

4221 FRUITRIDGE RD, SACRAMENTO, CA 95820,

Approved Gas Station & Car Wash Development Opportunity

Situated in a high-traffic Sacramento corridor surrounded by dense residential neighborhoods and established commercial activity, the site is ideally positioned to capture fuel, retail, food service, and car wash demand from both local residents and daily commuters.

HOT DEAL

- Prime ±1.33-Acre Commercial Development Opportunity with Significant Value-Add and Growth Potential
- Planned Full-Service Commercial Destination Featuring Fuel Sales, Convenience Retail, Food Service, Car Wash, and EV Charging Amenities
- Proposed Convenience Store with Integrated Commercial Kitchen and Fresh Food Program
- New Gas Station Canopy with Six Multi-Product Fuel Dispensers Designed for High Customer Throughput
- Automated Car Wash Component Creating Additional Revenue Streams and Customer Retention
- Planned Drive-Thru Restaurant Enhancing Convenience and Maximizing Site Utilization
- Future-Ready Development Featuring Electric Vehicle Charging Infrastructure
- Customer-Oriented Site Design with Outdoor Seating Area, ADA Accessibility, and Enhanced Amenities
- Efficient Vehicle Circulation, Dedicated Access Points, and Modern Site Layout
- Attractive Landscaping, Site Improvements, and Professional Commercial Presentation
- Rare Opportunity to Develop a Modern Multi-Revenue Commercial Asset Serving Both Daily Commuters and Local Residents
- Ideal for Investors, Developers, Fuel Operators, and National Convenience Retail Brands Seeking a High-Performing Commercial Location.



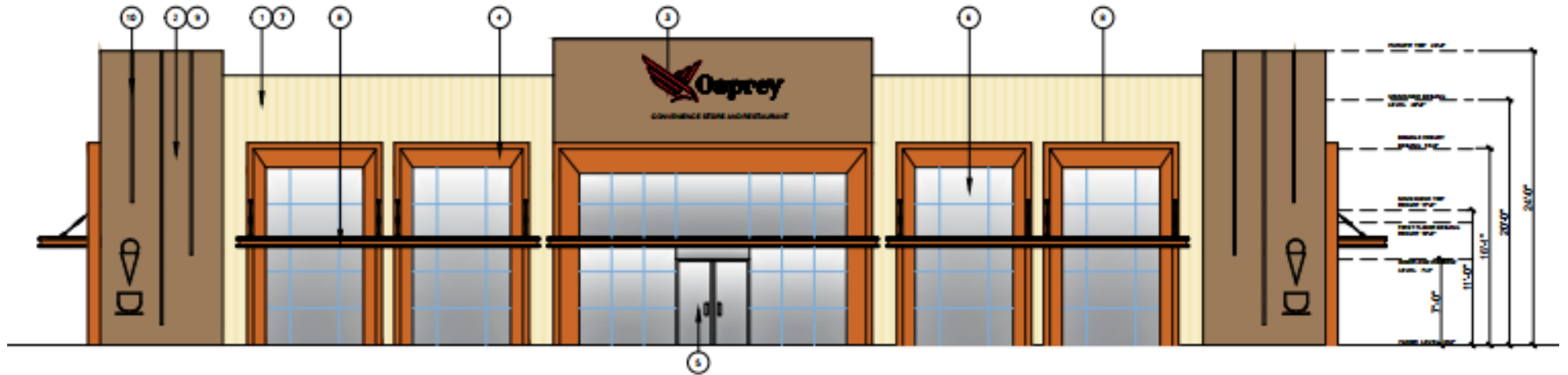
Director Commercial :
AZ Chaudhary
DRE - 02075532

 azc.blvd@gmail.com
 (916) 892-9949

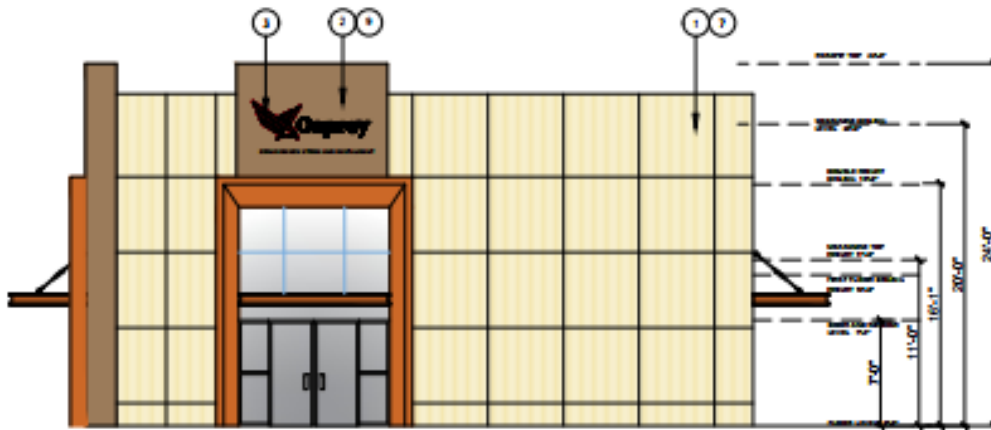
BOULEVARD
COMMERCIAL



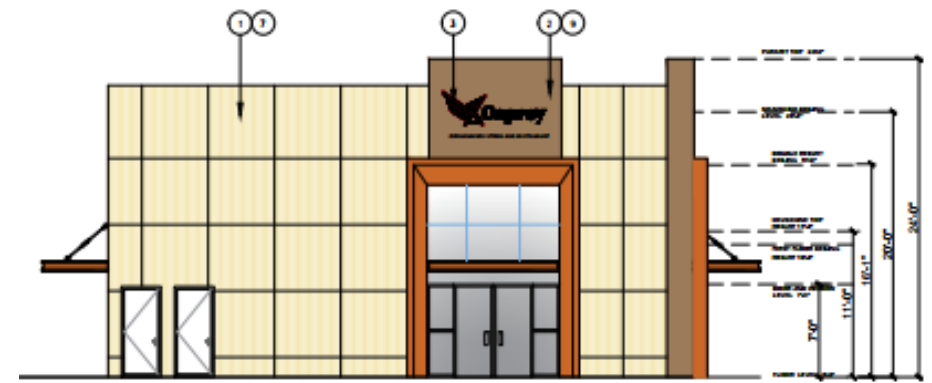
4221 Fruitridge Road, Sacramento



A SOUTH ELEVATION
Scale: 1/8" = 1'-0"



C EAST ELEVATION
Scale: 1/8" = 1'-0"



D WEST ELEVATION
Scale: 1/8" = 1'-0"

4221 Fruitridge Rd, Sacramento

Demographics

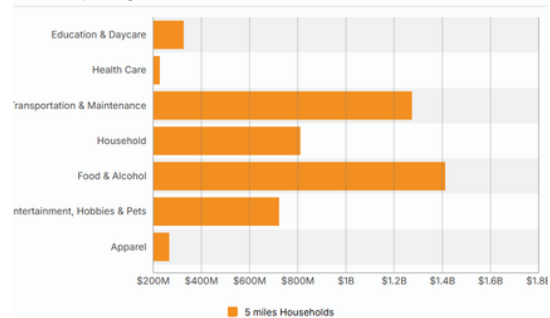
Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	26,435	4,565	6	229,672	28,284	8	419,414	51,154	8
Trade Transportation & Util...	2,660	412	6	23,992	2,673	9	62,750	5,897	11
Information	467	36	13	5,785	388	15	10,821	801	14
Financial Activities	975	228	4	19,789	2,346	8	40,500	5,094	8
Professional & Business S...	1,472	276	5	34,732	4,126	8	61,455	7,655	8
Education & Health Services	12,101	2,847	4	54,447	12,777	4	96,659	20,574	5
Leisure & Hospitality	2,288	223	10	24,369	1,967	12	50,690	3,912	13
Other Services	5,552	508	11	20,043	3,426	6	35,856	6,249	6
Public Administration	920	35	26	46,515	581	80	60,683	972	62
Goods-Producing Industries	1,360	201	7	21,170	1,612	13	44,446	3,765	12
Natural Resources & Mining	28	7	4	574	75	8	925	161	6
Construction	757	134	6	13,580	1,028	13	27,775	2,507	11
Manufacturing	575	60	10	7,016	509	14	15,746	1,097	14
Total Daytime Employment	27,795	4,766	6	250,842	29,896	8	463,860	54,919	8

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fruitridge Rd	44th St W	30,953	2023	0.07 mi
Fruitridge Road	44th St W	31,121	2025	0.07 mi
44th St	Fruitridge Rd S	4,178	2023	0.10 mi
44th Street	Fruitridge Rd S	4,183	2025	0.10 mi
44th Street	Soledad Ave N	4,866	2025	0.10 mi
FRUITRIDGE RD	44th St E	29,416	2024	0.13 mi
44th St	Soledad Ave N	6,259	2022	0.14 mi
44th St	Fruitridge Rd O Dea Dr Aly S	5,821	2024	0.16 mi
Fruitridge Rd	Mlk Jr Blvd W	34,634	2025	0.27 mi
Ethel Way	28th Ave N	636	2018	0.32 mi

Consumer Spending



Population

