

INFILL DEVELOPMENT OPPORTUNITY

FOR SALE | NWC WALNUT AVE & CARILLION BLVD | GALT, CA



GALT VILLAGE

- Raley's
- O'Reilly
- KFC
- McDonald's
- ARCO
- Starbucks
- CVS
- Jack-in-the-Box



82,680 ADT*



MORALI ESTATES
50 residential units total
SITE IMPROVEMENTS STARTED

LAKE CANYON ELEMENTARY SCHOOL
511 STUDENTS

GREENWOOD COTTAGES
226 residential units total
UNDER CONSTRUCTION

MARENGO RANCH ELEMENTARY SCHOOL
449 STUDENTS

SITE
±15.6 AC

PARLIN OAKS
224 residential units total
UNDER CONSTRUCTION

GALT COMMUNITY PARK

*Last traffic counts on Hwy 99 was taken in 2023. 2026 projections are based on a 2% annual increase.



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ABOUT GALT

GALT, CA, IS LOCATED APPROXIMATELY 20 MILES SOUTH OF GREATER SACRAMENTO AND TWO HOURS FROM PLACES LIKE TAHOE, RENO AND SAN FRANCISCO. THE CITY SITS ALONG STATE ROUTE 99 AND CURRENTLY HAS A POPULATION OF APPROXIMATELY 25,000+ WITH AN ANNUAL GROWTH OF 1%.

THE CITY PRIDES ITSELF ON MAINTAINING A SMALL TOWN FEEL. IT APPEALS TO MANY HOME BUYERS FOR ITS AFFORDABILITY, SAFETY, GOOD SCHOOLS AND IS IDEAL FOR COMMUTERS GOING TO GREATER SACRAMENTO AND STOCKTON.



PROPERTY PROFILE



PROPERTY HIGHLIGHTS

Total size: ±15.63^{AC} (±680,753^{SF})

Parcel 1: ±13.57^{AC} (±591,107^{SF}) APN#: 148-1090-001-0000

Parcel 2: ±1.44^{AC} (±62,726^{SF}) APN#: 148-1090-002-0000

Parcel 3: ±0.62^{AC} (±26,920^{SF}) APN#: 148-1090-003-0000

 **JUST 0.4 MILES OFF HIGHWAY 99**

 **OVER 2,000 HOMES PROPOSED/PLANNED/UNDER CONSTRUCTION WITHIN A 1 MILE RADIUS**

 **CURBS, GUTTERS & SIDEWALKS ARE IN**



ZONING & POTENTIAL USES

Zoning: Commercial (C) [CLICK HERE FOR ALLOWED USES](#)

Potential Uses:

Grocery* **Health Club** **Retail**
School* **Car Wash*** **Gas Station & C-Store***

*Requires a conditional use permit



DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	12,074
2 mile	20,259
3 mile	29,650
5 mile	33,540

AVERAGE HOUSEHOLD INCOME

1 mile	\$129,371
2 mile	\$133,067
3 mile	\$134,083
5 mile	\$140,260

ETHNICITY

	WHITE	ASIAN	HISPANIC
1 mile	53.0%	8.3%	44.1%
2 mile	52.9%	7.6%	44.6%
3 mile	52.1%	7.0%	47.6%
5 mile	52.5%	6.8%	49.8%

EDUCATION

	HIGH SCHOOL	SOME COLLEGE	BACHELOR ONLY
1 mile	31.3%	20.7%	21.7%
2 mile	29.3%	21.7%	20.0%
3 mile	30.0%	21.3%	18.0%
5 mile	39.5%	21.2%	18.7%

TRAFFIC

Hwy 99 82,680 ADT*

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PARCEL MAP

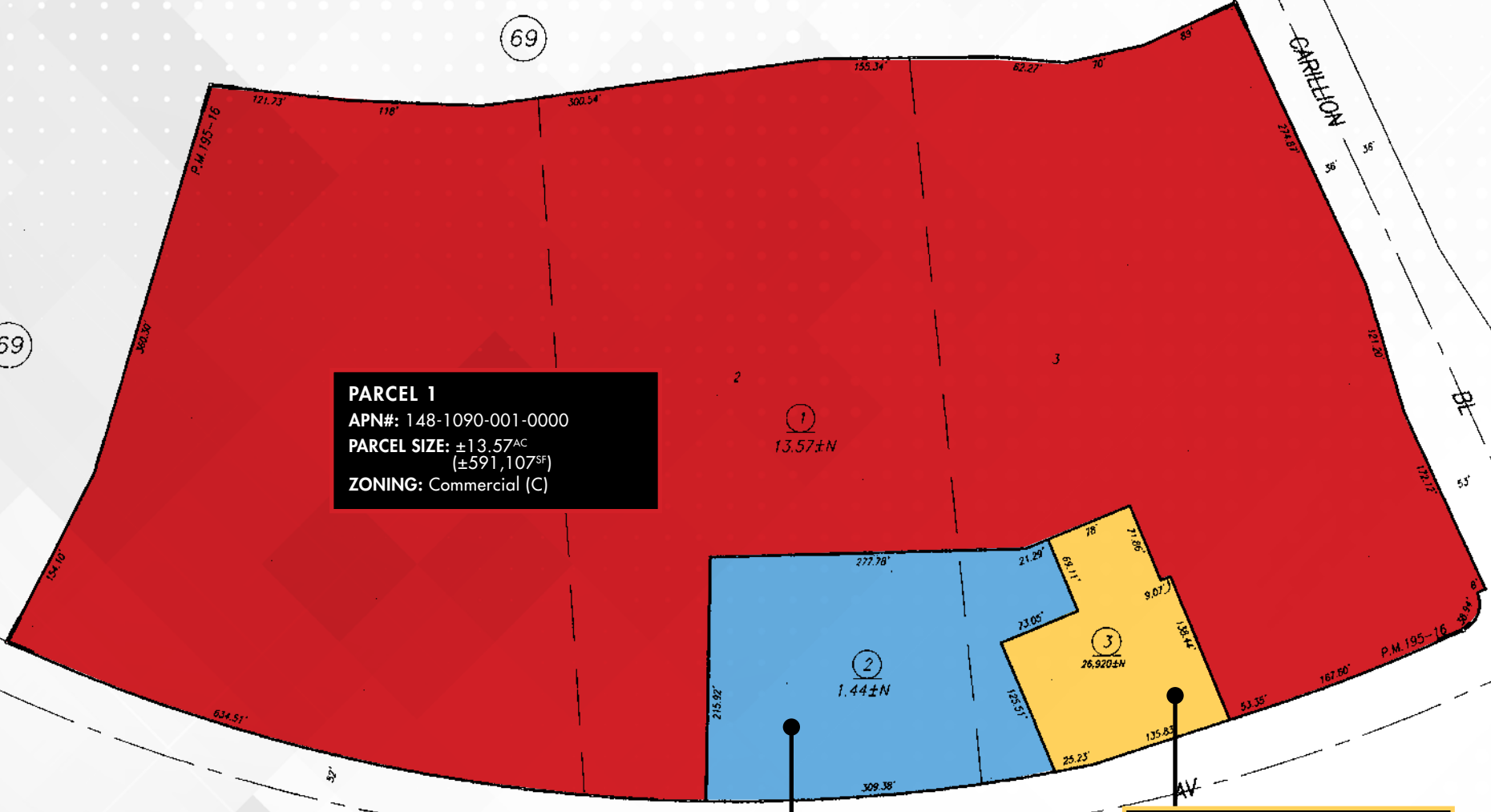
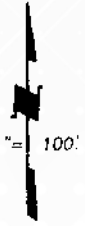
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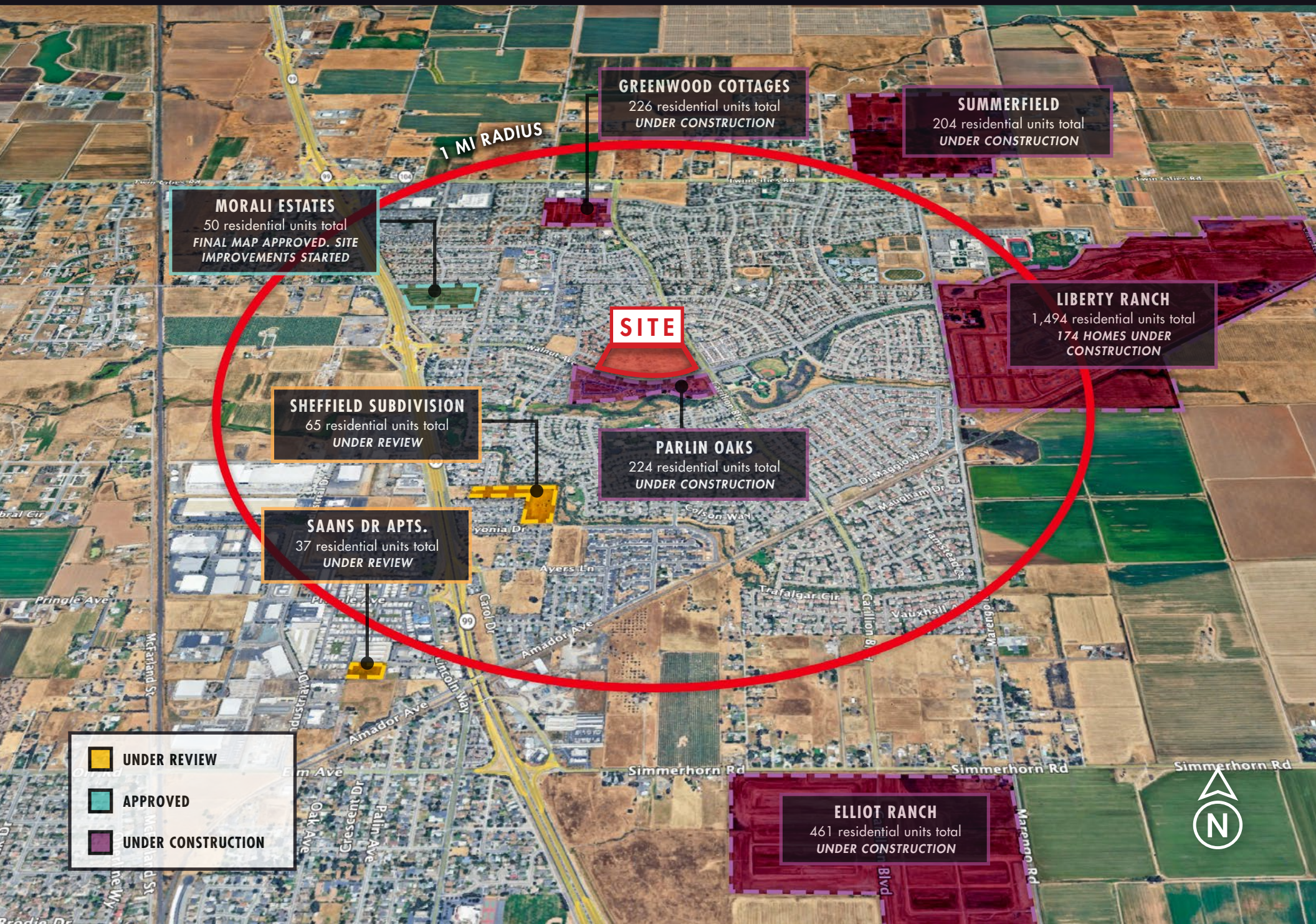


PARCEL 1
APN#: 148-1090-001-0000
PARCEL SIZE: ±13.57^{AC}
(±591,107^{SF})
ZONING: Commercial (C)

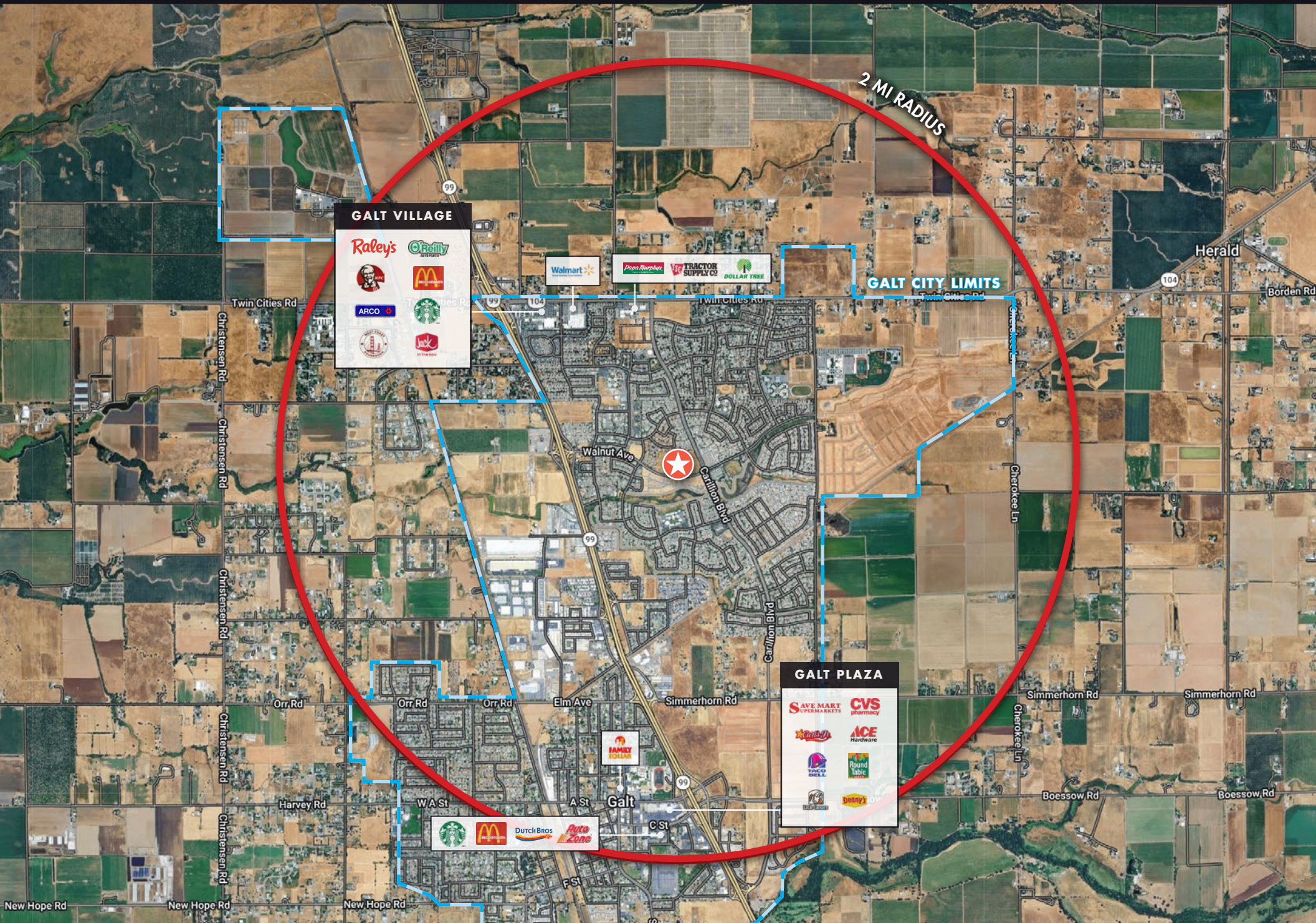
PARCEL 2
APN#: 148-1090-002-0000
PARCEL SIZE: ±1.44^{AC}
(±62,726^{SF})
ZONING: Commercial (C)

PARCEL 3
APN#: 148-1090-003-0000
PARCEL SIZE: ±0.62^{AC}
(±26,920^{SF})
ZONING: Commercial (C)

NEARBY HOUSING DEVELOPMENT



2 MI RETAIL AERIAL





CONTACT



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