

2505-2535 FRONT STREET | FOR SALE OR LEASE

West Sacramento, CA 95691



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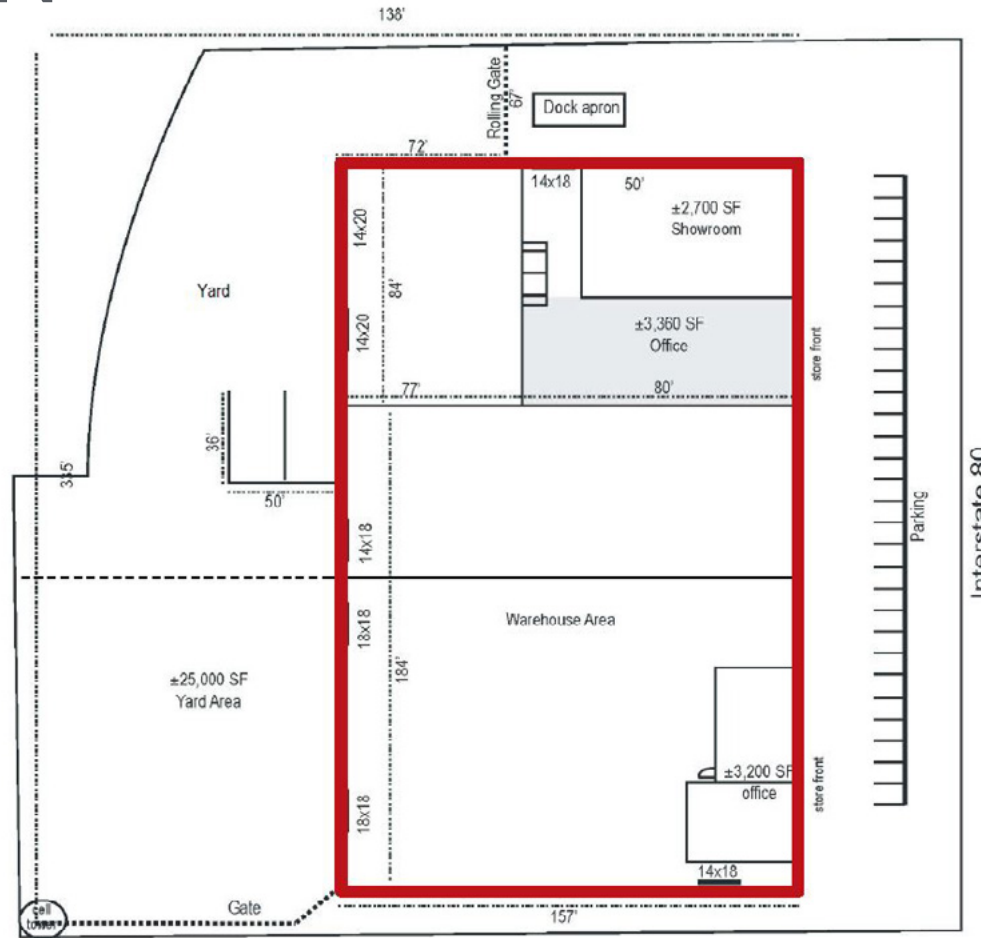
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SITE PLAN



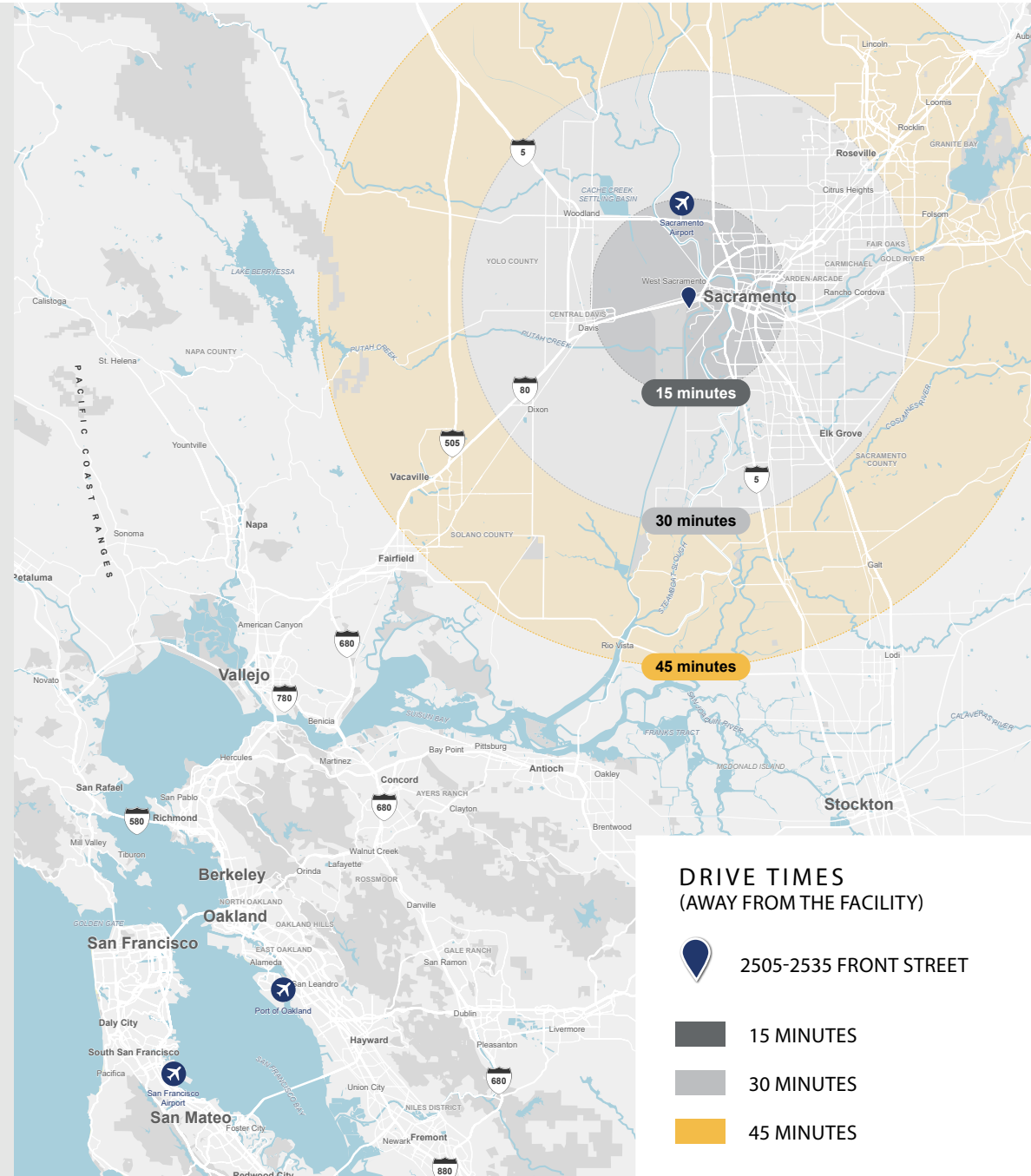
PROPERTY HIGHLIGHTS:

- ± 43,200 SF total space available
- M-2 zoning, heavy industrial
- ±2.52 acre parcel size
- Suite A: ±3,360 SF existing offices, plus ± 2,700 SF showroom
- Suite B: ±3,200 SF of existing office
- Concrete tilt-up construction built in 1975 with wood frame roof, replaced in 2008
- ±18'-20' clear height
- 1 dock high door and 7 oversized grade level doors
- T5 lighting
- ±26' x 64' typical column spacing
- .217 GMP / 2000 SF fire suppression
- Freeway visible to I-80
- Fenced and paved yard
- ±2,600 SF mezzanine
- Asking Rate: \$0.70/SF



DEMOGRAPHICS

	30-min drive	45-min drive
Total Population	1,350,910	2,247,558
Total Households	485,257	803,616
Millennial Population (% of total)	27.87%	26.29%
2020 Generation X Population (% of total)	18.52%	19.40%
Median Household Income	\$65,021	\$76,519
Consumer Expenditure per Household on Goods	\$39,918	\$45,203
Household Income of \$100,000 & greater	152,716	302,151
Manufacturing Workers	33,547	55,073
Warehouse/Distribution Workers	31,569	48,411



ACCESS TO NORTHERN CALIFORNIA

Sacramento Airport	13 Miles
Davis	10 Miles
Vacaville	30 Miles
Fairfield	40 Miles
Napa	57 Miles
Walnut Creek	67 Miles
Emeryville	74 Miles
Oakland Port	78 Miles
San Francisco	83 Miles
SF Airport	93 Miles



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