

AVAILABLE FOR SALE

Retail Redevelopment Opportunity

1621-1625 MERKLEY AVENUE, WEST SACRAMENTO, CA

RETAIL

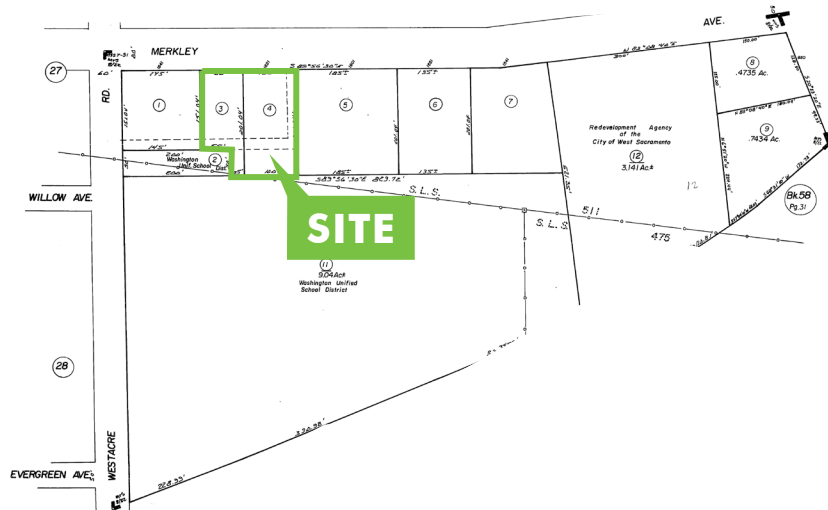


PROPERTY HIGHLIGHTS

AVAILABILITY: ±0.79 ACRE FOR SALE

PRICE: \$350,000

- + Excellent location in the heart of West Sacramento's retail corridor
- + Located across from the Safeway anchored shopping center, one of West Sacramento's most active centers
- + One of the region's top employment centers, West Sacramento is surrounded by dense retail and industrial area
- + Located near the future site of a station for the Downtown/Riverfront Streetcar which will run to various attractions in Midtown Sacramento - such as the new Golden 1 Center and the Sacramento Convention Center



VACANT LOT READY TO BE DEVELOPED



2017 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population	19,774	100,557	251,472
Avg. Household Income	\$51,619	\$69,856	\$74,790
Daytime Population	8,952	163,716	245,092

Source: Fast Report

2016 TRAFFIC COUNTS

Jefferson Boulevard	20,200 ADT
W Capitol Avenue	12,581 ADT

Source: Costar

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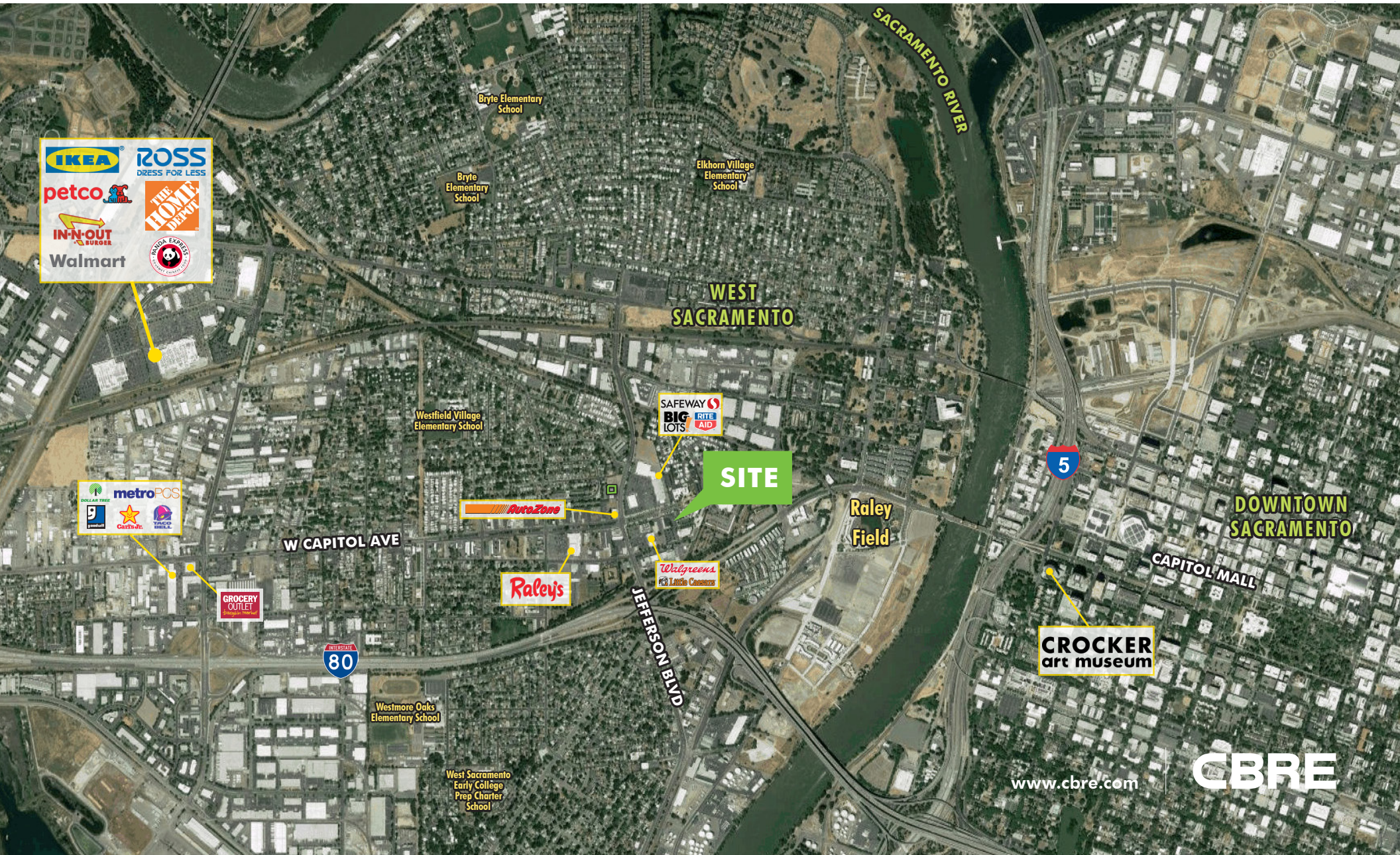
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