

**FOR  
SALE**

**2530 TESLA WAY,  
SACRAMENTO, CA**

**±3,500 SF COMMERCIAL BAKERY/KITCHEN**

**BONUS ±1,600 SF WALK-IN FRIDGE IS INCLUDED  
BUT NOT COUNTED TOWARD ±3,500 SF TOTAL**

**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# 2530 TESLA WAY

PROPERTY	SIZE	SALE PRICE	NOTES
2530 Tesla Way	±3,500 SF on a ±12,415 SF Lot	\$950,000.00 (\$271.43 PSF)	Commercial bakery/kitchen + 1,600 SF walk-in fridge

## PROPERTY HIGHLIGHTS:

- **Purpose-Built Bakery & Kitchen:** 3,500 SF of food-production space designed for bakery, commissary, or catering use.
- **Rare Built-In Cold Storage:** A 1,600 SF walk-in fridge — cold-chain capacity that's costly and slow to replicate. \*BONUS SQUARE FOOTAGE NOT COUNTED TOWARD ±3,500 SF TOTAL
- **Decades of Food Production:** Operated as a commercial wholesale bakery, with infrastructure built for high-volume output.
- **Central Arden-Arcade Location:** Sits in one of California's largest population centers, with a deep surrounding customer base.
- **Arden Way Commercial Corridor:** Near Arden Fair mall and Cal Expo, amid strong retail activity.
- **Strong Regional Connectivity:** Minutes from the Capital City Freeway (Business 80), with reach to I-80, US 50, and Highway 99.
- **Owner-User Ready:** A working layout for a baker, caterer, or commissary operator — far ahead of building from scratch.



### STRONG TRAFFIC COUNTS

COTTAGE WAY: 11,868 ADT  
FULTON AVE & ARDEN WAY: 27,801 ADT



AVERAGE  
\$99,958  
WITHIN 3 MILES  
HOUSEHOLD INCOME



6 SPACES

# SITE PLAN OVERVIEW

Clear aerial layout showing the bakery/kitchen, walk-in fridge and shed/storage.



## KEY PLAN

**01** Bakery/Kitchen  
±3,300 SF

**02** Walk-in Fridge  
±1,600 SF

\*Bonus square  
footage not  
counted  
toward ±3,500  
SF total

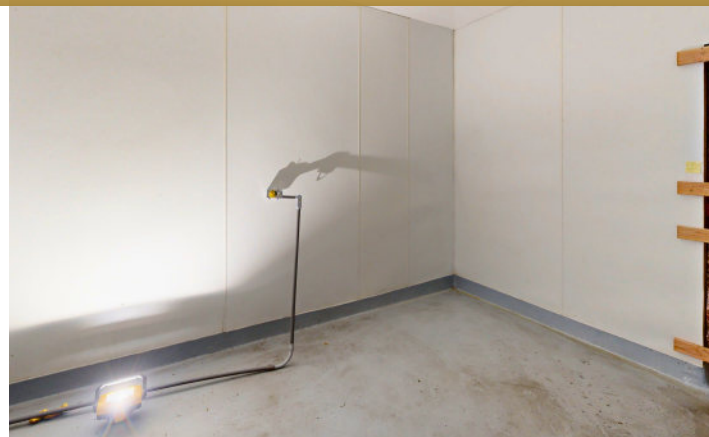
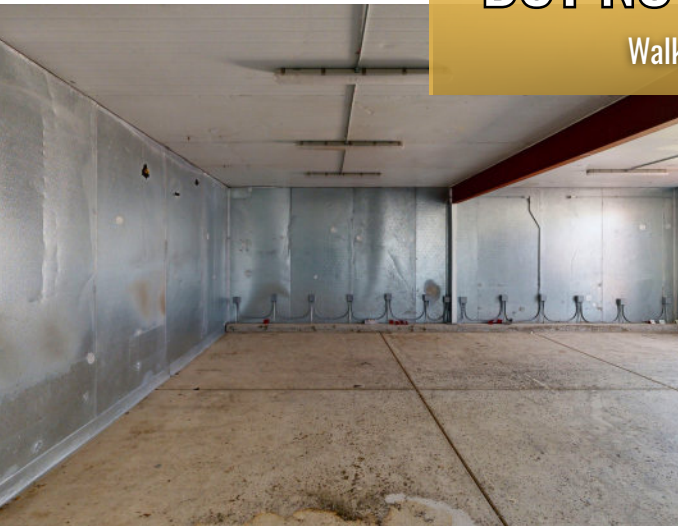
**03** Shed  
±200 SF



# WALK-IN FRIDGE

**BONUS ±1,600 SF WALK-IN FRIDGE IS INCLUDED  
BUT NOT COUNTED TOWARD ±3,500 SF TOTAL**

Walk-in fridge is shell and operable but does NOT come with compressors.





# COMMERCIAL KITCHEN

OVER \$500,000 IN FOOD SERVICE BUILDING  
IMPROVEMENTS INCLUDING PLUMBING & HOODS



# YARD & PARKING

FENCED • PAVED • GATED

## Secured Yard & On-Site Vehicle Parking

A fully fenced, paved yard for loading, unloading, and securing vehicles overnight — ideal for caterings and food trucks.

- Fully fenced & gated perimeter
- Paved, all-weather concrete surface
- Off-street parking for vans & trucks
- Secure overnight vehicle storage
- Direct access to the bakery / kitchen and cold storage • load straight from the building.



Gated drive-in yard & offstreet parking



Chain-link perimeter • secure overnight storage

# IMMEDIATE VICINITY AERIAL



**arden fair**  
**MALL 150+ Retailers**

**planet fitness**  
**WinCo FOODS**  
**COSTCO BUSINESS CENTER**

MARCONI AVE

**CENTURY THEATRES**  
**HomeGoods**  
**Burlington**  
**NORDSTROM rack**  
**MOD**  
**Michaels**

EL CAMINO AVE

FULTON AVE

**TARGET**  
**BMW**

**SAFeway**  
**DOLLAR TREE**  
**CVS pharmacy**  
**CALIFORNIA Family Fitness**  
**Quick Quack CAR WASH**  
**McDonald's**

**PROPERTY LOCATION**

ARDEN WAY

**24 HOUR FITNESS**  
**MOUNTAIN MIKE'S PIZZA**  
**Little Caesars**  
**7 ELEVEN**  
**RITE AID**  
**76**

HOWE AVE

HURLEY WAY

EASTERN AVE

**CAL EXPO**

WATT AVE

American River

**ROSS DRESS FOR LESS**  
**SUBWAY**  
**DUTCH BROS Coffee**  
**Marshalls**

**JACKS URBAN EATS**  
**Save Mart**  
**CHIPOTLE MEXICAN GRILL**  
**jamba**  
**Peet's Coffee**  
**THE BEACH HUT DELI SINCE 1961**  
**TEMPLE**

FAIR OAKS BLVD



# DEMOGRAPHIC SUMMARY REPORT

2530 TESLA WAY, SACRAMENTO, CA 95825



## POPULATION

### 2025 ESTIMATE

3-MILE RADIUS	145,552
5-MILE RADIUS	389,353
10-MILE RADIUS	1,205,998

## POPULATION

### 2030 PROJECTION

3-MILE RADIUS	147,405
5-MILE RADIUS	394,751
10-MILE RADIUS	1,223,534



## HOUSEHOLD INCOME

### 2025 AVERAGE

3-MILE RADIUS	\$99,958.00
5-MILE RADIUS	\$102,557.00
10-MILE RADIUS	\$105,665.00

## HOUSEHOLD INCOME

### 2025 MEDIAN

3-MILE RADIUS	\$73,239.00
5-MILE RADIUS	\$77,795.00
10-MILE RADIUS	\$83,966.00



## POPULATION

### 2025 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	70,654	187,234	525,539
BLACK	13,933	37,017	118,096
HISPANIC ORIGIN	36,427	102,750	320,846
AM. INDIAN & ALASKAN	1,819	5,114	16,029
ASIAN	15,973	41,176	182,590
HAWAIIAN & PACIFIC ISLAND	1,188	3,868	15,292
OTHER	41,986	114,945	348,452



*Dave Carlsen*

**VICE PRESIDENT**

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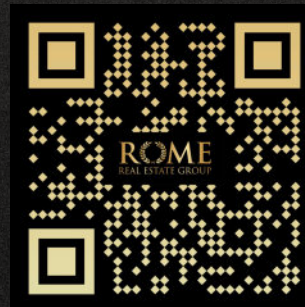
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# REACH OUT

TO LEARN MORE ABOUT  
THIS OPPORTUNITY!