



FOR SALE
\$286,000

1.13± Acre Industrial Lot w/ 1,243 SF Building
13971 River Road, Walnut Grove, CA 95690



EXECUTIVE SUMMARY

DRE#02437574

FOR SALE

\$286,000

13971 River Road, Walnut Grove, CA 95690

Executive Summary

Industrial lot in the Locke Special Planning Area (SPA) Industrial Sub Area featuring a 1,243 SF building on 1.13± acres, fully fenced for security, with direct access to River Road (SR-160). Utilities include SMUD electric, Sacramento Area Sewer District sewer, and a domestic well. Permitted and compatible uses include mini-storage, warehousing, light manufacturing, and vehicle storage (confirm current SPA use table with Sacramento County Planning). Ideal for an owner-user or investor seeking a secure, flexible industrial site in the Sacramento Delta with highway access.

Investment Highlights

- 1.13 +/- Acres
- Fully Fenced
- 1,243 SF Building
- Locke SPA Industrial Sub-Zoning
- Flexible uses including mini storage, warehousing, light manufacturing etc.

Resources

Sacramento County Zoning Code Locke Special Planning Area Ordinance 504-410. Table 2-Permitted Uses
landuse.sacounty.gov/spa/504-400

Sacramento County Zoning Code Chapter 3, Section 3.2.5, Table 3.1 Allowed Primary Uses Table
landuse.sacounty.gov/tables/szc/table3-1.html

Sacramento Area Sewer District www.sacsewer.com

SMUD <https://www.smud.org/Corporate/About-us/SMUDs-Territory-Map>



The Offering

The offering encompasses a 1.13± acre Industrial Lot with a 1,243 SF building. The property was formerly used as a propane distribution site. All tanks and propane infrastructure will be removed from the property prior to close of escrow and are not offered with the sale.



Location Overview

Walnut Grove is a small, historic community in the heart of the Sacramento-San Joaquin Delta, unincorporated Sacramento County. Nestled along the Sacramento River, it sits roughly 29 miles (about 30–35 minutes) southwest of downtown Sacramento and approximately 28 miles from Stockton, offering convenient access to both the Sacramento metro area and the broader Central Valley. The property benefits from direct frontage and access along River Road (State Highway 160), the primary north-south corridor through the Delta. This route connects local agricultural and industrial operations to regional markets while providing scenic, low-congestion travel compared with inland freeways.

Walnut Grove and its immediate neighbor, Locke (a National Historic Landmark), form one of California's best-preserved early 20th-century Chinese and Japanese American rural communities. The surrounding area remains dominated by productive farmland, orchards, and waterways, supporting a mix of agricultural production, recreation, and limited industrial activity. The Locke Special Planning Area and related Walnut Grove SPA regulations recognize and accommodate industrial uses in designated sub-areas while preserving the community's historic character. For industrial users, the location offers a combination of highway accessibility, relative scarcity of competing industrial inventory in the Delta, and proximity to both urban demand centers and the region's agricultural economy.



Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rotner and Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Rotner and Associates Inc. has not verified, and will not verify, any of the information contained herein, nor has Rotner and Associates Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**FOR
SALE**
\$286,000

**LAND
SIZE**
1.13± ACRES



Listing Broker

Drew Rotner 209-625-6141

DRE#: 02127346

Drew@rotnerRE.com

Brokerage DRE#: 02437574