

6401

STOCKTON BLVD.
SACRAMENTO, CA

FOR SALE
OWNER-USER INVESTMENT



NEWMARK

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EXECUTIVE SUMMARY

This rare **owner-user** opportunity features a **1.01-acre**, fully paved corner site with a **4,800 SF building** in a highly visible and established Sacramento County commercial corridor. The property offers an ideal platform for automotive, retail, service-commercial, contractor, showroom, equipment sales, or other users seeking substantial paved yard area, customer access, and prominent street exposure.

Positioned on one of Sacramento County's busiest thoroughfares, the site benefits from traffic counts exceeding 50,000 vehicles per day, with Highway 99—carrying approximately 228,000 vehicles per day—located just one mile away. Its corner location, extensive paving, and strong visibility create a compelling presence for businesses that depend on signage, drive-by exposure, and convenient vehicle access. The property sits near the geographic center of the Sacramento region and serves the surrounding communities of Sacramento, Elk Grove, Laguna, and Florin. Within a 10-mile radius, the trade area includes more than 367,000 households and a population exceeding 1.0 million residents, providing a deep customer base and access to a broad regional workforce.

The immediate area is reinforced by a substantial retail and service-commercial presence. Major nearby retailers and businesses include Walmart Supercenter, Burlington, Florin Towne Centre, PetSmart, Dollar Tree, Wells Fargo, U.S. Bank, GameStop, Pep Boys, AutoZone, Turner's Outdoorsman, and Starbucks. This surrounding tenancy supports consistent consumer activity and enhances the property's appeal for an owner-user seeking a highly accessible, high-exposure location.

PROPERTY HIGHLIGHTS

- 1.01-acre fully paved corner lot
- 4,800 SF on-site building
- Exceptional visibility along a major Sacramento County arterial
- Traffic counts exceeding 50,000 vehicles per day
- Approximately one mile from Highway 99, with 228,000 vehicles per day
- Central Sacramento-area location serving Sacramento, Elk Grove, Laguna, and Florin
- More than 367,000 households and over 1,015,000 residents within 10 miles
- Surrounded by major national retailers, automotive users, financial institutions, and service businesses
- Strong fit for automotive, fleet, contractor, equipment, outdoor storage, retail, showroom, and service-commercial owner-users



OFFERING SUMMARY



Price: \$1,975,000



Rentable SF: 5,550 SF



Lot Size: 1.01 Acres (43,995 SF)



Year Built: 1970



Year Renovated: 2020

Financials | Your Mortgage

Purchase Price	\$1,975,000.00
Down Payment	\$395,000 (20%)
Loan	\$1,580,000 Owner-Occupied
Rate	5.99% 5 Year fixed
Amortization	25 Years
No prepayment penalty, No balloon payment, No annual covenant testing	
Monthly Payment	\$10,170

Featured by
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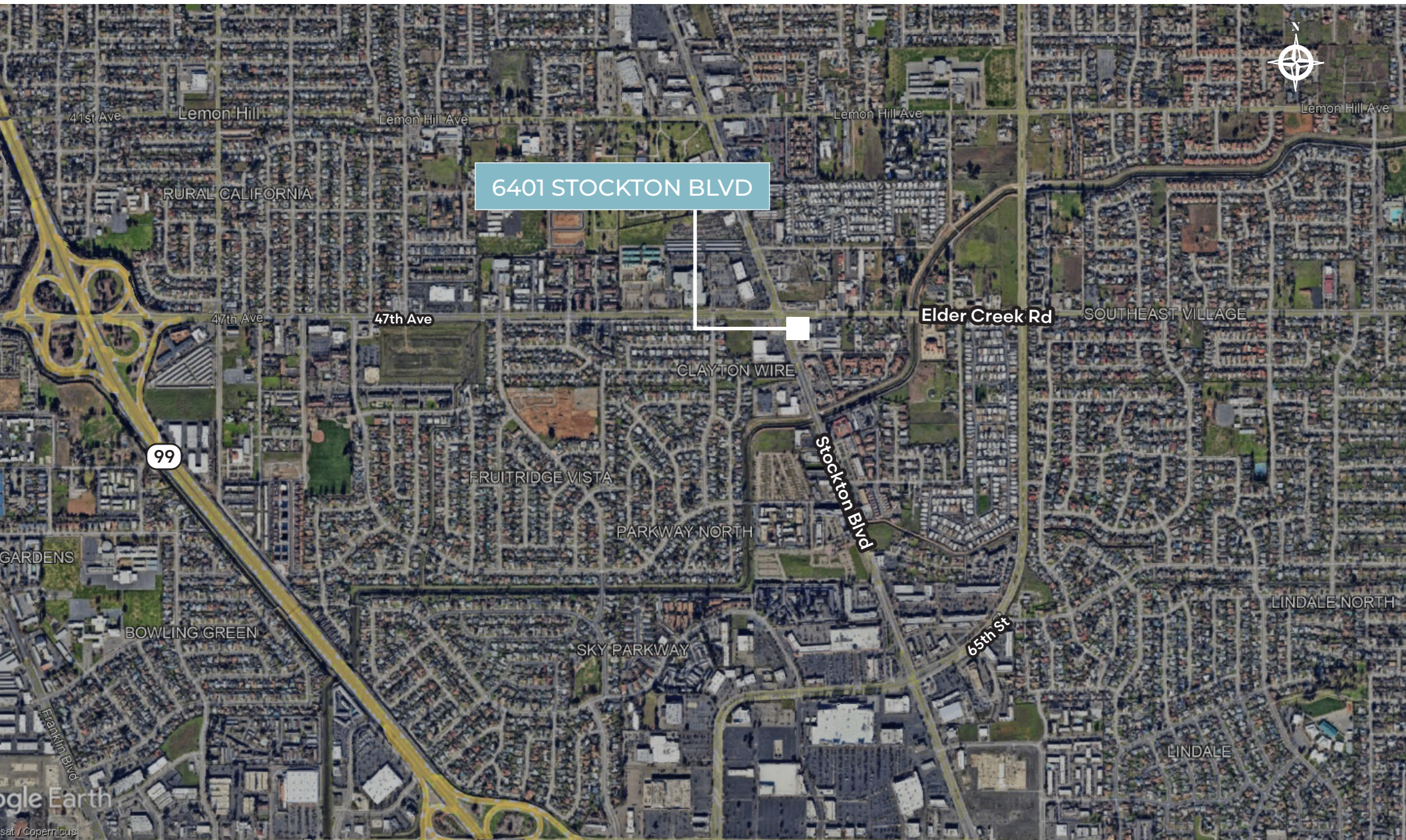
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SITE PLAN



LOCATION **AERIAL**



PROPERTY PHOTOS



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