

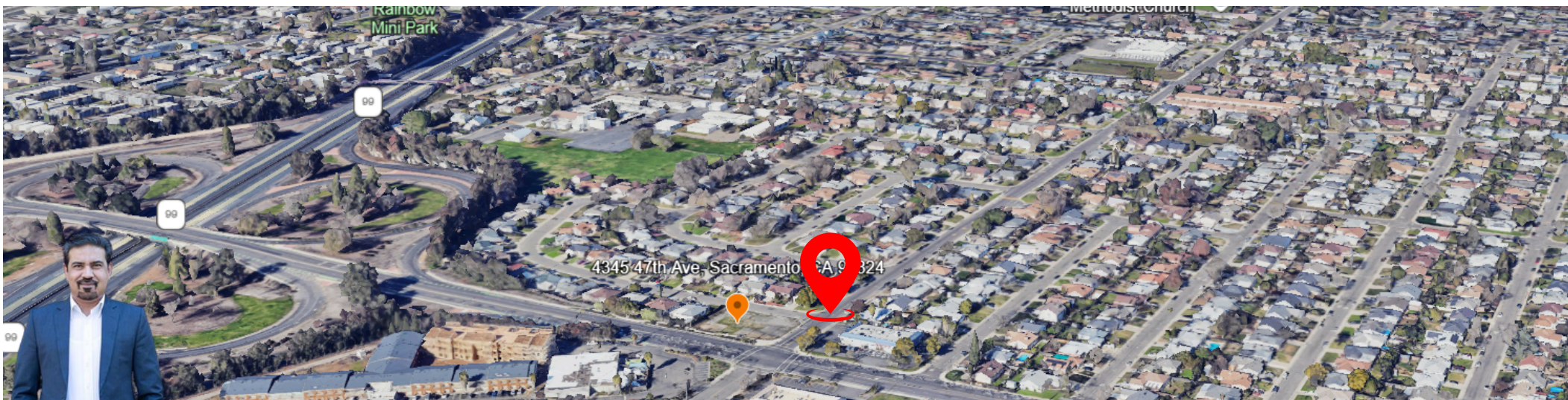
# 4345 47TH AVE, SACRAMENTO, CA 95824

## Approved Gas Station & C-Store Development Opportunity

Entitlements in place for a new fuel station with four MPDs, a 2,380 SF canopy, a 2,040 SF convenience store, and supporting infrastructure designed to serve the growing local market.

- Prime ±0.33-Acre Commercial Development Opportunity Located at a Highly Visible Highway 99 Exit
- Proposed New Gas Station & Convenience Store Development Designed to Serve Strong Local and Regional Traffic Demand
- Planned 2,040 SF Convenience Store and 2,380 SF Fuel Canopy with 4 Multi-Product Fuel Dispensers
- Strategic Highway-Oriented Location Offering Excellent Visibility, Accessibility, and Exposure
- Modern Fueling Facility with Double-Wall Underground Storage Tank (UST) System
- Customer-Focused Site Design Featuring Retail Services, Dedicated Parking, Bicycle Parking, and Pedestrian Improvements
- Attractive Development Plan Including Monument Signage, Enhanced Landscaping, Masonry Screening Wall, and Site Beautification.
- Efficient Site Layout with Dual Driveway Access, Internal Circulation Improvements, and Optimized Traffic Flow
- Complete Infrastructure Plan Including Utilities, Lighting, Drainage, Paving, Striping, and Related Site Improvements
- Rare Opportunity to Develop a Modern Convenience Retail and Fuel Destination in a High-Traffic Highway Commercial Corridor
- Ideal for Investors, Developers, Fuel Operators, and Owner-Users Seeking a High-Exposure Commercial Asset

**HOT DEAL**



Director Commercial :  
**AZ Chaudhary**  
DRE - 02075532

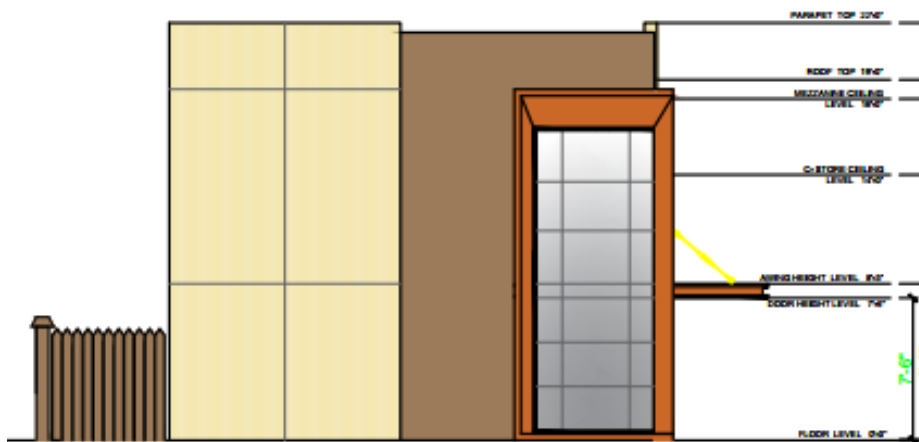
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 (916) 892-9949

**BOULEVARD**  
COMMERCIAL

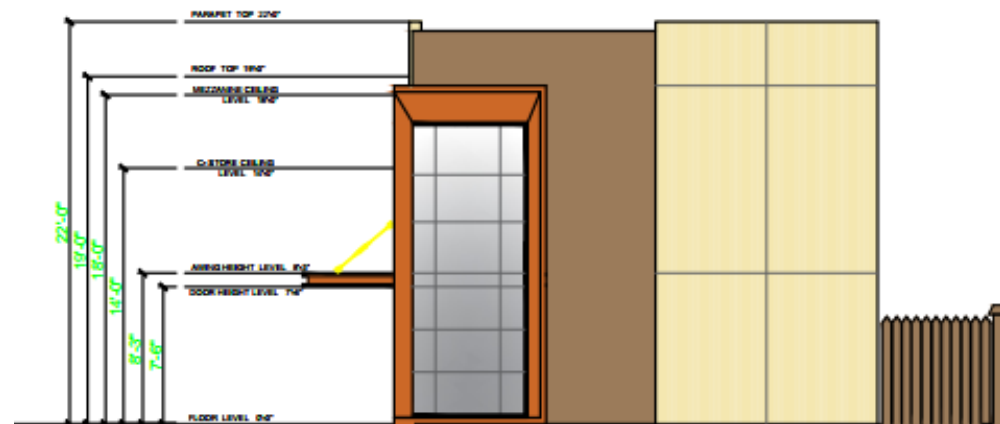
**KW**  
COMMERCIAL



1 EAST ELEVATION  
A-1.0 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION  
A-1.0 SCALE: 1/4"=1'-0"



3 NORTH ELEVATION  
A-1.0 SCALE: 1/4"=1'-0"

# 4345 47th Ave, Sacramento Demographics

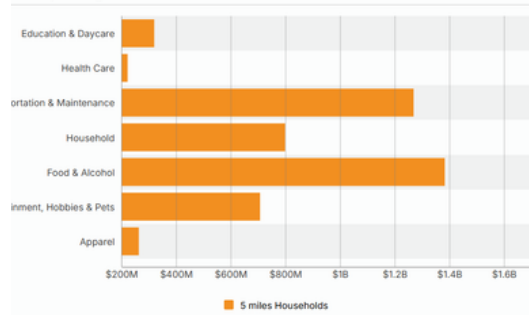
## Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>23,085</b>	<b>2,818</b>	<b>8</b>	<b>168,136</b>	<b>23,133</b>	<b>7</b>	<b>404,730</b>	<b>49,657</b>	<b>8</b>
Trade Transportation & Uti...	3,916	513	8	20,045	2,286	9	60,552	5,680	11
Information	524	50	10	4,628	280	17	10,504	778	14
Financial Activities	1,143	275	4	10,756	1,727	6	37,608	4,923	8
Professional & Business S...	1,132	279	4	17,988	2,816	6	58,946	7,450	8
Education & Health Services	6,335	893	7	49,775	11,487	4	93,080	20,012	5
Leisure & Hospitality	3,249	281	12	18,644	1,567	12	48,912	3,780	13
Other Services	5,619	501	11	15,197	2,693	6	35,188	6,081	6
Public Administration	1,167	26	45	31,103	277	112	59,940	953	63
<b>Goods-Producing Industries</b>	<b>1,187</b>	<b>183</b>	<b>6</b>	<b>18,885</b>	<b>1,368</b>	<b>14</b>	<b>40,292</b>	<b>3,631</b>	<b>11</b>
Natural Resources & Mining	27	6	5	224	58	4	925	163	6
Construction	604	112	5	12,316	880	14	24,636	2,413	10
Manufacturing	556	65	9	6,345	430	15	14,731	1,055	14
<b>Total Daytime Employment</b>	<b>24,272</b>	<b>3,001</b>	<b>8</b>	<b>187,021</b>	<b>24,501</b>	<b>8</b>	<b>445,022</b>	<b>53,288</b>	<b>8</b>

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
44TH ST	46th Ave N	6,559	2024	0.02 mi
44th St	46th Ave S	6,589	2025	0.03 mi
44th Street	Fruitridge Rd O Dea Dr Aly S	5,868	2025	0.04 mi
47th Ave	Mlk Jr Blvd W	39,316	2023	0.04 mi
47th Avenue	Mlk Jr Blvd W	39,211	2025	0.04 mi
47th Avenue	S Sacramento Fwy W	37,980	2025	0.05 mi
47th Ave	S Sacramento Fwy W	38,057	2024	0.12 mi
South Sacramento Freeway	47	171,000	2022	0.22 mi
47th Ave	Burns Way E	35,279	2023	0.23 mi
99	-	218,828	2025	0.24 mi

## Consumer Spending



## Population

