

Owner User Industrial 0.4 Acres

4811 Amber Lane, Sacramento CA 95841

Zoned GC Auto Use / Retail Trade

OFFERING MEMORANDUM

HALL'S CUSTOM
UPHOLSTERY

4811

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GQNorth
real estate

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Exclusively Marketed by:



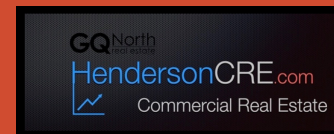
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01 **Executive Summary**
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	4811 Amber Lane Sacramento CA 95841
COUNTY	Sacramento
MARKET	I-80
SUBMARKET	Madison Ave.
BUILDING SF	3,500 SF
LAND ACRES	0.397
LAND SF	17,283 SF
YEAR BUILT	1964
APN	228-0421-006-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$599,000
PRICE PSF	\$171.14

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2020 Population	18,945	150,366	366,992
2020 Median HH Income	\$48,533	\$57,515	\$62,273
2020 Average HH Income	\$61,602	\$76,688	\$83,535

Owner User / Income Producing

- This lot is ideal for Owner User use due to the Industrial Condo style layout. One side may be leased out while you use the other.

Zoned GC For Auto Use

- The property is already gated and paved, ideal for Auto use and storage. Ample parking around the whole building, perfect for cars, boats, trailers, construction, RV's etc.

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California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

Call/Text

Invest@HendersonCRE.com

Security

- Fully gated around the whole property including electric sliding gates in the entrance.

80 and Madison

- Located just a couple miles off of I-80 & Madison Ave, this property is tucked away off College Oak in a quiet neighborhood close to Auburn Blvd. The property is located in the middle of Citrus Heights, Carmichael and North Highlands.

Possible Seller Financing

- Possible Seller Financing on approved credit and down payment.

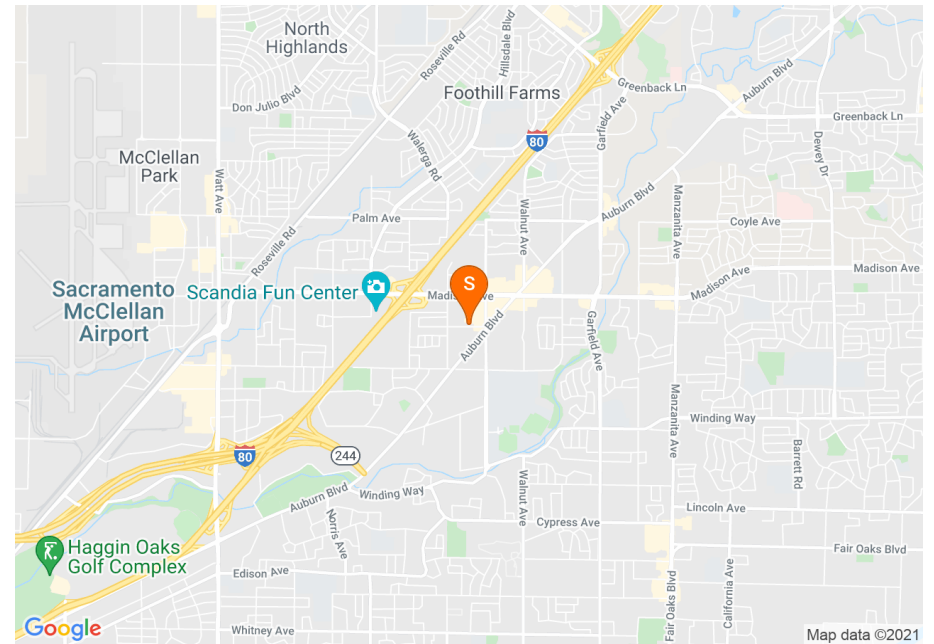
2 Separate Units

- Current Tenant is month to month. Future lease can be negotiated to your terms.

Improvements

- This property has room for improvements and can easily be modified to your specifications.

Locator Map





02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

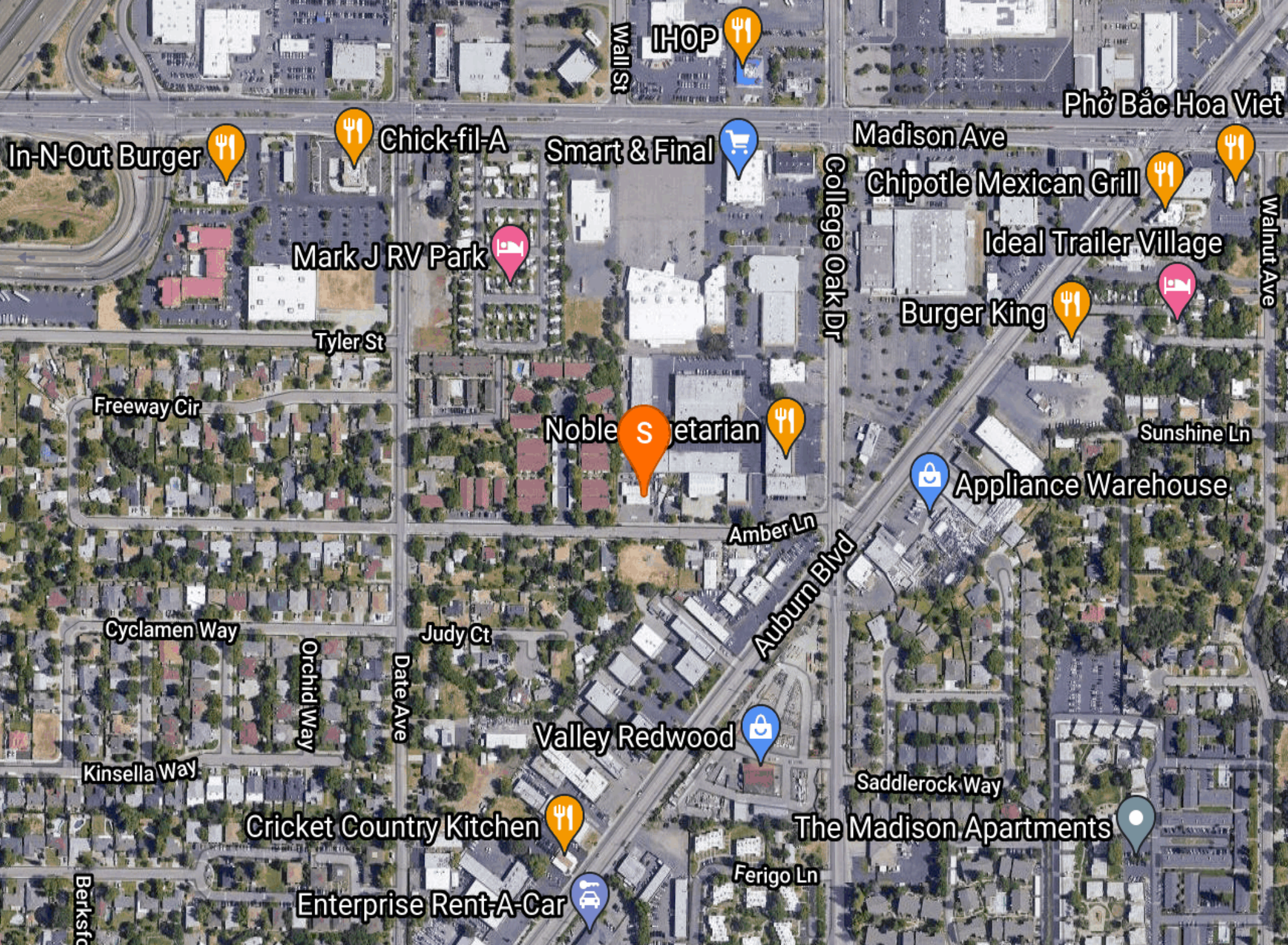
PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,500
LAND SF	17,283
LAND ACRES	0.397
YEAR BUILT	1964
# OF PARCELS	1
ZONING TYPE	GC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	2
FENCED YARD	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Metal







03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,058	145,717	344,053
2010 Population	17,868	143,168	348,789
2020 Population	18,945	150,366	366,992
2025 Population	19,491	154,104	376,324
2020 African American	2,450	13,096	28,595
2020 American Indian	266	1,643	3,927
2020 Asian	1,043	8,473	27,245
2020 Hispanic	4,093	31,819	75,984
2020 Other Race	1,748	12,825	31,198
2020 White	11,594	100,713	243,945
2020 Multiracial	1,691	12,500	29,034
2020-2025: Population: Growth Rate	2.85 %	2.45 %	2.50 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	994	5,854	12,921
\$15,000-\$24,999	858	5,054	10,686
\$25,000-\$34,999	956	5,871	12,927
\$35,000-\$49,999	977	7,530	16,776
\$50,000-\$74,999	1,479	11,487	26,438
\$75,000-\$99,999	1,008	8,005	20,011
\$100,000-\$149,999	762	8,404	21,720
\$150,000-\$199,999	227	2,757	7,957
\$200,000 or greater	163	2,706	8,256
Median HH Income	\$48,533	\$57,515	\$62,273
Average HH Income	\$61,602	\$76,688	\$83,535

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,060	59,646	138,540
2010 Total Households	7,062	55,416	132,342
2020 Total Households	7,425	57,668	137,692
2025 Total Households	7,605	58,832	140,515
2020 Average Household Size	2.53	2.58	2.64
2000 Owner Occupied Housing	2,743	30,671	74,204
2000 Renter Occupied Housing	4,921	26,547	58,828
2020 Owner Occupied Housing	2,727	30,251	75,935
2020 Renter Occupied Housing	4,698	27,417	61,758
2020 Vacant Housing	559	4,277	9,382
2020 Total Housing	7,984	61,945	147,074
2025 Owner Occupied Housing	2,829	31,060	78,013
2025 Renter Occupied Housing	4,776	27,772	62,502
2025 Vacant Housing	574	4,411	9,675
2025 Total Housing	8,179	63,243	150,190
2020-2025: Households: Growth Rate	2.40 %	2.00 %	2.05 %



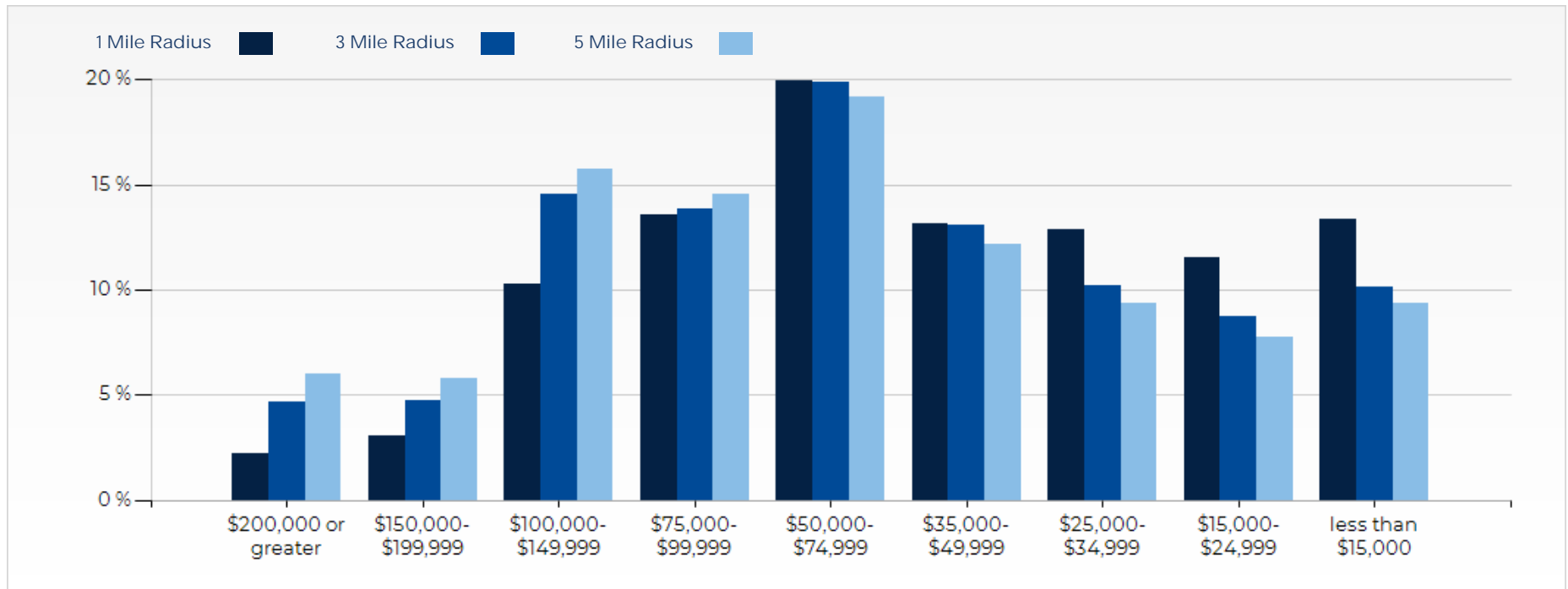
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,527	11,083	27,086
2020 Population Age 35-39	1,264	9,667	24,177
2020 Population Age 40-44	1,101	8,690	21,604
2020 Population Age 45-49	978	8,049	20,148
2020 Population Age 50-54	983	8,356	21,069
2020 Population Age 55-59	1,107	9,612	23,883
2020 Population Age 60-64	1,081	9,628	23,573
2020 Population Age 65-69	888	7,866	19,391
2020 Population Age 70-74	691	6,582	15,974
2020 Population Age 75-79	453	4,488	10,631
2020 Population Age 80-84	349	3,318	7,556
2020 Population Age 85+	326	4,073	8,870
2020 Population Age 18+	14,393	117,084	285,715
2020 Median Age	34	38	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,242	\$58,637	\$63,193
Average Household Income 25-34	\$62,162	\$73,852	\$79,133
Median Household Income 35-44	\$53,693	\$65,972	\$75,096
Average Household Income 35-44	\$68,147	\$84,307	\$92,628
Median Household Income 45-54	\$56,155	\$69,015	\$77,662
Average Household Income 45-54	\$70,726	\$88,681	\$98,182
Median Household Income 55-64	\$52,861	\$63,377	\$69,463
Average Household Income 55-64	\$63,944	\$81,419	\$90,455
Median Household Income 65-74	\$43,938	\$54,281	\$56,557
Average Household Income 65-74	\$58,985	\$74,715	\$80,213
Average Household Income 75+	\$45,548	\$63,209	\$63,413

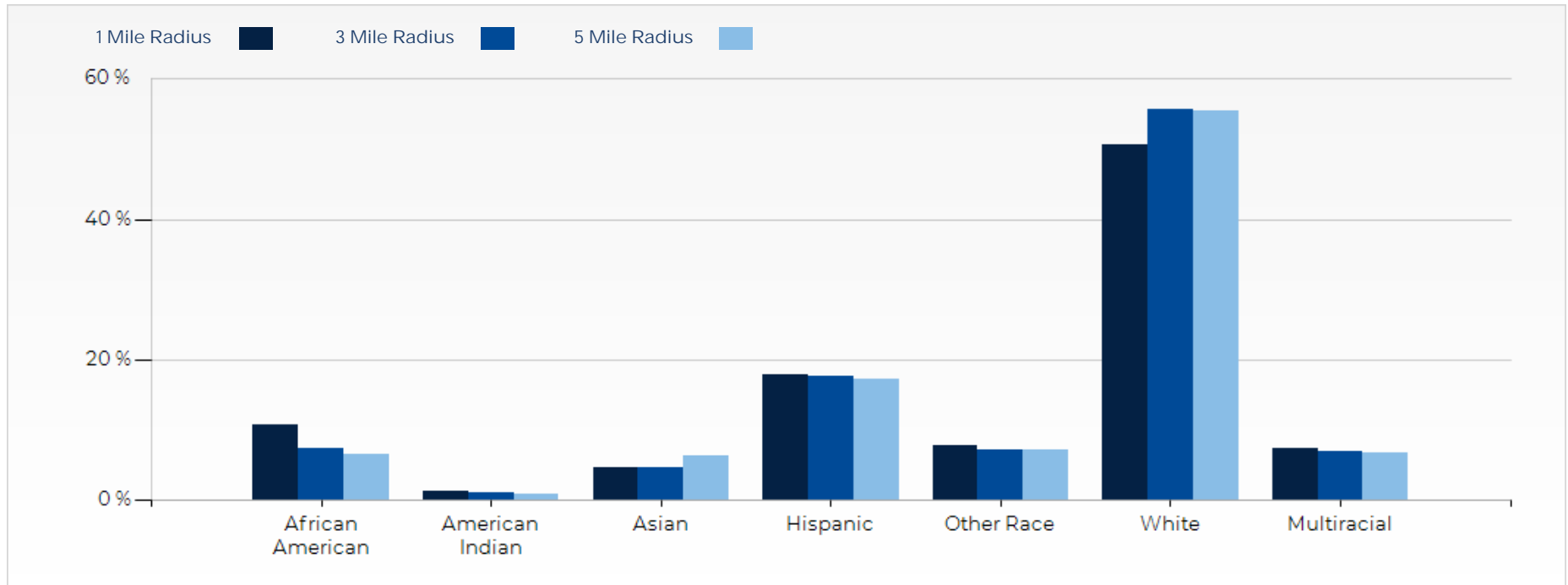
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,510	11,408	29,056
2025 Population Age 35-39	1,392	10,647	26,758
2025 Population Age 40-44	1,215	9,488	23,759
2025 Population Age 45-49	1,058	8,560	21,424
2025 Population Age 50-54	978	8,025	19,846
2025 Population Age 55-59	963	8,236	20,607
2025 Population Age 60-64	1,041	9,111	22,507
2025 Population Age 65-69	982	8,861	21,684
2025 Population Age 70-74	789	7,258	17,568
2025 Population Age 75-79	586	5,862	14,127
2025 Population Age 80-84	351	3,685	8,604
2025 Population Age 85+	352	4,172	9,109
2025 Population Age 18+	14,842	119,975	292,883
2025 Median Age	35	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,500	\$66,223	\$72,065
Average Household Income 25-34	\$69,925	\$83,991	\$89,950
Median Household Income 35-44	\$59,227	\$76,317	\$83,409
Average Household Income 35-44	\$76,868	\$95,903	\$105,837
Median Household Income 45-54	\$60,336	\$76,799	\$84,531
Average Household Income 45-54	\$79,068	\$99,231	\$109,633
Median Household Income 55-64	\$57,656	\$71,805	\$78,329
Average Household Income 55-64	\$72,325	\$92,728	\$103,174
Median Household Income 65-74	\$50,071	\$59,987	\$63,403
Average Household Income 65-74	\$65,711	\$85,216	\$92,288
Average Household Income 75+	\$52,028	\$73,515	\$75,123

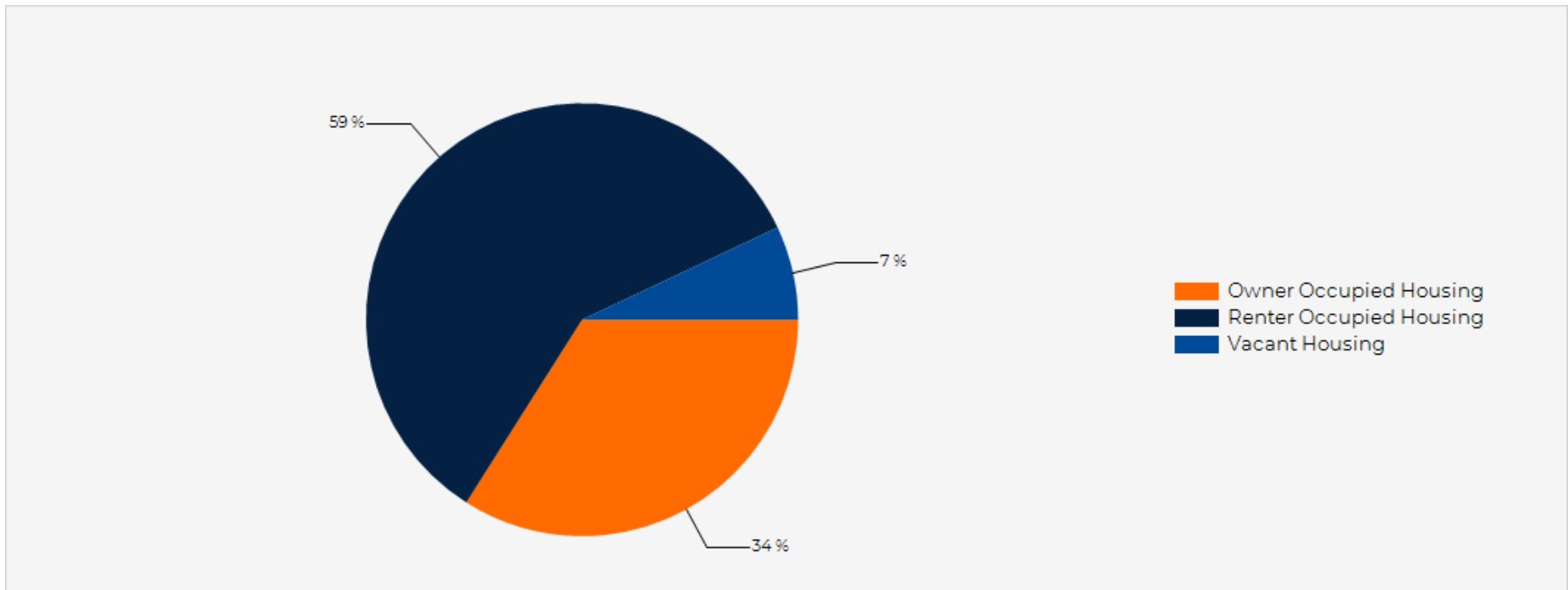
2020 Household Income



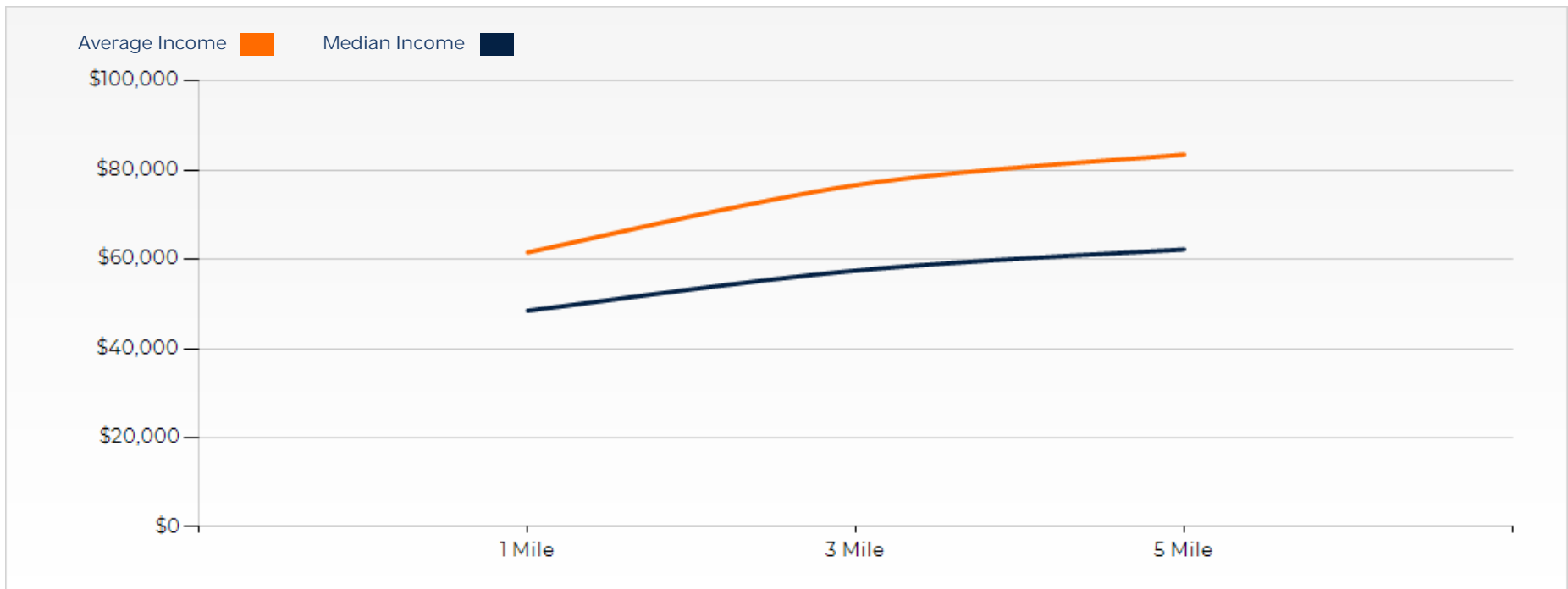
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Owner User Industrial 0.4 Acres

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