

SUBJECT PROPERTY

GERBER RD

BRADSHAW RD

9743 GERBER RD | NORTH VINEYARD PLAZA

Entitled Land For Sale - Approved Use Permit for Service Station w/Driveup Window, Carwash & Freestanding QSR Drive Thru Site

VINEYARD, CA (GREATER SACRAMENTO)

Reduced Price:

\$5,500,000

\$6,000,000

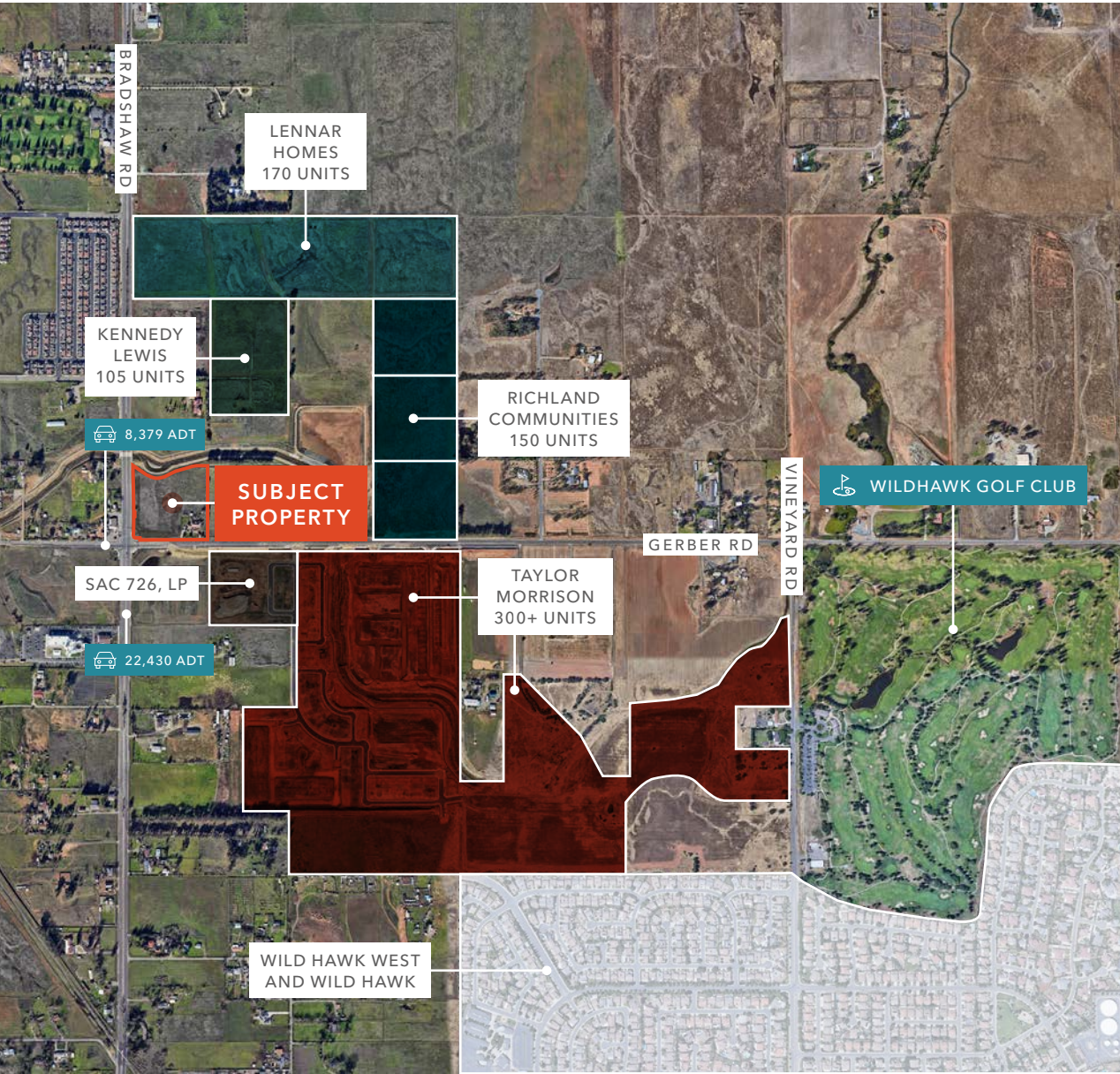
ASKING PRICE

±8.08 AC

GROSS ACRES

±7.86 AC

NET BUILDABLE ACRES



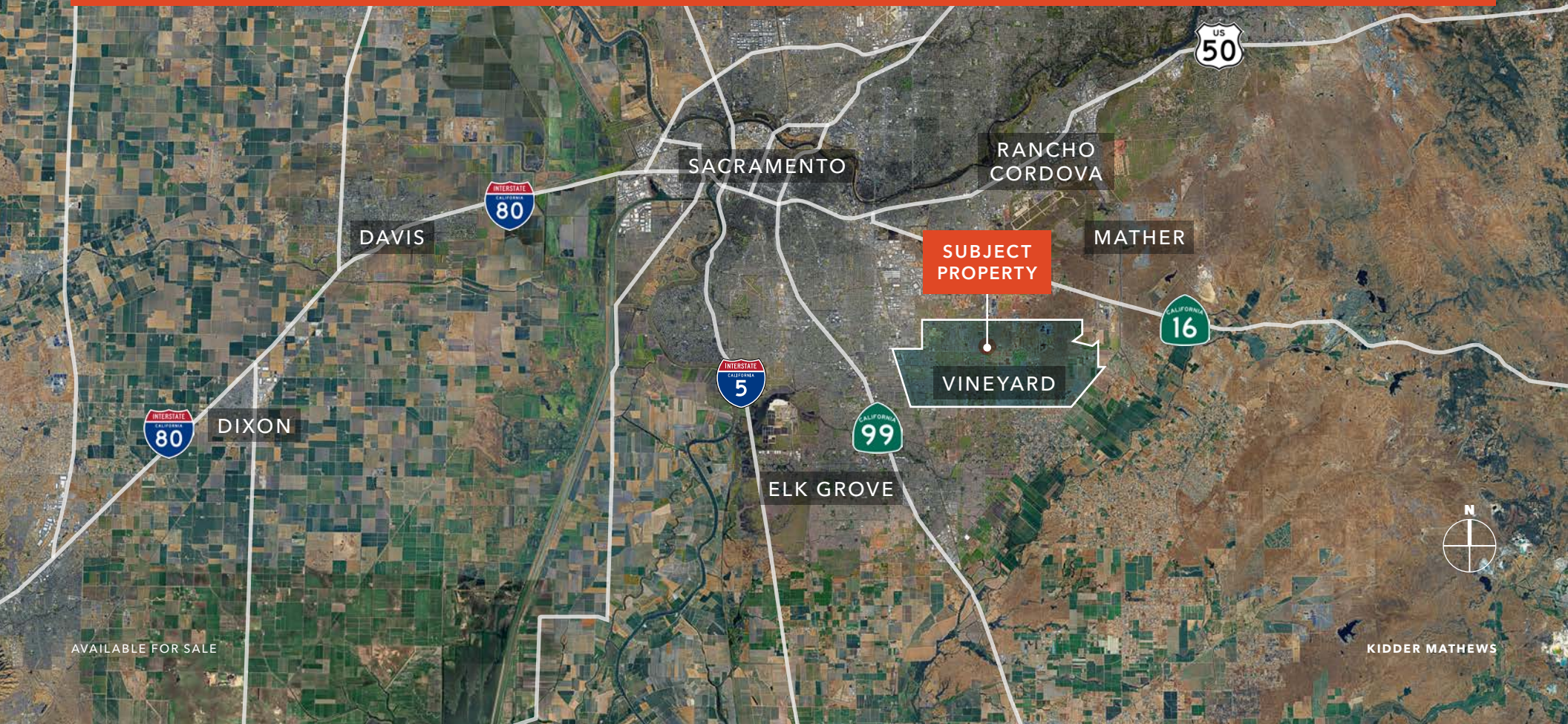
North Vineyard Plaza is a Major Infill Retail Opportunity - Entitled Gas and QSR Site Prime for a Developer. Located at NEC of Bradshaw and Gerber Roads.

LAND AREA	8.08 Gross Acres (7.73 Net)
APN	066-0110-022-0000
ZONING	GC - General Commerical
ENTITLEMENTS	<p>Active Through 06/07/2029</p> <ul style="list-style-type: none"> - Tentative Parcel Map - Approved for 6 commercial lots - Use Permit - Granted - Design Review/Site Plan - Approved - Type 21 Alcohol Sales - Approved PCN for Gas Site - 24 Hour Gas, 12 Fueling Positions - 24 Hour Convenience w/Drive-Thru Window - 24 Hour Carwash - Freestanding QSR w/Drive-Thru Window
PROJECT	<ul style="list-style-type: none"> - Allows for inbound left turn movements at the Northwest Project Driveway - Strong Traffic Counts in excess of ±50,000 ADT
TRAFFIC COUNTS	±55,305 ADT, all directions combined
ASKING PRICE	\$5,500,000
PRICE/AC	\$680,693 / Acre
PRICE/SF	\$15.63 PSF

THE SUBJECT PROPERTY IS LOCATED AT THE MAJOR INTERSECTION OF BRADSHAW & GERBER ROADS, SERVING AS THE HEART OF THE VINEYARD DISTRICT

Historically rural, the Vineyard District is rapidly growing and fueled by a need for more housing. Recently, plans have been announced to add as many as 20,000 new homes to Vineyard, which could add as many as 60,000 new people to the CDP. Along with the houses would come new shopping centers, parks, and schools.

Vineyard is a census-designated place in Sacramento County, California, United States. It is part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area. The population was 43,935 at the 2020 census, up from 24,836 at the 2010 census.



SITE PLAN - APN# 066-0110-022-0000

Entitlements

- LOT 1 ±3,806 SF
- C-Store with ±800 SF Restaurant with Drive Through Window
 - 12 Fueling Positions
 - Carwash
 - ±1.61 AC Site

- LOT 2 ±2,350 SF
- Freestanding Restaurant with Drive Through Window
 - ±1.0 AC Site

Proposed

LOT 3 ±8,125 SF Retail

LOT 4 ±6,000 SF Retail

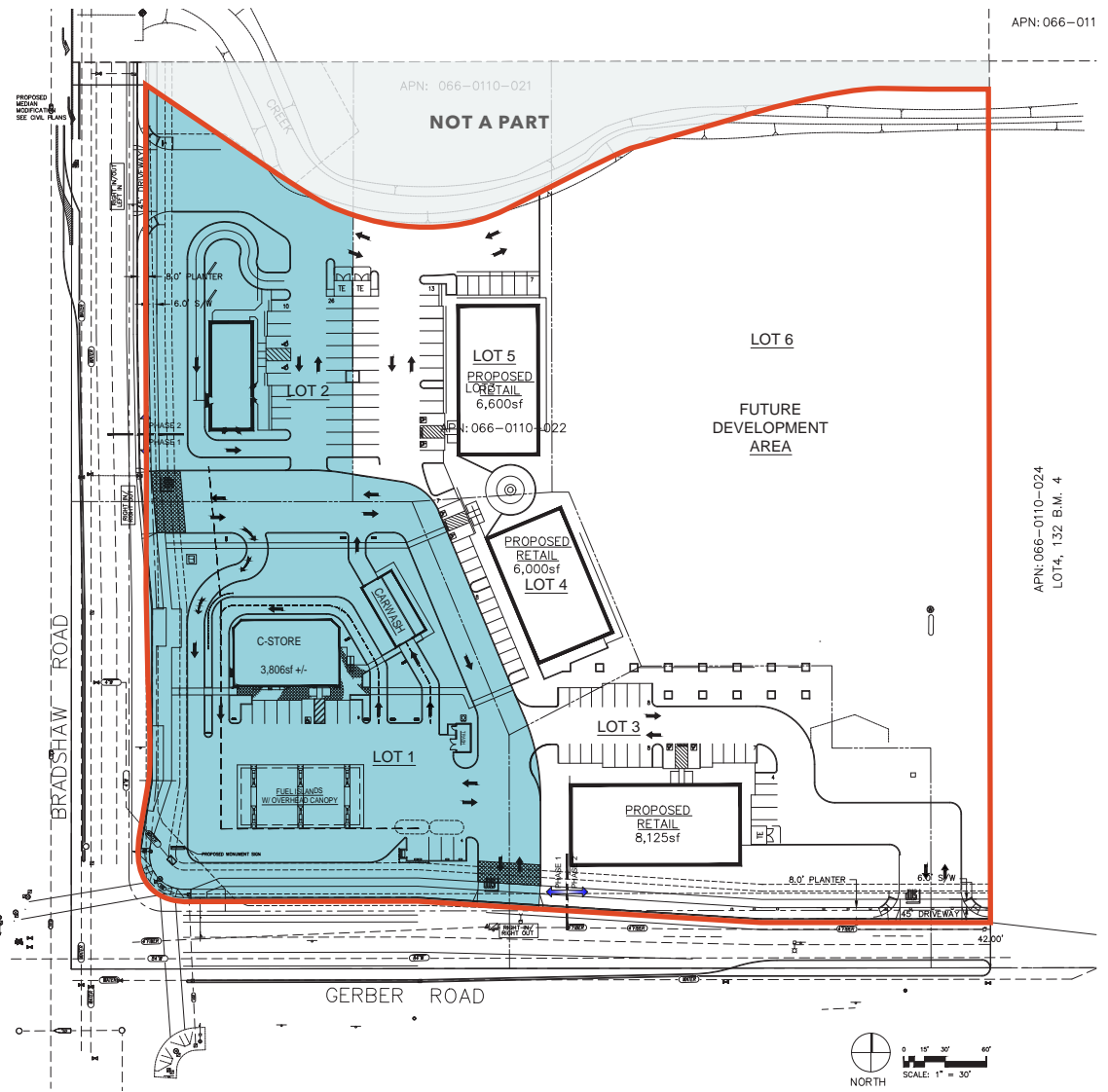
LOT 5 ±6,000 SF Retail

LOT 6 TBD Retail/Multifamily/TBD

Possible

LOTS 3-6 May be combined to create a ±5.12 AC* Development Site; an ideal size for most Grocery Anchors/Service Retail

*Lots 3-6 totaling 5.12 AC is a approximation to be confirmed by Buyer.



PARCEL MAP



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	3,790	51,198	158,090
2024 POPULATION	4,349	50,946	155,911
2029 POPULATION PROJECTION	4,484	51,219	156,480
MEDIAN AGE	38	38.2	37.6

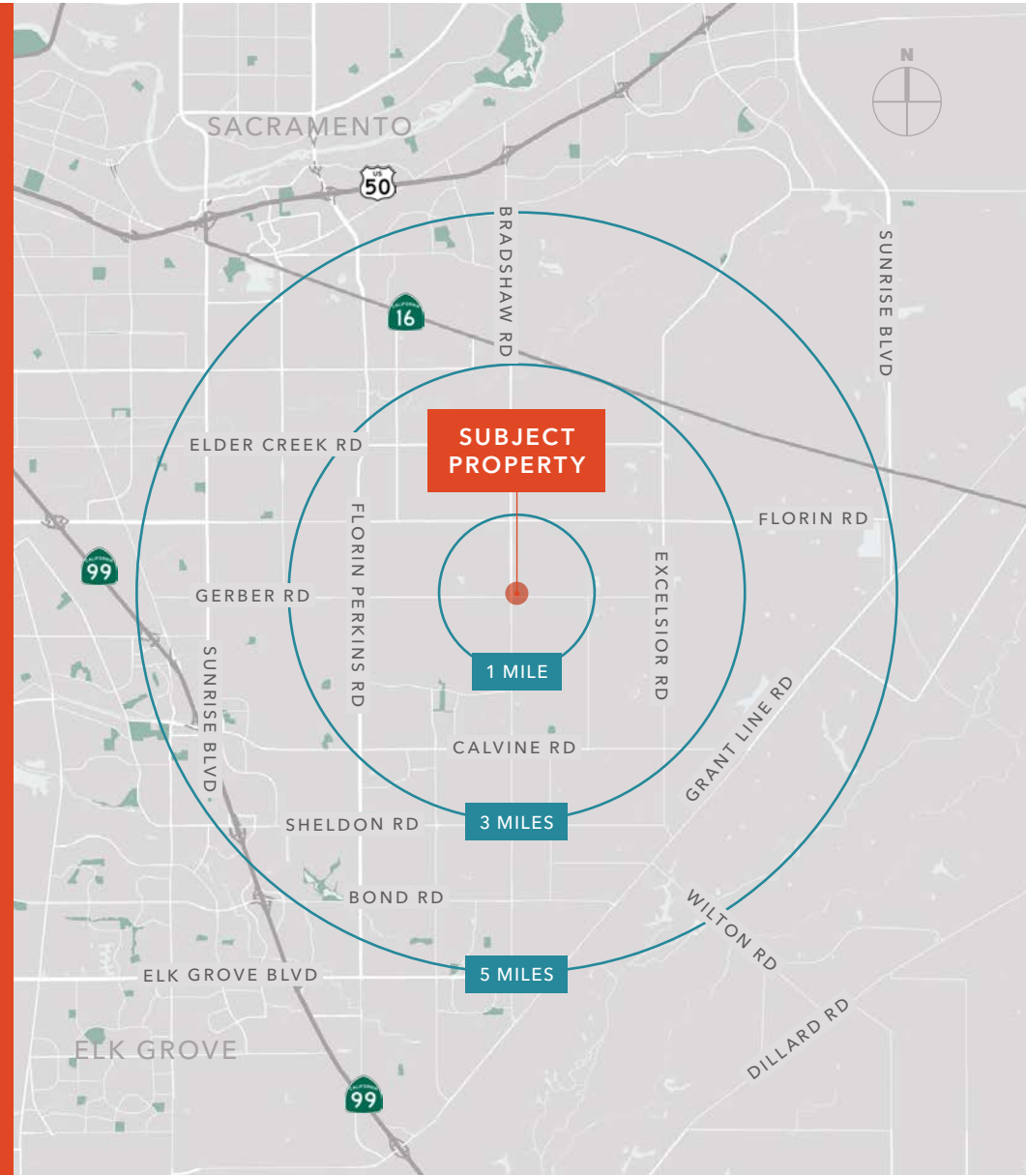
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	1,163	15,209	47,901
2024 HOUSEHOLDS	1,337	15,082	47,182
2029 HOUSEHOLD PROJECTION	1,379	15,154	47,344
AVG HOUSEHOLD SIZE	3.2	3.3	3.2
TOTAL CONSUMER SPENDING (\$)	\$57.2M	\$622.1M	\$1.8B

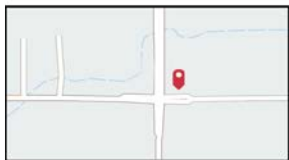
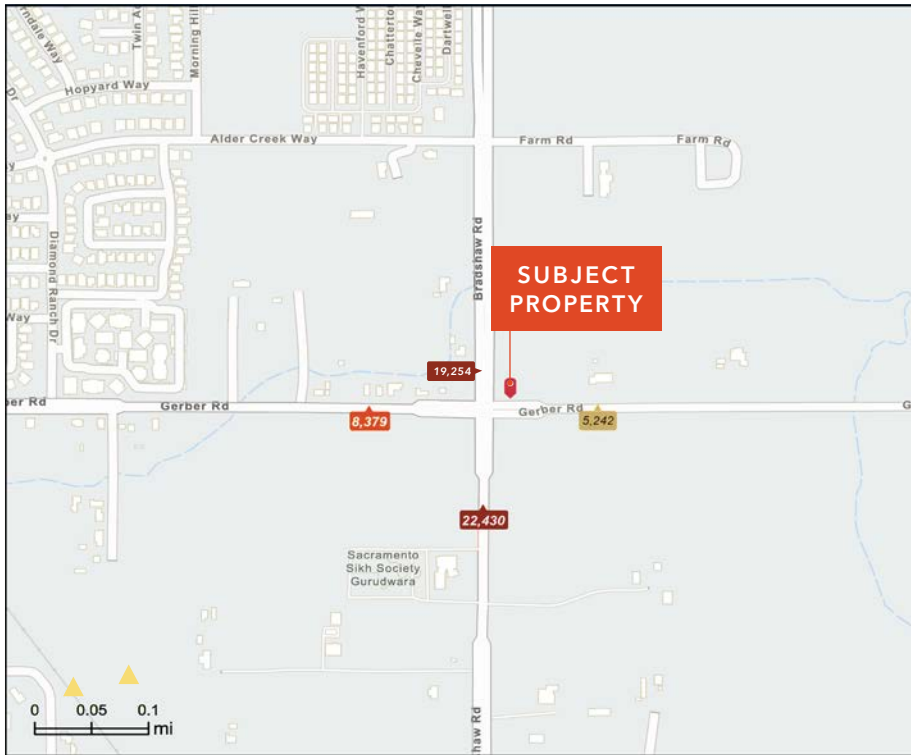
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$125,839	\$118,521	\$107,045
MEDIAN HOUSEHOLD INCOME	\$113,922	\$101,958	\$88,120

Data Source: CoStar, 2025



TRAFFIC COUNT CLOSE UP

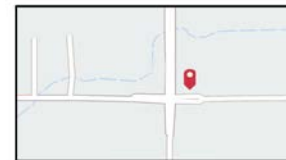
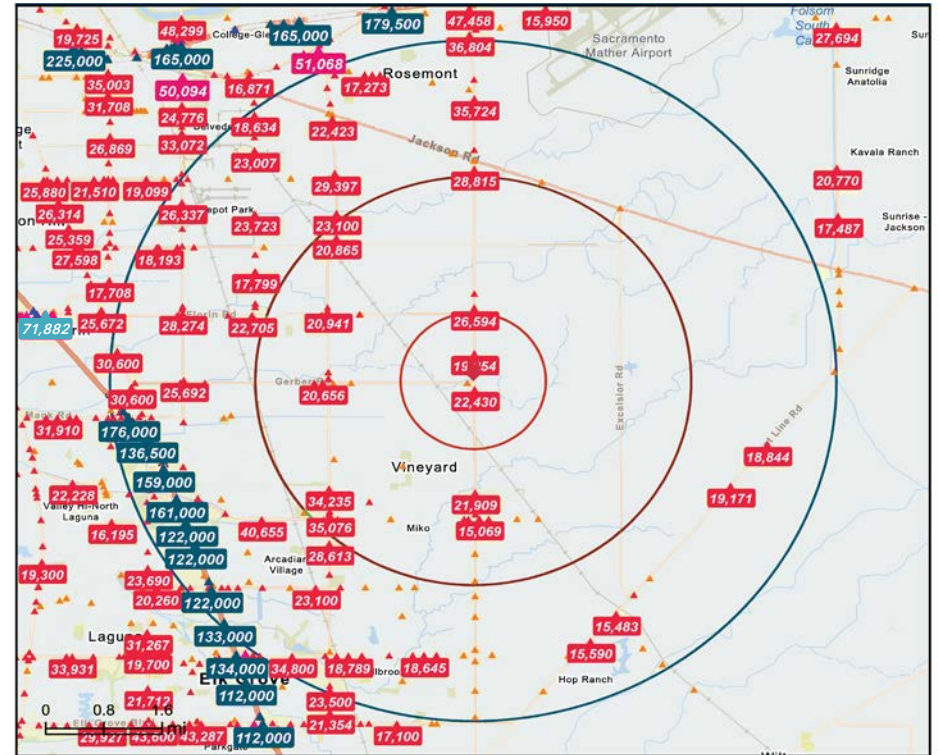


Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001-15,000
- ▲ 15,001-30,000
- ▲ 30,001-50,000
- ▲ 50,001-100,000
- ▲ More than 100,000 per day



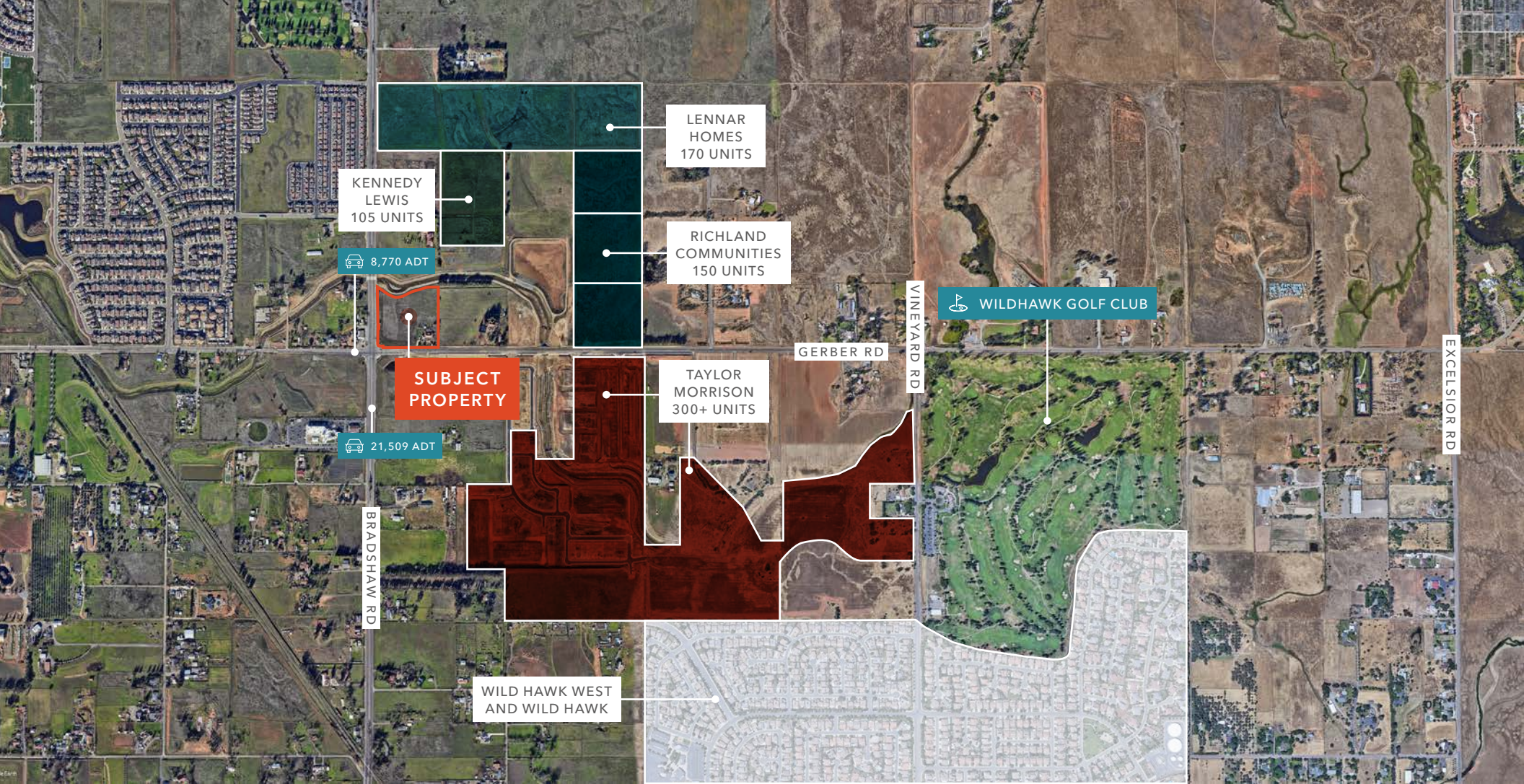
TRAFFIC COUNT MAP



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9743 GERBER ROAD

JAY RICHTER, SIOR, CCIM
916.751.3609
jay.richter@kidder.com
LIC N° 01305696

AUSTIN MUDD
310.492.8402
austin.mudd@kidder.com
LIC N° 02101587

KATIE KARKAZIS
916.751.3600
katie.karkazis@kidder.com
LIC N° 02092842

KIDDER.COM

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