



OFFERING MEMORANDUM

4554 Auburn Blvd

Sacramento, CA 95841

\$1,595,000

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared exclusively for qualified parties interested in evaluating the acquisition of 4554 Auburn Blvd, Sacramento, California. The information contained herein has been obtained from sources deemed reliable; however, Broker and Owner make no representation or warranty, express or implied, as to the accuracy or completeness of the information.

Prospective purchasers are advised to conduct their own independent investigations, due diligence, and verification of all matters relating to the property, including but not limited to physical condition, zoning, permitted uses, licensing, square footage, lot size, and all governmental approvals.

The Owner expressly reserves the right to withdraw the property from the market, modify pricing or terms, or reject any and all offers without notice.

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PROPERTY HIGHLIGHTS

BUILDING SF: 2,570 SF

LOT SIZE 0.562 Acres

LOT SF 24,394 SF

VEHICLE CAPACITY 80 Cars

ZONING GC - General Commercial

YEAR BUILT 1973

DMV LICENSE Active

DAILY TRAFFIC 18,000 VPD

Active DMV Dealer License

- Eliminates months of licensing time and thousands in application costs.

Sacramento County Use Permit Approved Oct 2024

- Approved for auto sales under GC. Valid for 3 years

Fully Renovated Showroom

- Glossy marble tile floors throughout both showrooms.
- Custom hexagon LED lighting. Move in ready condition.

Separate Shop Building with Roll-Up Doors

- Roll-up doors. Functional for detailing, service, storage, or operational support.

High-Traffic Corridor

- Exceptional drive-by visibility.

Up to 80 Vehicle Lot Capacity

- 0.562 acres with substantial paved inventory space.
- New pavement in rear lot.
- New Iron black fencing with sliding gates.

Security System Conveys

- 8-camera Lorex security system professionally installed throughout the property.
- Two brand new TVs included. New electric water heater installed.

GC - General Commercial Zoning

- Flexible zoning allowing a broad range of commercial uses beyond auto sales. Adds long-term optionality for an investor or owner-user.

Fresh interior and exterior paint

Private office space

2 restrooms on site

PROPERTY DESCRIPTION

Rare opportunity to acquire a turnkey auto dealership property on one of Sacramento's busiest commercial corridors. Located on Auburn Blvd with approximately 18,000 vehicles per day along the corridor, this high-visibility site offers exceptional exposure for vehicle sales and related automotive uses.

The property features a fully renovated 2,570 SF showroom with marble tile floors, custom honeycomb LED lighting, and a full glass storefront designed for maximum display impact. Recent upgrades include marble tile flooring throughout both showrooms, fresh interior and exterior paint, all new LED lighting, custom hexagon showroom lights, new iron black fencing with sliding gates, new gravel pavement in the rear lot, and a new garage door motor. The property conveys with an 8-camera Lorex security system professionally installed throughout, two brand new flat screen TVs, and a new electric water heater.

The property also includes a private office and two restrooms, supporting day-to-day dealership operations.

Situated on 0.56 acres (approximately 24,394 SF), the site can accommodate roughly 80 vehicles, providing substantial inventory capacity for an active dealership operation. A separate shop/service building with roll-up doors adds immediate functionality for detailing, service, storage, or operational support.

The property also benefits from GC – General Commercial zoning and a Sacramento County use permit approved for auto sales in October 2024. An active DMV dealer license already in place, offering a significant time-saving benefit for owner-users looking to get up and running quickly.

Offered at \$1,595,000, this is a standout opportunity to secure a highly visible dealership site in a proven automotive corridor. An ideal acquisition for an expanding auto dealer operator, 1031 exchange investor, or first-time dealership owner looking for a turnkey entry into the market.

Active electrical permit on record. Property offered as-is. Buyer to conduct own due diligence.



LOCATION

Auburn Blvd Corridor

Property sits within a dense commercial node. The immediate corridor includes established retail, service businesses, and automotive uses - a proven ecosystem for vehicle sales. Close proximity to I-80 provides easy regional access from throughout the Sacramento metro area.

Location details:

- Corridor: Primary north-south arterial, north Sacramento
- Traffic: 18,000 VPD - Sacramento County data
- Freeway: Close proximity to I-80
- Area serviced: Foothill Farms, North Highlands, Citrus Heights, Antelope
- Key comp: 5011 Auburn Blvd - sold \$2,650,000

DEMOGRAPHICS

Market Profile

Zip Code: 95841

- Population: 20,500
- Median Age: 35.2
- Median HH Income: \$61,054
- Drive Alone to Work: 71%
- Renter Occupied: 65%

Dense, vehicle-dependent, working-class market. Core auto dealer customer base

MARKET DATA

Comparable Sales

| ADDRESS | STATUS | PRICE | \$/SF | BLDG SF | LOT | DOM |
|----------------------------|---------------|-------------|---------|----------|---------|-----|
| 5011 Auburn Blvd, Sac | Closed Jun'24 | \$2,650,000 | \$528 | 5,017 SF | 0.68 ac | 2 |
| 5645 Watt Ave, N.Highlands | Closed Dec'24 | \$1,150,000 | \$177 | 6,480 | 0.58 ac | 4 |
| 6948 Franklin Blvd,Sac | Closed Nov'25 | \$1,300,000 | \$370 | 3510 SF | 0.56 ac | 3 |
| 6419 Franklin Blvd, Sac | Closed Mar'24 | \$850,000 | \$195 | 4,355 SF | 0.87 ac | 1 |
| 10021 Fair Oaks Blvd | Active | \$1,635,000 | \$1,333 | 1226 SF | 0.17 ac | 22 |
| 7900 E Stockton Blvd | Active | \$3,300,000 | \$757 | 4,359 SF | 1.71 ac | 48 |
| 4554 Auburn Blvd(Subject) | Subject | \$1,595,000 | \$621 | 2,570 SF | 0.56 ac | - |

DISCLOSURES

Property offered as-is. Active electrical permit on record for lights and plugs - last inspection December 2025, corrections required. SMUD power restoration pending permit resolution.

Per Sacramento County Environmental Management Department records, three closed contaminated groundwater sites exist within 1,000 feet of the property. Sites are listed as closed and remediated. Buyer to conduct independent environmental due diligence.

EXCLUSIVELY LISTED BY

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