



**Big Sale
On Now**
Spas - Hot tubs
Gazebos
14099 River Road 95099
916-776-1500

14099

14100
River Rd
Center St

COLDWELL BANKER
KAPPEL GARDNER
REALTY

14099 RIVER ROAD

WALNUT GROVE, CA

Marcus & Millichap

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±6,000 VPD | RIVER ROAD



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*Lot lines are approximate



OFFERING SUMMARY

SALE PRICE
\$820,000

PRICE PSF
\$89.91

SALE SUMMARY

Sale Price	\$820,000
Price/SF	\$89.91
Gross Square Feet	±9,120 SF
Total Lot Size	±0.14 Acres
Zoning	SPA B (Sacramento County)
Land Use	Light Industrial
Power	300 Amps (3P, 4w)
Clear Heights	12'
Year Built	1927
Assessor's Parcel Number	146-0390-047-0000

INVESTMENT HIGHLIGHTS

- HIGH VISIBILITY LOCATION WITH NEARLY 6,000 VEHICLES PER DAY
- DELIVERED 100% VACANT- IDEAL FOR IMMEDIATE OWNER OCCUPANCY
- 12-FOOT CLEAR HEIGHT ON BOTH FLOORS
- (3) 12X14 GRADE-LEVEL DOORS
- 300 AMPS POWER (3P, 4W)
- SPA ZONING – FLEXIBLE USE POTENTIAL FOR INDUSTRIAL OR COMMERCIAL APPLICATIONS
- EXCELLENT REGIONAL CONNECTIVITY TO SACRAMENTO, EAST BAY, & CENTRAL VALLEY

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale 14099 River Road, an owner-occupied two-story shop and warehouse located at the entrance to historic Walnut Grove, California.

Situated along the Sacramento–San Joaquin Delta, this property presents a rare opportunity for an owner-user or investor to acquire a versatile commercial property with strong regional accessibility. The site features approximately 9,120 square feet of functional warehouse space across two levels, with 12-foot clear height and three 12' x 14' grade-level doors, accommodating a variety of operational or light manufacturing uses. Additionally, the property is equipped with an owner's apartment unit with classic industrial charm.

The building will be delivered 100% vacant, providing a turnkey blank canvas for immediate occupancy, adaptive reuse, or long-term lease-up. With the small industrial sector experiencing limited supply and steady demand across the Sacramento Delta, the property offers excellent potential for both owner-users seeking operational control and investors targeting future rent growth or repositioning upside.

Ideal for fabrication, light distribution, storage, or specialty trades, the property's open layout, flexible SPA zoning, and strategic location near Highway 160 make it suitable for a wide range of industrial and commercial uses. The combination of functional infrastructure, efficient site utilization, and connectivity to the Sacramento, East bay, and Central Valley markets makes 14099 River Road a compelling acquisition opportunity in one of Northern California's most supply-constrained industrial corridors.

DISTANCE TO:

DOWNTOWN SACRAMENTO	28 MILES
ANTIOCH/PITTSBURG	22 MILES
STOCKTON	28 MILES

Sacramento

Dixon

Elk Grove

Vacaville

Galt

Fairfield

**Subject
Property**

Lodi

Vallejo

Benicia

Antioch

Stockton

Walnut Creek

Tracy

SUBMARKET OVERVIEW

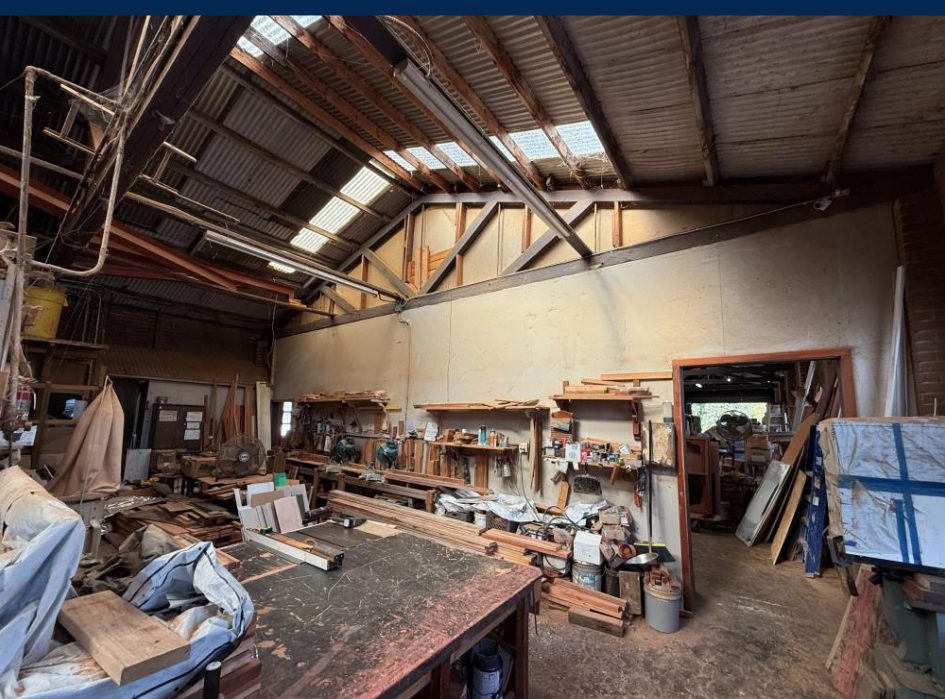
Walnut Grove is a rising commercial destination in southern Sacramento County, ideally located along the Sacramento River and State Route 160. Just 30 minutes from Downtown Sacramento, 31 minutes from Elk Grove, and under 45 minutes from the East Bay, it offers rare access to a more laid-back lifestyle and major consumer bases.

At the heart of the California Delta, the town attracts local residents, East Bay visitors, and Delta tourists year-round. Market Street, the main commercial corridor, offers excellent frontage and visibility. State Route 160 provides direct connectivity north to Sacramento and south to Antioch. Many travelers stop for food, fuel, supplies, or services before visiting marinas, wineries, or attending Delta events. The surrounding area includes riverfront homes, working farms, and nature preserves, creating a stable, year-round customer base.

Commercial inventory is scarce and tightly held, providing significant value for owner-users and investors alike. Median household income is approximately \$88,000, significantly higher than the national average. More than 50% of residents hold a bachelor's degree or higher, and many are professionals or remote workers choosing the Delta lifestyle while remaining connected to metro areas.

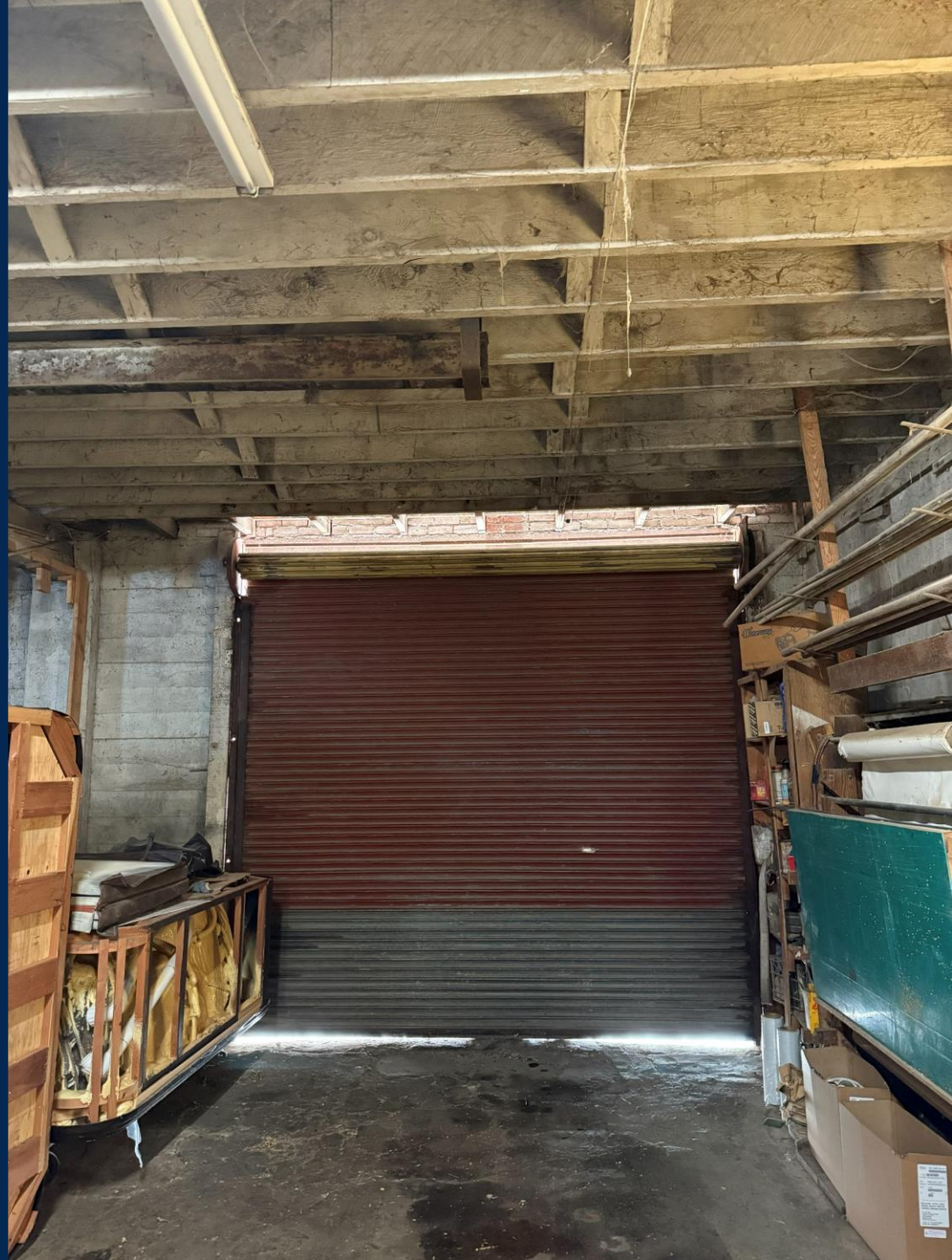
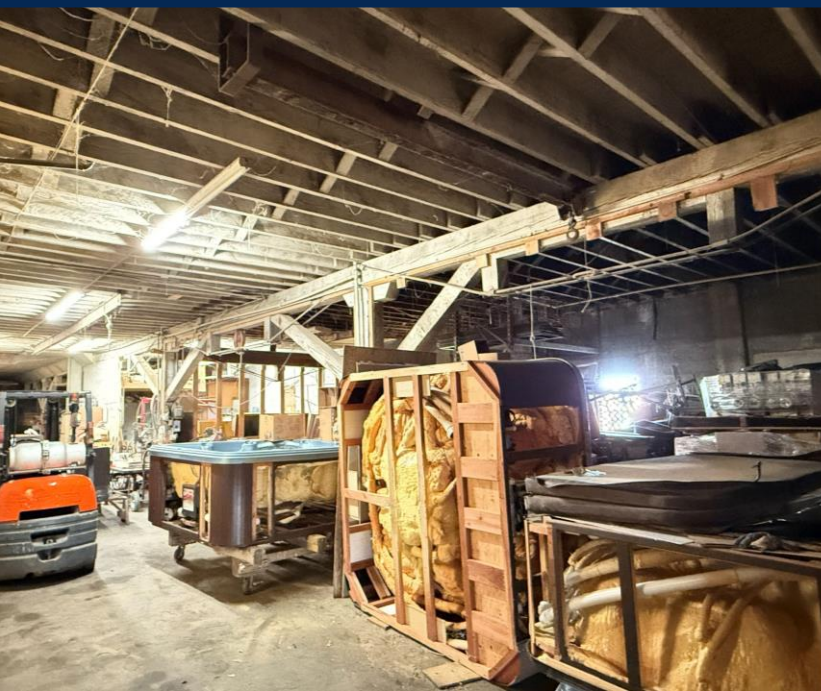
The town is located minutes from top wineries along the Clarksburg Wine Trail and benefits from steady traffic tied to outdoor recreation and seasonal tourism. Nearby developments such as the 400,000 square foot Walnut Business Park, Elk Grove's North 40 expansion, and the upcoming Valley Rail service continue to boost long-term upside.











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