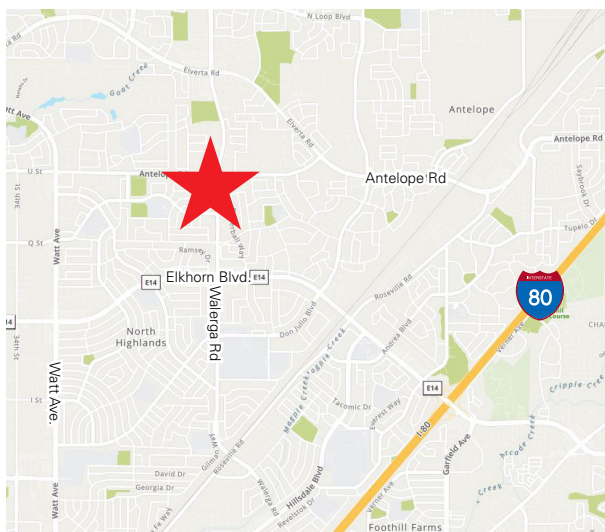




SWC Antelope Road & Walerga Road

SACRAMENTO, CA

RARE INFILL COMMERCIAL PARCELS



For information, please contact:

Ken Noack Jr.

Senior Managing Director
t 916-569-2384
ken.noack@nrmk.com
CA RE License #00777705

Mike Smith

Director
t 916-569-2352
mike.smith@nrmk.com
CA RE License #01504428

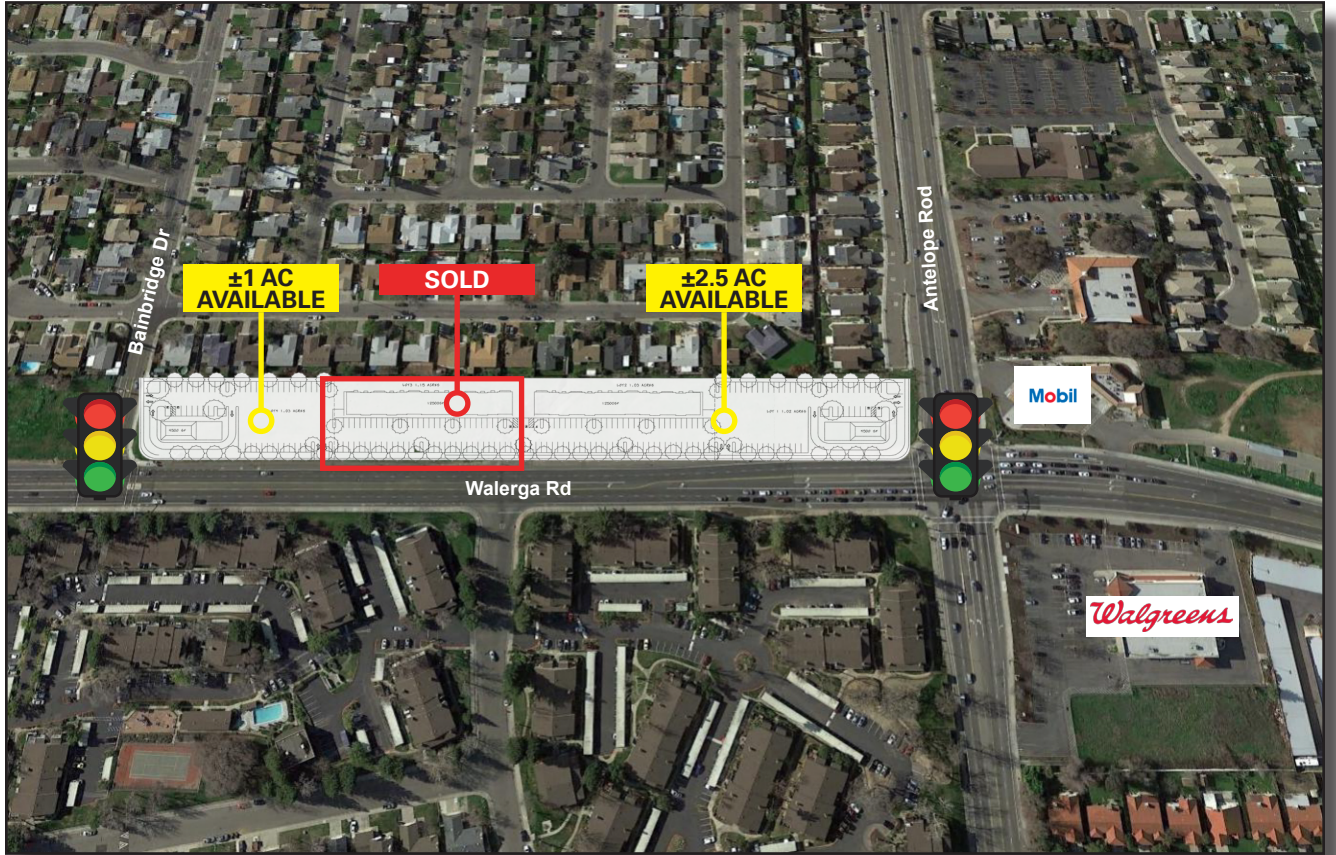
Property Highlights

- Two high exposure parcels
Parcel 3) APN# 219-0042-040- ±2.5 AC
Parcel 1) APN# 219-0042-042- ±1 AC
- Two fully signalized intersection at Walerga @ Antelope and Walerga @ Bainbridge
- QSR/restaurant with drive-thru potential
- In-line retail shop space available
- Easy access to and from all arterials
- Gas stations are discouraged by the county
- Zoned LC (Limited Commercial)

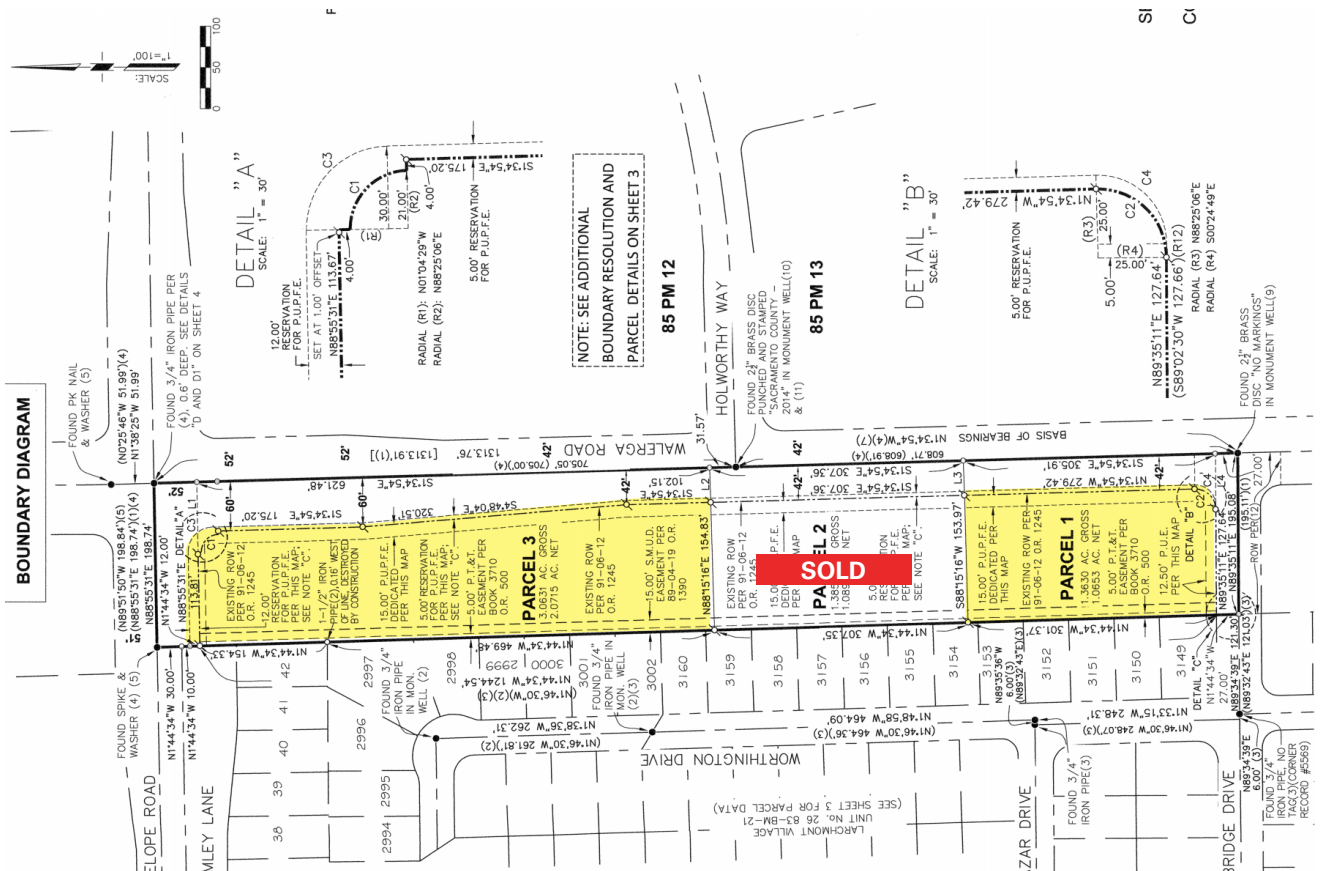
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Site Aerial with Conceptual Site Plan



All images used are for illustrative purposes only and are intended to convey the concept for the assets. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the asset.



Surrounding Area Amenities



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 Senior Managing Director
 t 916-569-2384
 ken.noack@nrmk.com
 CA RE License #00777705

Mike Smith
 Director
 t 916-569-2352
 mike.smith@nrmk.com
 CA RE License #01504428

nrmk.com

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