

MULTI-TENANT RETAIL WITH 2 ACRE LOT

6333-6341 Stockton Blvd | Sacramento, CA



FOR LEASE

Lu Ann Henderson
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
Lic: DRE# 01912126

GQNorth
HendersonCRE.com
Commercial Real Estate

GQNorth
real estate

THE SPACE

Location	6333-6341 Stockton Blvd, Sacramento , CA, 95824
COUNTY	Sacramento
APN	038-0191-028-0000
Traffic Count	30,000

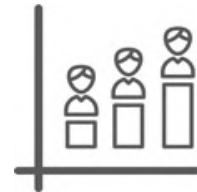
Lu Ann Henderson
 Senior Vice President
 DRE# 01912126

 California Commercial Real Estate

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

 Call/Text

Invest@HendersonCRE.com



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,048	177,382	413,846



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$62,578	\$69,801	\$96,803



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,016	56,389	146,128

PROPERTY FEATURES

BUILDING SF	3,950
LAND SF	101,494
LAND ACRES	2
YEAR BUILT	1948
YEAR RENOVATED	1980
ZONING TYPE	C-2-SPD
TOPOGRAPHY	Level at street grade
SHAPE	L-Shaped See Plat Map For Exact Shape
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
PARKING RATIO	2.0/1,000 SF NRA
NUMBER OF PADS	2
STREET FRONTAGE	Approximately 210' along Stockton Boulevard
CORNER LOCATION	76' along Elder Creek Road

Take a Virtual Tour
HendersonCRE.com



6333 Stockton Blvd

- Suite A 650 SF
- Suite C 1,500 SF with rollup door (Previous glass tinting)
- \$1.35 psf / NNN

6341 Stockton Blvd

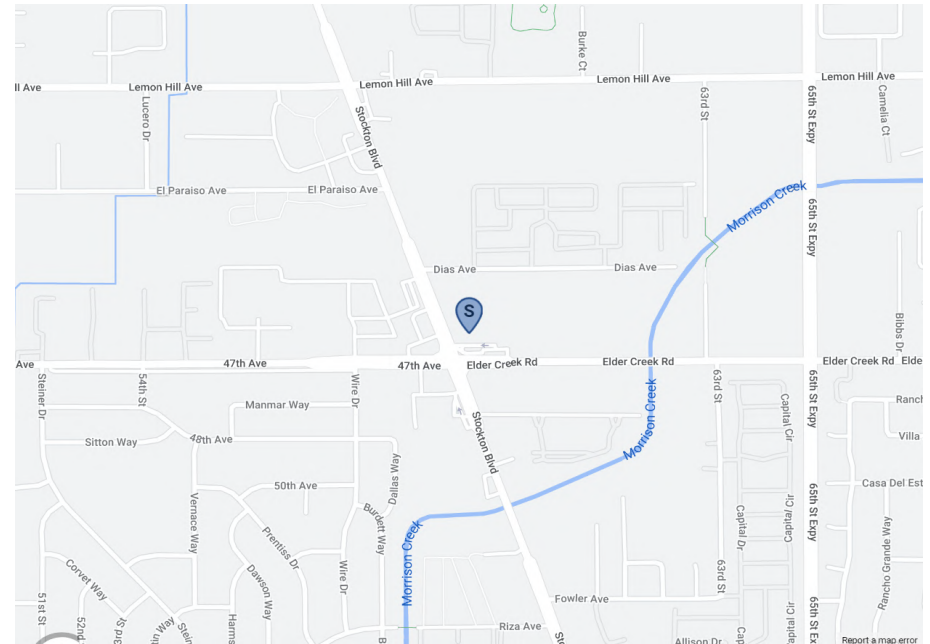
- Ground Lease on 2 Acre Vacant Lot. **Call for pricing - depending on use.

The subject property is located within Sacramento County in Sacramento, California. The subject is an L-shaped lot that wraps around an El Pollo Loco restaurant and has frontage along both Stockton Boulevard and Elder Creek Road. Stockton Boulevard is a heavily traveled commercial arterial. Elder Creek Road turns into 47th Avenue at Stockton Boulevard and provides access to Highway 99 to the west. The subject's immediate neighborhood is characterized as commercial with supporting residential removal from the main arterials.

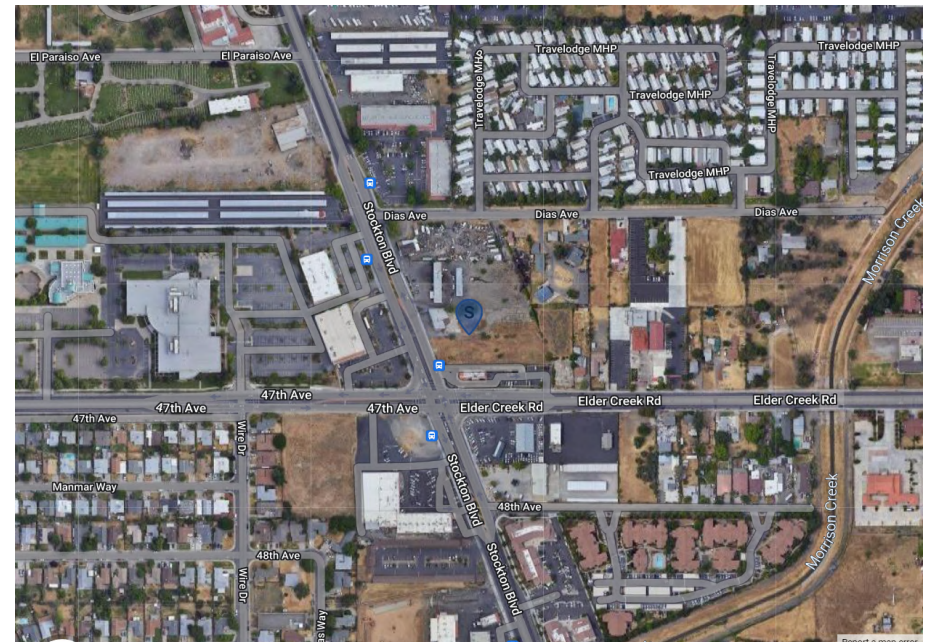
Community Services/Transportation

- Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). The subject is located within the Sacramento City Unified School District. The subject's neighborhood is primarily suburban and surrounded by several schools in close proximity. These schools serve as a good foundation for customers and retail tenants. Local schools include Ethel I Baker Elementary School, Peter Burnett Elementary School, Will C Wood Middle School, West Campus High School and Christian Brothers High School. Sacramento State University is in proximity to the subject, 4.2 miles to the north, and has a large campus and an enrollment of 29,349 students in 2014. UC Davis Medical Center and Shriners' Hospital are located 3.7 miles northwest of the subject along Stockton Boulevard.

Locator Map



Regional Map



- The subject is approximately one mile east of Highway 99 and four miles south of Highway 50, both major highways in the region. Public transportation is readily available in the area from Sacramento Regional Transit. Sacramento Regional Transit bus service along Stockton Boulevard. Road systems are also plentiful and provide good access to the surrounding areas. The subject property is located approximately 20 miles southeast of Sacramento International Airport with daily flights to domestic and international locations.

Local Area Summary

- In summary, the subject property is located in an older established retail area of Sacramento, broadly known as South Sacramento. Commercial developments are located along major thoroughfares and are easily accessible from the subject. Development is mainly infill and there are some parcels of vacant land in the area. Residential uses present in the subject's immediate area include single-family homes, apartment complexes, duplexes, multi-family garden apartments, and manufactured home communities. The subject's neighborhood is considered stable and is expected to remain stable in coming years. Conditions and appeals in the area are generally fair to average.



6341 Stockton Blvd







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,325	166,486	368,330
2010 Population	25,750	164,181	373,433
2022 Population	27,048	177,382	413,846
2027 Population	27,040	178,011	417,200
2022 African American	3,186	24,997	50,714
2022 American Indian	474	3,097	5,685
2022 Asian	8,807	41,994	94,096
2022 Hispanic	9,964	66,295	121,453
2022 Other Race	6,723	41,400	68,840
2022 White	4,441	39,170	132,388
2022 Multiracial	2,711	22,108	53,605
2022-2027: Population: Growth Rate	-0.05 %	0.35 %	0.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,220	7,219	13,089
\$15,000-\$24,999	1,101	6,255	11,418
\$25,000-\$34,999	863	5,706	11,387
\$35,000-\$49,999	1,251	8,528	17,455
\$50,000-\$74,999	1,330	10,486	25,858
\$75,000-\$99,999	1,016	7,523	20,497
\$100,000-\$149,999	769	6,843	23,891
\$150,000-\$199,999	289	2,093	10,865
\$200,000 or greater	178	1,736	11,668
Median HH Income	\$43,732	\$50,768	\$67,255
Average HH Income	\$62,578	\$69,801	\$96,803

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,155	56,495	140,985
2010 Total Households	7,738	52,290	134,316
2022 Total Households	8,016	56,389	146,128
2027 Total Households	7,998	56,388	146,895
2022 Average Household Size	3.32	3.10	2.76
2000 Owner Occupied Housing	3,875	27,989	74,264
2000 Renter Occupied Housing	3,860	25,234	60,024
2022 Owner Occupied Housing	3,329	27,321	76,977
2022 Renter Occupied Housing	4,687	29,068	69,151
2022 Vacant Housing	315	2,177	6,694
2022 Total Housing	8,331	58,566	152,822
2027 Owner Occupied Housing	3,344	27,459	77,740
2027 Renter Occupied Housing	4,655	28,929	69,155
2027 Vacant Housing	370	2,576	7,429
2027 Total Housing	8,368	58,964	154,324
2022-2027: Households: Growth Rate	-0.20 %	0.00 %	0.50 %



Source: esri

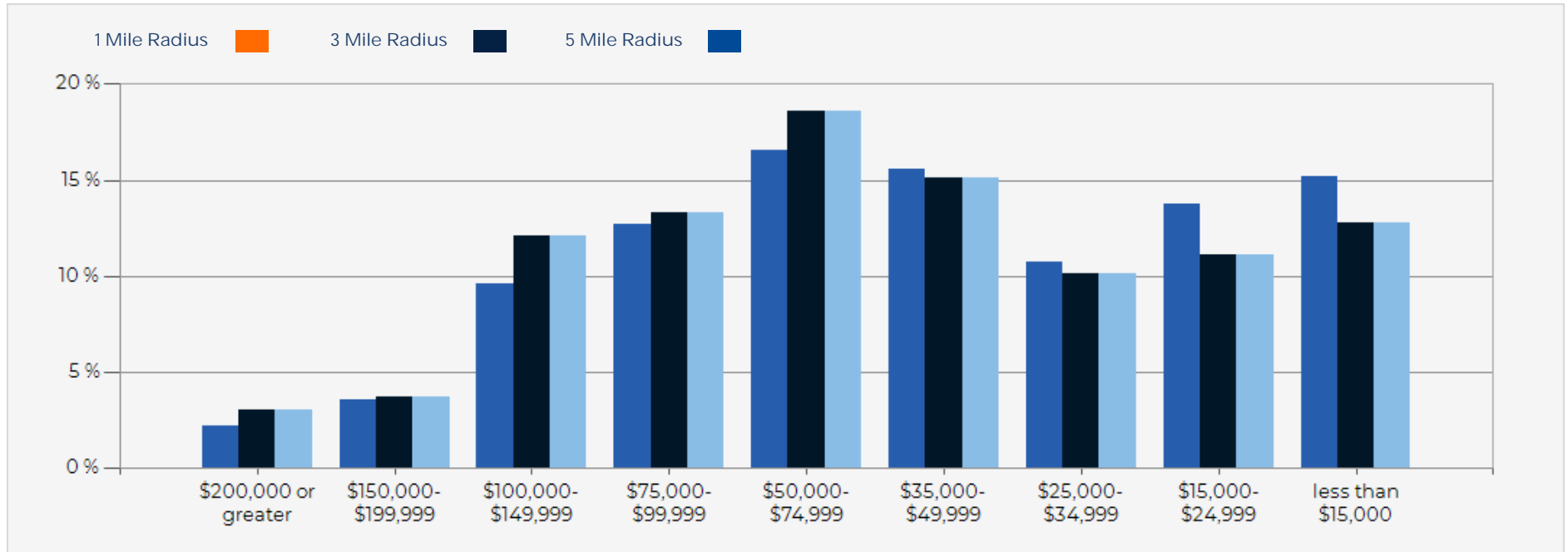
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,266	14,037	33,497
2022 Population Age 35-39	1,799	11,896	28,137
2022 Population Age 40-44	1,542	10,349	24,434
2022 Population Age 45-49	1,382	9,155	22,209
2022 Population Age 50-54	1,422	9,135	22,222
2022 Population Age 55-59	1,327	9,137	22,807
2022 Population Age 60-64	1,276	8,900	22,645
2022 Population Age 65-69	1,164	7,542	20,015
2022 Population Age 70-74	834	5,918	16,106
2022 Population Age 75-79	599	4,170	10,998
2022 Population Age 80-84	351	2,677	7,283
2022 Population Age 85+	362	2,831	8,290
2022 Population Age 18+	19,343	129,034	317,564
2022 Median Age	32	33	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,183	\$54,971	\$67,788
Average Household Income 25-34	\$65,360	\$71,226	\$89,795
Median Household Income 35-44	\$50,690	\$57,582	\$79,846
Average Household Income 35-44	\$69,472	\$79,668	\$109,511
Median Household Income 45-54	\$54,987	\$59,623	\$82,715
Average Household Income 45-54	\$73,219	\$79,920	\$116,565
Median Household Income 55-64	\$44,867	\$52,783	\$74,113
Average Household Income 55-64	\$63,035	\$71,282	\$105,694
Median Household Income 65-74	\$37,672	\$42,686	\$59,488
Average Household Income 65-74	\$55,144	\$62,487	\$91,022
Average Household Income 75+	\$42,794	\$51,288	\$72,232

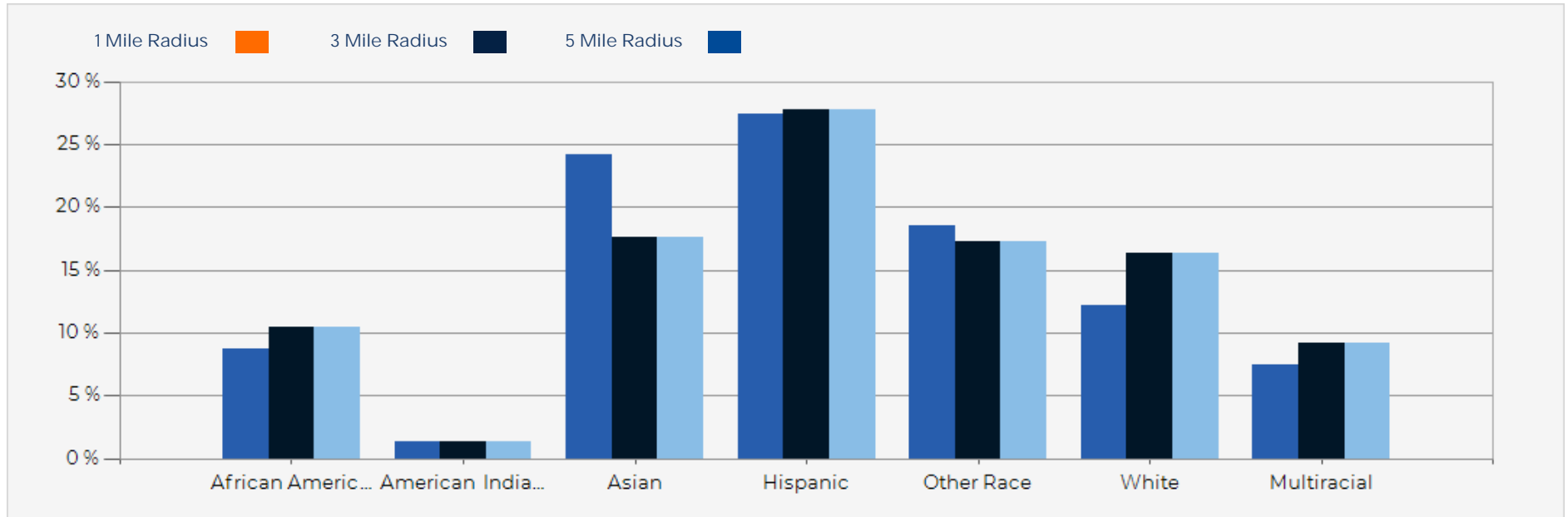
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,092	14,010	33,382
2027 Population Age 35-39	2,175	13,417	31,852
2027 Population Age 40-44	1,751	11,434	26,882
2027 Population Age 45-49	1,522	9,993	23,653
2027 Population Age 50-54	1,304	8,608	20,866
2027 Population Age 55-59	1,333	8,531	21,037
2027 Population Age 60-64	1,191	8,065	20,560
2027 Population Age 65-69	1,121	7,695	19,978
2027 Population Age 70-74	974	6,362	17,351
2027 Population Age 75-79	681	4,753	13,369
2027 Population Age 80-84	438	3,122	8,653
2027 Population Age 85+	348	2,772	8,445
2027 Population Age 18+	19,354	129,171	319,602
2027 Median Age	33	34	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,462	\$65,220	\$80,773
Average Household Income 25-34	\$79,898	\$85,836	\$109,121
Median Household Income 35-44	\$61,975	\$69,914	\$91,746
Average Household Income 35-44	\$85,686	\$95,313	\$126,746
Median Household Income 45-54	\$66,540	\$72,181	\$98,625
Average Household Income 45-54	\$88,981	\$97,572	\$136,003
Median Household Income 55-64	\$56,540	\$62,552	\$89,511
Average Household Income 55-64	\$79,184	\$87,732	\$126,964
Median Household Income 65-74	\$41,798	\$50,764	\$75,367
Average Household Income 65-74	\$68,739	\$77,176	\$111,295
Average Household Income 75+	\$54,931	\$66,181	\$96,634

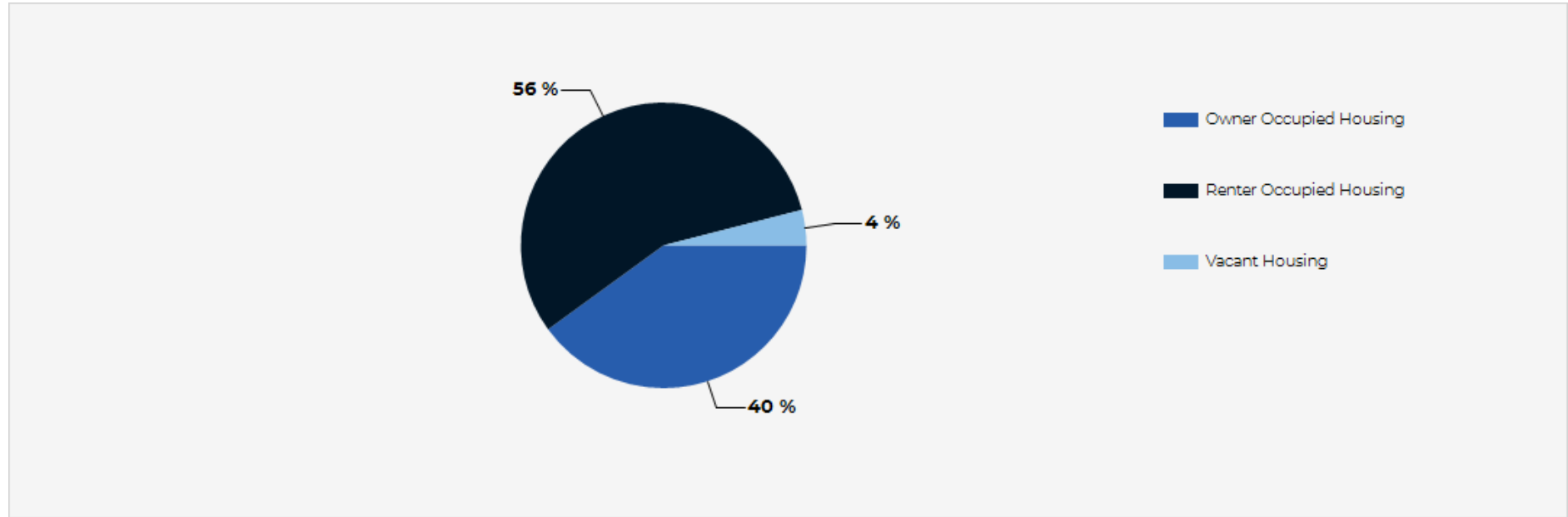
2022 Household Income



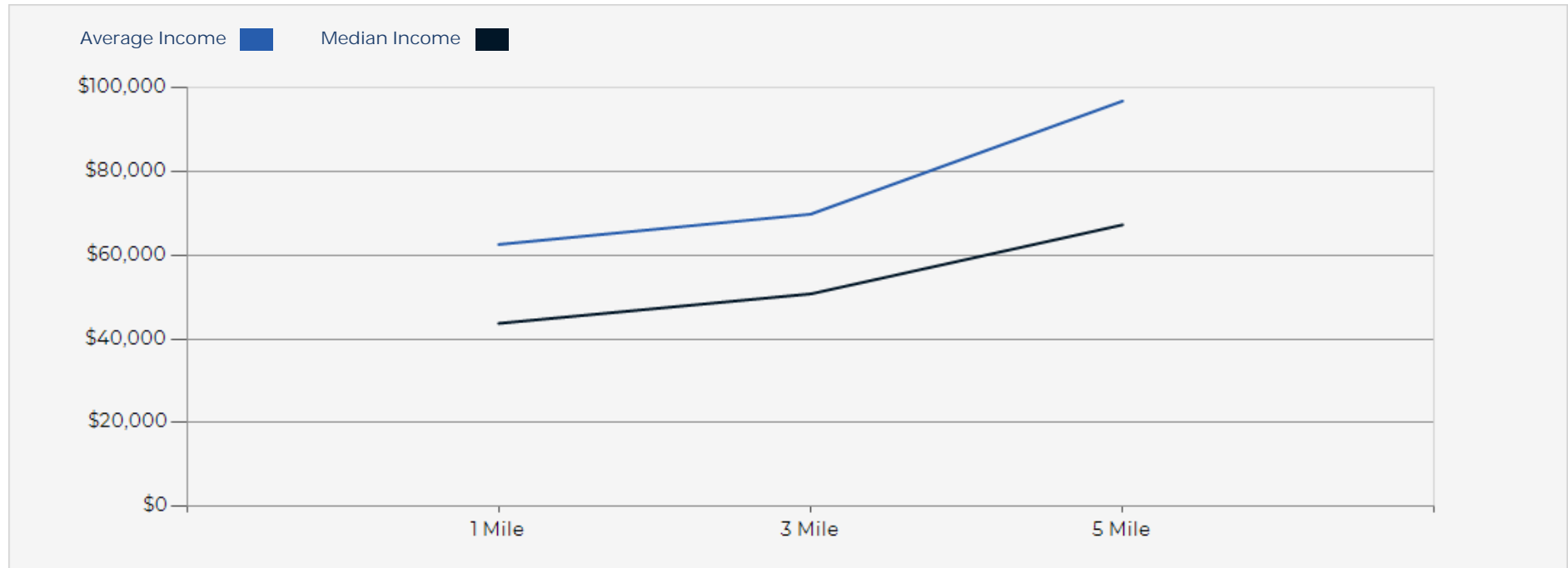
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

She’s nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency. Lu Ann has been responsible for multiple millions in California, 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 Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

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 and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database.

In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally. In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Multi-Tenant Retail with 2 Acre Lot



Exclusively Marketed by:



Lu Ann Henderson

Senior Vice President
 (916) 798-8559
 Luann@GQNorth.com
 Lic: DRE# 01912126

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

