

Specialty Childcare Facility - Sale | Lease

Permitted: Autism Services | Speech Therapy | Adult Day Care



PROPERTY DESCRIPTION

Address: 2845 Marconi Ave, Sacramento, CA
Building Size: +/- 3,646 Sq. Ft.
Outside storage building: +/- 200 square feet
APN: 268-0160-004
Parcel Size: 0.42 acre (18,295 square feet)
Zoning: RD-30 (High Density Multifamily Residential)
Minor Use Permit: In place for child daycare center with maximum of 14 children (indoor only) since November 2017
Vacating Tenant: Building Blocks Behavior Consultants (Autism)
Possible Uses: Autism early intervention, applied behavior analysis, speech language pathology, pediatrics, adult daycare
Not Permitted: General office use
Year Built: 1956 | **Year Renovated:** 1981
Parking Stalls: Twenty (20) | **Covered Driveways:** Two (2)
Construction: Wood Frame
Amenities: Lobby, conference room, 10 offices, 2 restrooms, kitchen/breakroom, open space and outdoor courtyard
Fire Sprinklers: None
Roof: Lifetime (asphalt composition)
Security: Fully secured with two sliding wrought iron gates
Traffic Count: 23,333 vehicles per day

LOCATION HIGHLIGHTS

High-visibility Marconi Ave frontage along one of Arden-Arcade's primary east-west commercial corridors.
Immediately east of the Marconi Ave and Fulton Ave retail hub, offering convenient access from both major thoroughfares.
Adjacent to Town & Country Village, a prominent regional shopping destination anchored by Trader Joe's and Sprouts Farmers Market, with T.J. Maxx, Ross Dress for Less, Ulta Beauty and Five Below
Strong surrounding consumer base, with more than 143,500 residents and average household income exceeding \$88,000 within a three mile radius.
Convenient regional access to Fulton Avenue, Watt Avenue, El Camino Avenue and the Capital City Freeway/Business 80 corridor.

 **SALE PRICE**
\$799,000

 **LEASE RATE**
\$1.60 PSF
(NNN)



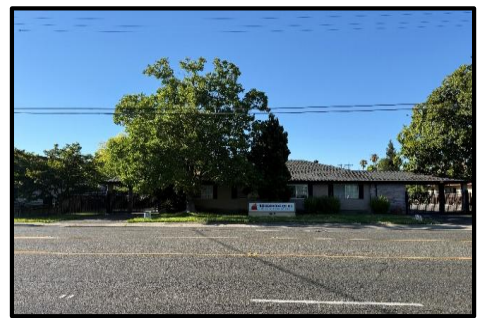
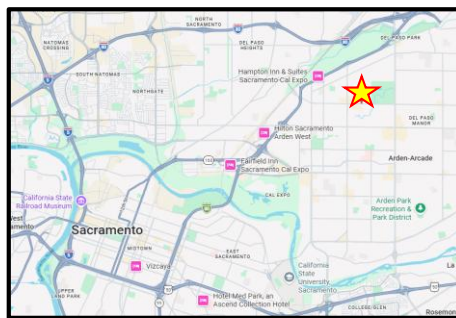
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Brian Jacks | 916-837-3456 | Brian@JacksCRE.com | www.JacksCommercial.com | DRE Lic #01217349

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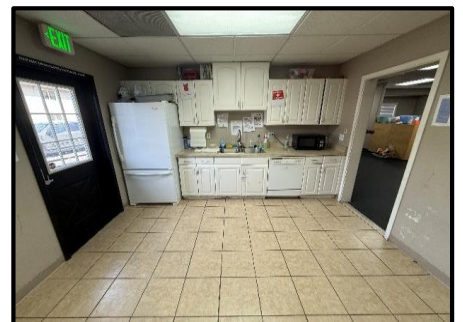
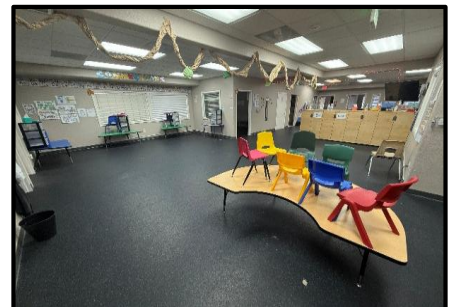
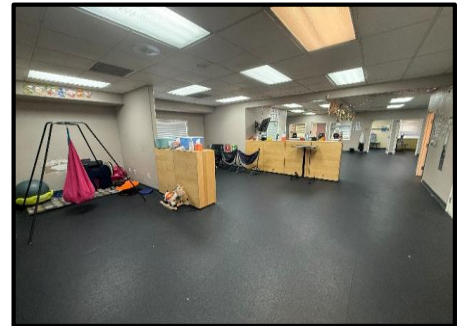
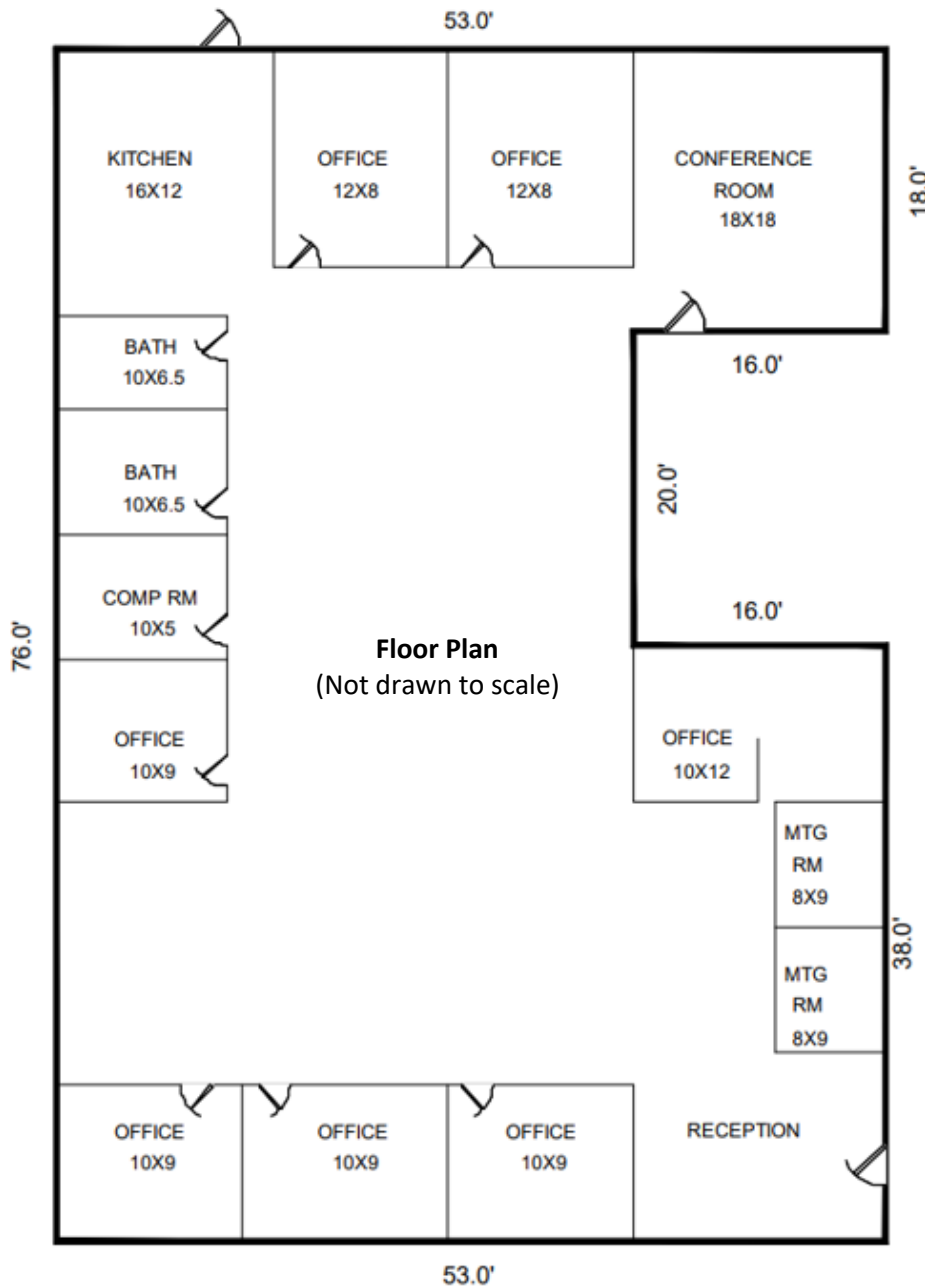
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