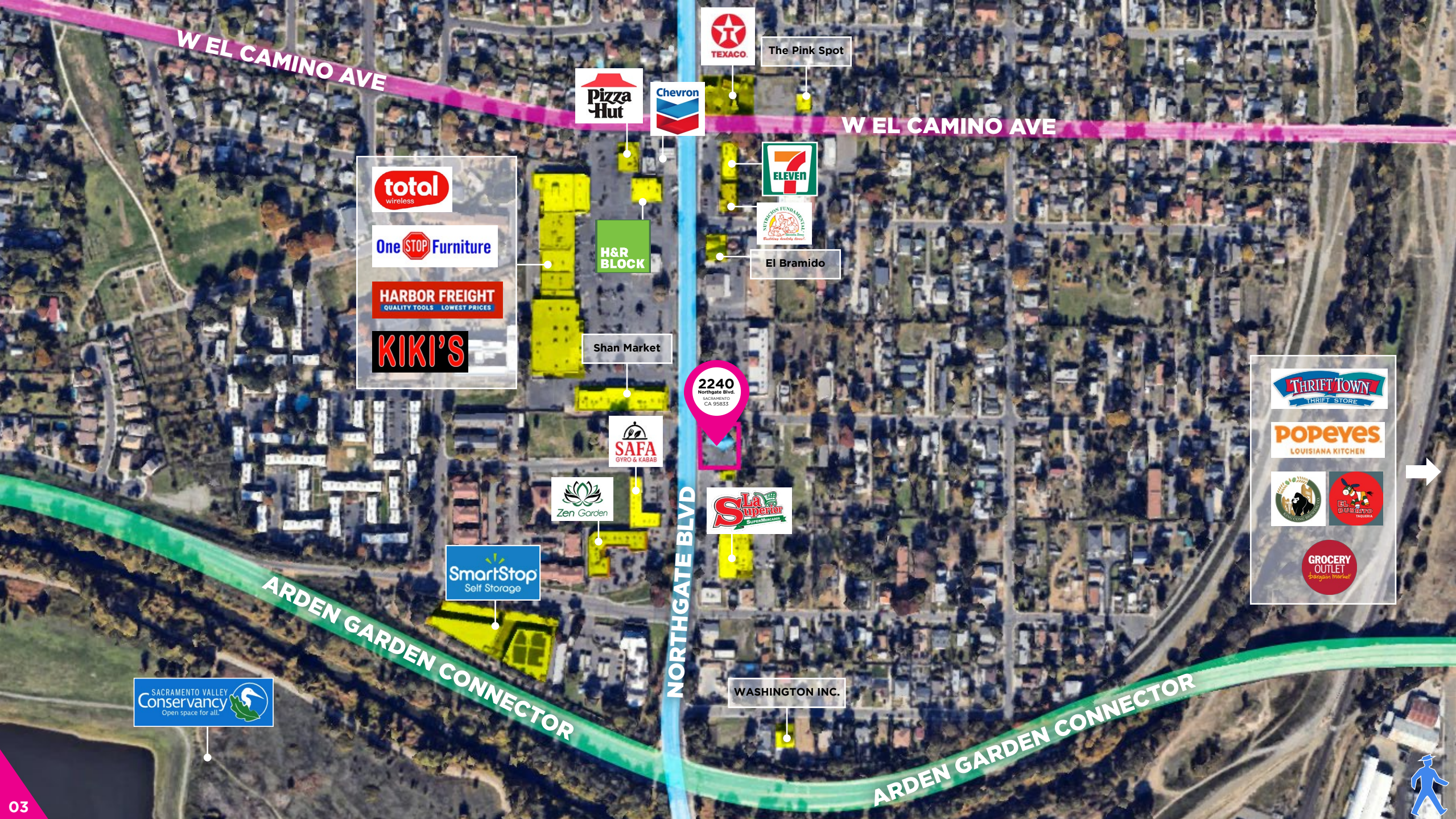
Corridor Momentum: Located within a high-growth sector seeing fresh capital injections and local investments.

Ideal potential uses: Used Car Dealerships & Auto Brokers, Specialty Auto Services Equipment & Tool Rental Centers, Contractor Yards

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FOR LEASE





W EL CAMINO AVE

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NORTHGATE BLVD

ARDEN GARDEN CONNECTOR

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2240
Northgate Blvd.
SACRAMENTO,
CA 95833



The Pink Spot



El Bramido



Shan Market



SAFA
GYRO & KABAB



Zen Garden



SmartStop
Self Storage



La Superior
SuperMarket

WASHINGTON INC.

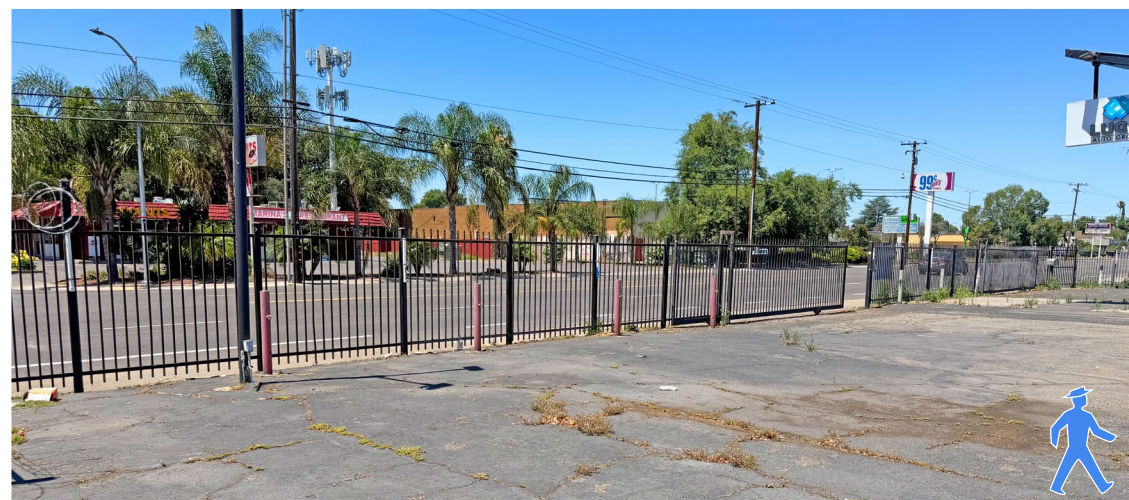
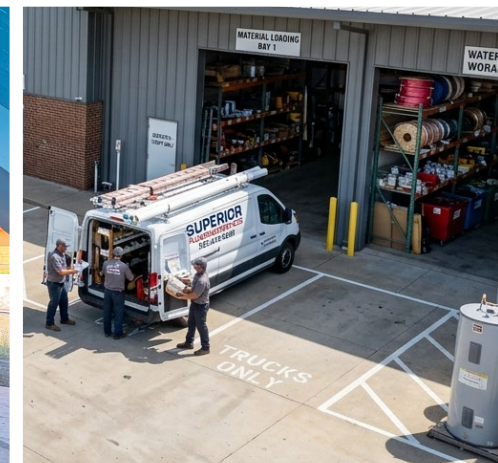


GROCERY
OUTLET
Bargain Market



SACRAMENTO VALLEY
Conservancy
Open space for all.





THE BUILDING

Capture your next automotive or commercial venture at the highly visible 2240 Northgate Blvd in Sacramento. Designed for optimal tenant appeal, this dynamic property is primed for specialized retail, auto sales, or service uses. Below are tailored copy sections you can mix and match to build your commercial brochure.

Property Highlights

Prime Exposure: Boasts high traffic counts along the Northgate Boulevard corridor, offering maximum daily visibility for your business.

Automotive/Retail Ready: The layout is highly adaptable for auto dealerships, parts suppliers, or large-format retail.

Strategic Location: Conveniently nestled in the Natomas area, just minutes from Downtown Sacramento and easily accessible via Interstate 5 and Highway 160.

Headline & Tagline Options

Make Your Mark on Northgate: "A premier commercial footprint in the heart of Sacramento's automotive corridor."

Drive Your Business Forward: "Unmatched visibility meets versatile commercial space at 2240 Northgate."

Detailed Property Description

Positioned in a highly trafficked commercial and industrial hub, 2240 Northgate Blvd presents an exceptional leasing or purchasing opportunity. The property features excellent street frontage, making it an ideal destination for companies that require strong curb appeal and high brand exposure. With a flexible floor plan that accommodates expansive showroom space, functional offices, and dedicated service or inventory zones, this property is custom-built to maximize business operations.

Strategic Location & Accessibility

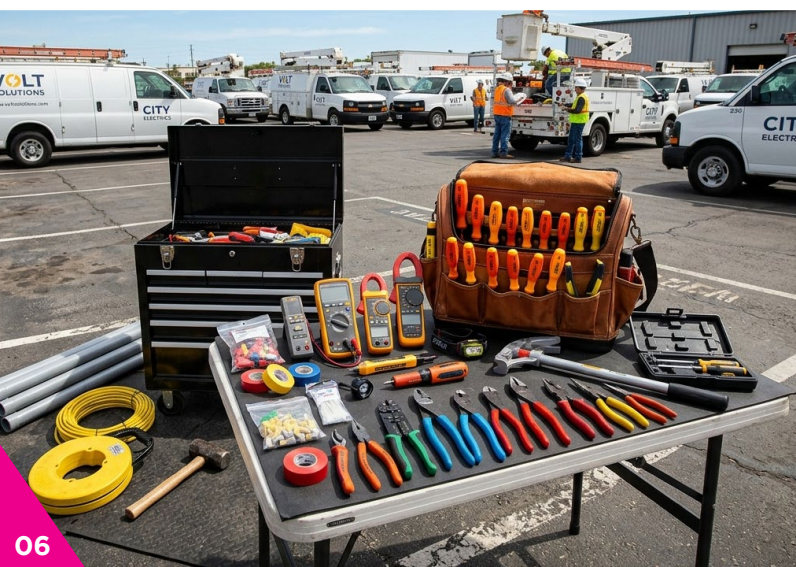
Regional Connectivity: Exceptional access to I-5 and I-80, allowing for quick logistics and convenient commutes for employees and customers alike.

Proximity to Key Hubs: Situated just minutes from Sacramento International Airport and the booming Roseville commercial corridors.

Thriving Corridor: Located near several top-rated auto and commercial groups.







THE AREA

Unlock the potential of your business at 2240 Northgate Blvd, a premier commercial asset located in the highly sought-after North Sacramento submarket. Perfectly situated for businesses looking to expand or establish a local footprint, this versatile property offers exceptional accessibility and functional space designed to drive productivity.

Strategic Location & Connectivity

Positioned in the heart of the Industrial Area West, this property connects your business to major logistics corridors:

Highway Access: Just minutes to the interchange for Interstate 80 and Highway 160, allowing for rapid distribution throughout the Greater Sacramento region.

Commuter Friendly: Highly accessible for a workforce traveling from Roseville, Antelope, or Natomas.

Sacramento International Airport (SMF): An easy 10 to 15-minute drive, ideal for regional clients and corporate travel.

Neighborhood & Area Highlights

Surrounded by established trade areas, local services, and retail, the location offers built-in conveniences for employees and clients alike:

Proximity to Downtown: Less than 10 minutes from Downtown Sacramento and the Railyards development.

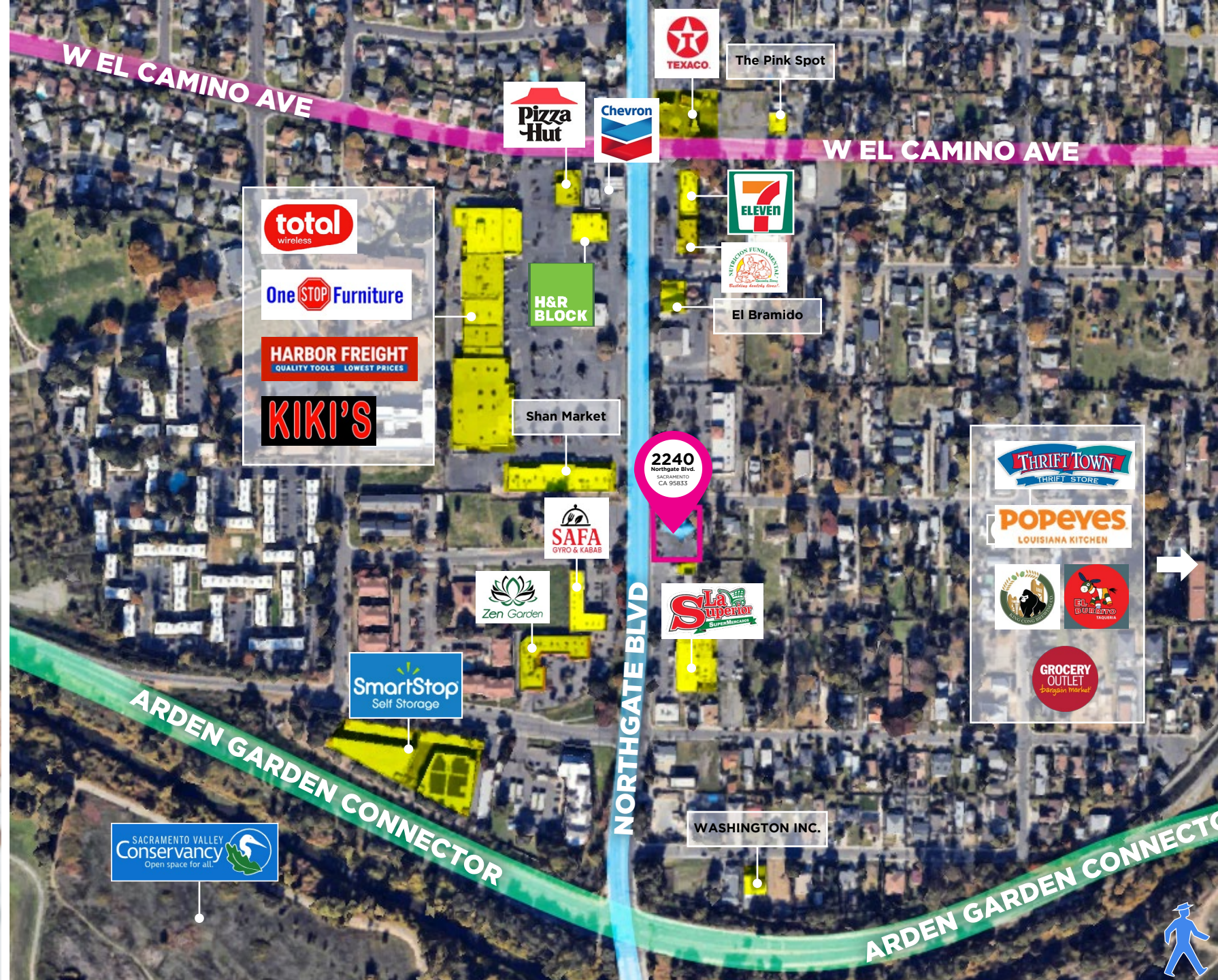
Retail Amenities: Close to various dining options, fast-casual eateries, and shopping centers along the Northgate Blvd corridor.

Local Landmarks: Situated near recreational and entertainment destinations like Castle Park (perfect for corporate team-building or client outings).

Space Versatility

Zoning & Use: Ideal for light industrial, warehouse distribution, or flex-office use.

Visibility: Excellent street frontage along Northgate Blvd, offering prime signage opportunities to capture heavy daily traffic.



DEMOGRAPHICS

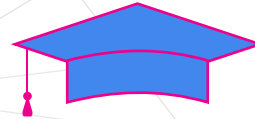
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 29% Some College, No Degree
- 21% Bachelor's Degree
- 19% High School Graduate
- 13% Advanced Degree
- 11% Some High School, No Diploma
- 7% Associate Degree

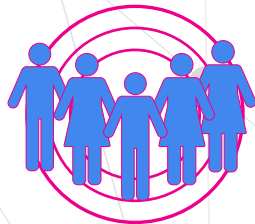
HOUSE HOLD INCOME



5 mile 2024 Households

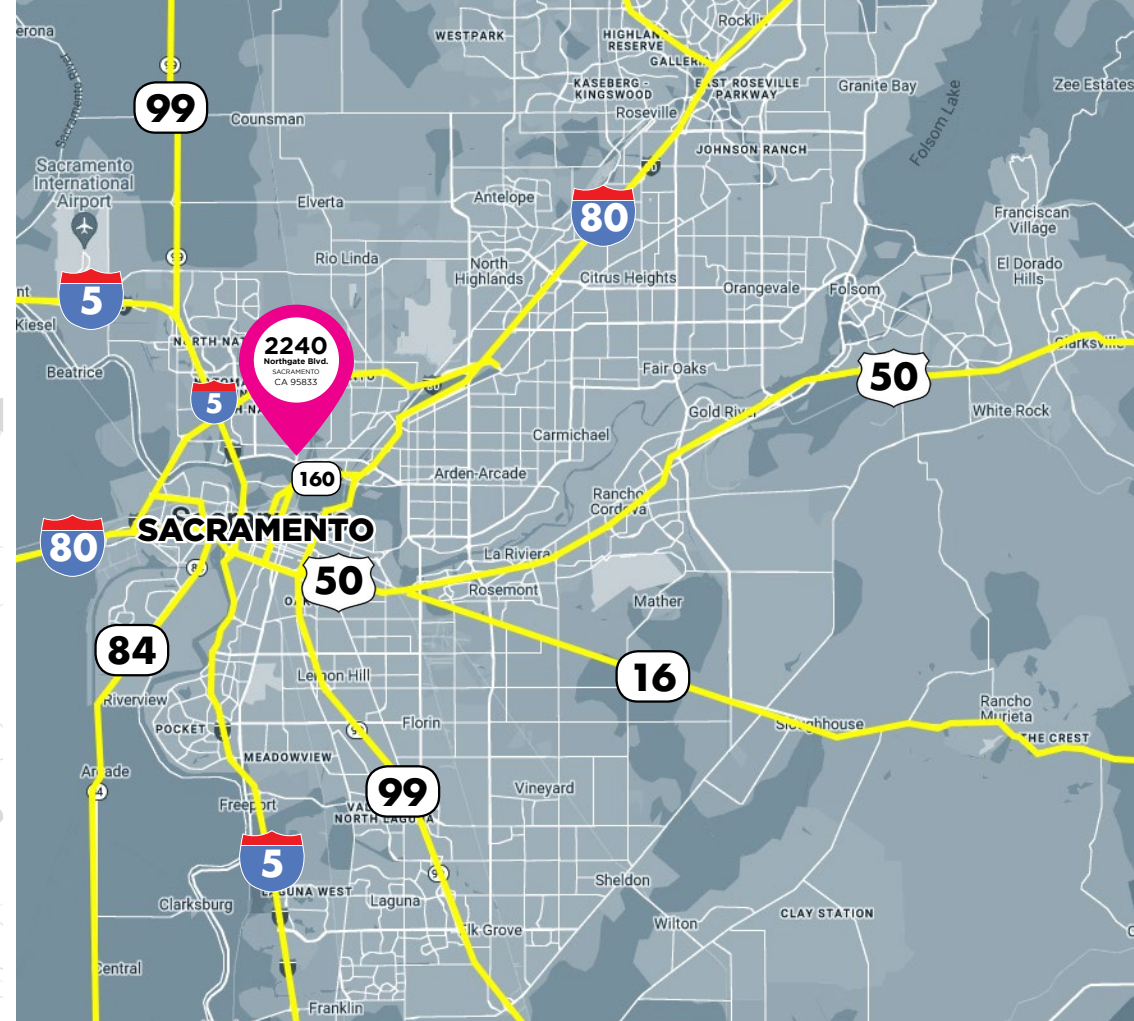
< \$25K	30,107
\$25K - 50K	25,645
\$50K - 75K	24,602
\$75K - 100K	18,120
\$100K - 125K	16,273
\$125K - 150K	10,232
\$150K - 200K	10,830
\$200K+	14,806

RESIDENT POPULATION

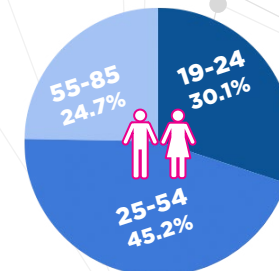


5 mile Population 2023

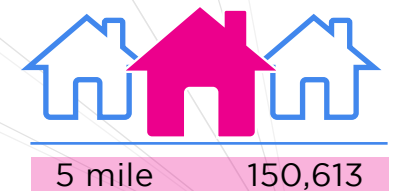
2020	372,359
2024	381,401
2029	385,631



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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