

# 609-625 West Elverta Road

609-625 West Elverta Road, Elverta CA 95626

OFFERING MEMORANDUM

*Prepared By:*

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

**MatrixCRE.ai Virtual Tour**

(415) 982-9496  
Luann@GQNorth.com



GO North

# 609-625 West Elverta Road

## CONTENTS

### 01 Executive Summary

Investment Summary  
Location Summary

### 02 Property Description

Property Features  
Aerial Map

### 03 Demographics

Demographics  
Demographic Charts

### 04 Company Profile

Advisor Profile

*Exclusively Marketed by:*



#### Lu Ann Henderson

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



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**GQ**North  
real estate



01

**Executive Summary**

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	609-625 West Elverta Road Elverta CA 95626
COUNTY	Sacramento
APN	202-0030-039-0000
OFFERING PRICE	\$1,200,000
PRICE PSF	\$0.42
LAND SF	2,836,191 SF
LAND ACRES	65.11
ZONING TYPE	AG-20
APN	805-0901-391-0000

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	976	18,067	85,203
2022 Median HH Income	\$104,573	\$82,209	\$93,261
2022 Average HH Income	\$117,813	\$101,774	\$117,286

- 65 acres of AG Land is perfect for rice farms, grazing, and various agricultural growth. This property once had two mobile homes on it and currently is connected to water Rio Linda City water and sewer. Location Sacramento County utilities, two septic tanks / PG&E, and SMUD are on the property.

**LU ANN HENDERSON**  
SENIOR VICE PRESIDENT  
DRE# 01912126  
Commercial Real Estate Sales And Leasing

San Francisco (415) 982-9496  
Los Angeles (310) 367-8933  
Sacramento (916) 798-8559  
info@matrixcre.ai

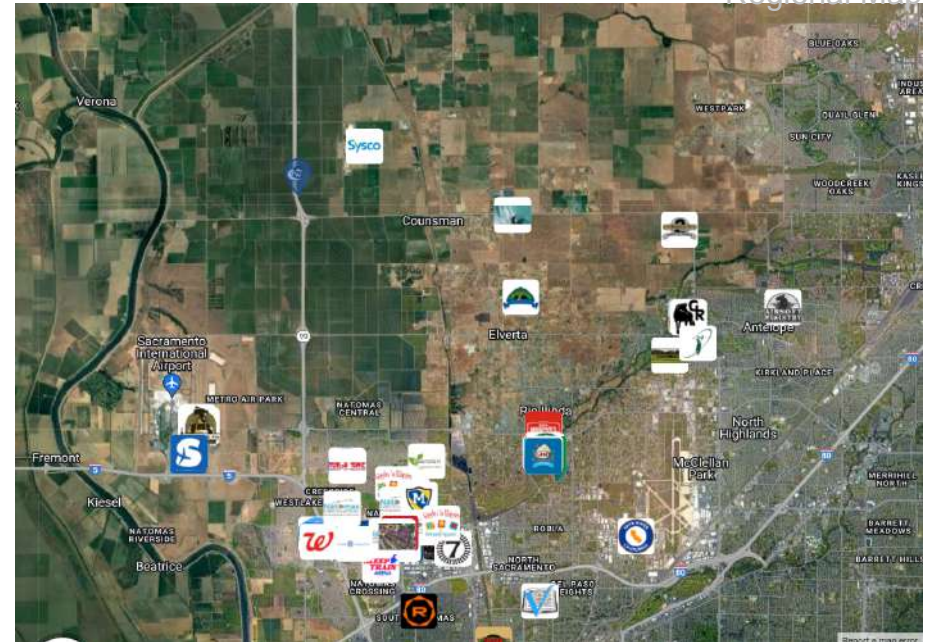
## Two Parcels

- 609 W Elverta Rd, Elverta, CA 95626  
APN:202-0030-039-0000

625 W Elverta Rd, Elverta, CA 95626  
APN: 805-0901-391-0000

- This property is located with easy access to HWY 99, the I-5 and I-80 freeway.

Regional Map





02

Property Description

Property Features

Aerial Map

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## PROPERTY FEATURES

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LAND SF	2,836,191
LAND ACRES	65.11
ZONING TYPE	AG-20

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Take an Instant  
Walkthrough

<https://www.youtube.com/@matrixCREai>









03

Demographics

Demographics

Demographic Charts

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	977	12,678	36,896
2010 Population	968	16,658	73,260
2022 Population	976	18,067	85,203
2027 Population	988	18,449	87,329
2022 African American	16	851	8,848
2022 American Indian	18	243	912
2022 Asian	56	1,736	18,579
2022 Hispanic	202	4,346	19,237
2022 Other Race	109	2,104	9,202
2022 White	659	10,585	35,293
2022 Multiracial	116	2,427	11,514
2022-2027: Population: Growth Rate	1.20 %	2.10 %	2.45 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	8	220	1,010
\$15,000-\$24,999	8	333	1,255
\$25,000-\$34,999	21	472	1,582
\$35,000-\$49,999	32	568	2,300
\$50,000-\$74,999	40	1,023	4,311
\$75,000-\$99,999	39	1,024	4,385
\$100,000-\$149,999	93	1,333	6,621
\$150,000-\$199,999	62	640	3,469
\$200,000 or greater	21	355	2,855
Median HH Income	\$104,573	\$82,209	\$93,261
Average HH Income	\$117,813	\$101,774	\$117,286

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	316	4,272	12,087
2010 Total Households	309	5,467	24,127
2022 Total Households	325	5,968	27,787
2027 Total Households	324	6,069	28,395
2022 Average Household Size	3.00	3.02	3.06
2000 Owner Occupied Housing	259	3,201	8,743
2000 Renter Occupied Housing	47	928	2,864
2022 Owner Occupied Housing	269	4,441	18,892
2022 Renter Occupied Housing	56	1,526	8,896
2022 Vacant Housing	15	189	899
2022 Total Housing	340	6,157	28,686
2027 Owner Occupied Housing	270	4,524	19,322
2027 Renter Occupied Housing	54	1,544	9,073
2027 Vacant Housing	21	228	943
2027 Total Housing	345	6,297	29,338
2022-2027: Households: Growth Rate	-0.30 %	1.70 %	2.15 %

Source: esri

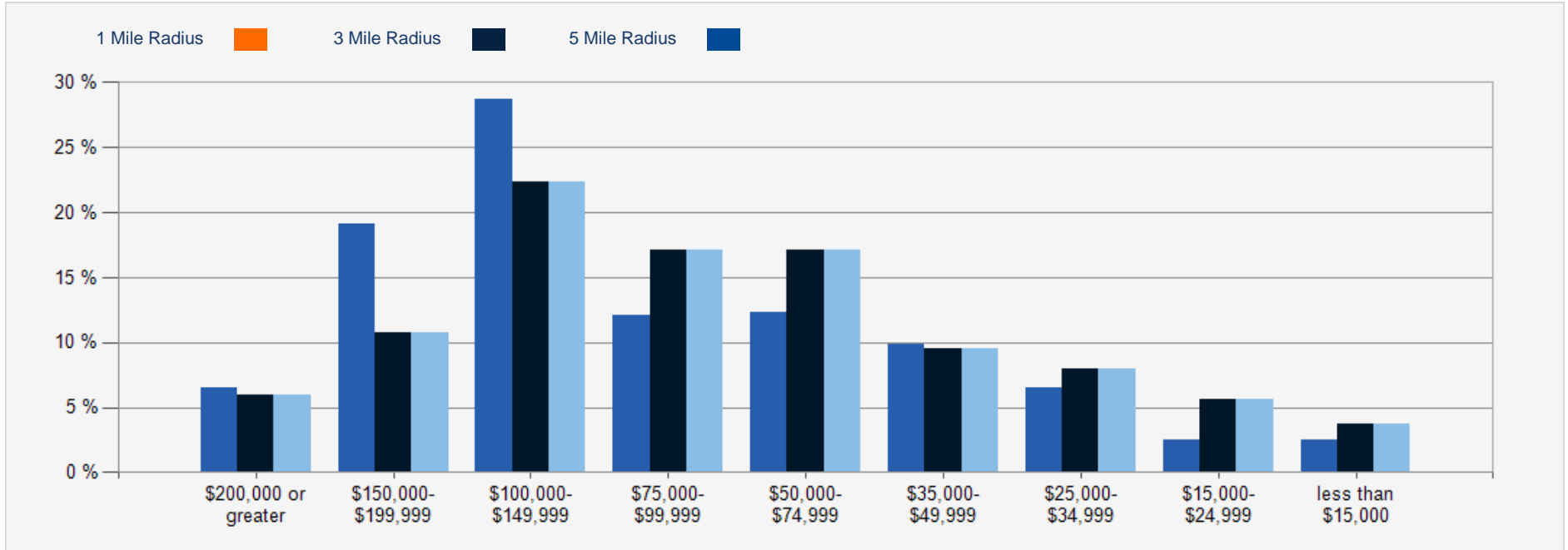
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	78	1,310	7,009
2022 Population Age 35-39	72	1,361	6,739
2022 Population Age 40-44	53	1,263	6,226
2022 Population Age 45-49	57	1,116	5,297
2022 Population Age 50-54	58	1,043	4,788
2022 Population Age 55-59	85	1,146	4,638
2022 Population Age 60-64	82	1,109	4,393
2022 Population Age 65-69	67	925	3,853
2022 Population Age 70-74	50	750	2,918
2022 Population Age 75-79	28	411	1,713
2022 Population Age 80-84	20	258	949
2022 Population Age 85+	15	216	779
2022 Population Age 18+	795	13,567	62,866
2022 Median Age	43	37	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,955	\$83,870	\$93,571
Average Household Income 25-34	\$121,773	\$99,882	\$113,359
Median Household Income 35-44	\$115,694	\$97,422	\$107,621
Average Household Income 35-44	\$139,845	\$114,573	\$132,809
Median Household Income 45-54	\$112,920	\$98,422	\$110,289
Average Household Income 45-54	\$130,840	\$121,046	\$140,773
Median Household Income 55-64	\$108,196	\$86,919	\$95,461
Average Household Income 55-64	\$121,307	\$106,366	\$121,047
Median Household Income 65-74	\$100,000	\$62,791	\$71,814
Average Household Income 65-74	\$106,753	\$85,659	\$94,518
Average Household Income 75+	\$73,636	\$63,372	\$65,119

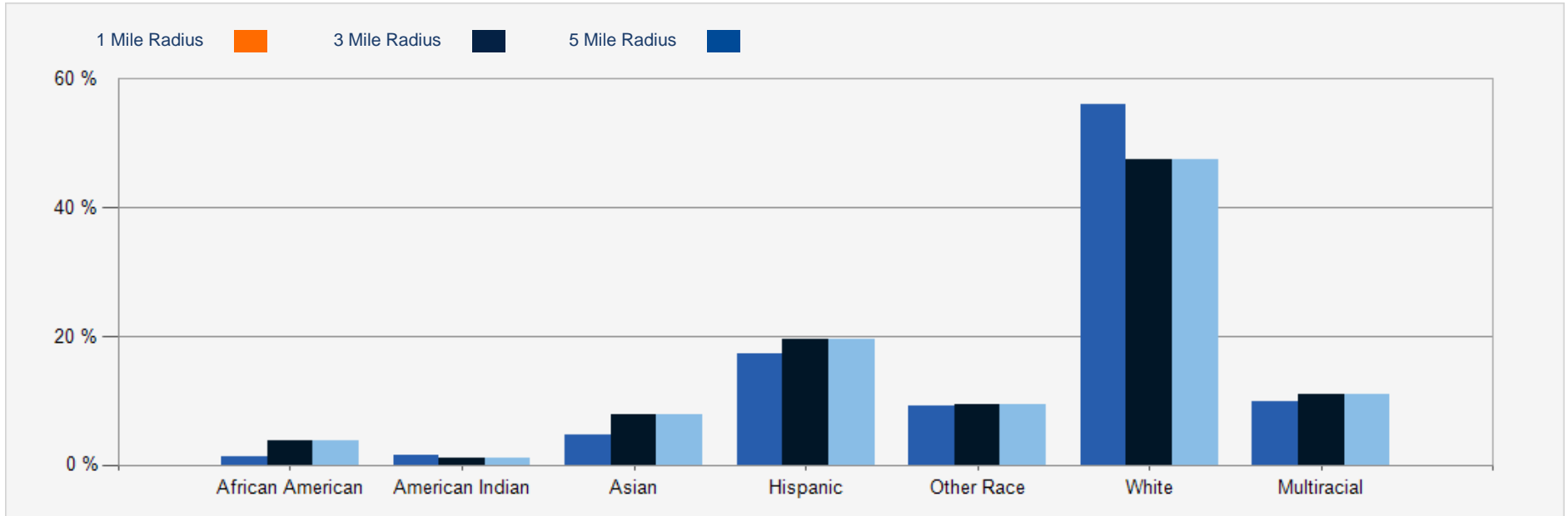
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	65	1,376	7,565
2027 Population Age 35-39	83	1,455	7,589
2027 Population Age 40-44	75	1,375	6,555
2027 Population Age 45-49	55	1,215	5,630
2027 Population Age 50-54	59	1,041	4,627
2027 Population Age 55-59	61	953	4,127
2027 Population Age 60-64	82	1,030	3,924
2027 Population Age 65-69	78	999	3,748
2027 Population Age 70-74	62	817	3,243
2027 Population Age 75-79	44	624	2,339
2027 Population Age 80-84	23	302	1,246
2027 Population Age 85+	19	256	924
2027 Population Age 18+	808	13,836	64,094
2027 Median Age	44	38	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,824	\$93,824	\$107,555
Average Household Income 25-34	\$139,211	\$118,913	\$137,169
Median Household Income 35-44	\$115,039	\$107,215	\$119,554
Average Household Income 35-44	\$152,651	\$138,270	\$155,364
Median Household Income 45-54	\$113,955	\$108,670	\$124,435
Average Household Income 45-54	\$148,375	\$143,706	\$162,174
Median Household Income 55-64	\$111,705	\$100,000	\$111,996
Average Household Income 55-64	\$141,567	\$130,410	\$147,041
Median Household Income 65-74	\$119,574	\$80,521	\$91,902
Average Household Income 65-74	\$142,454	\$111,463	\$118,928
Average Household Income 75+	\$129,409	\$90,212	\$88,015

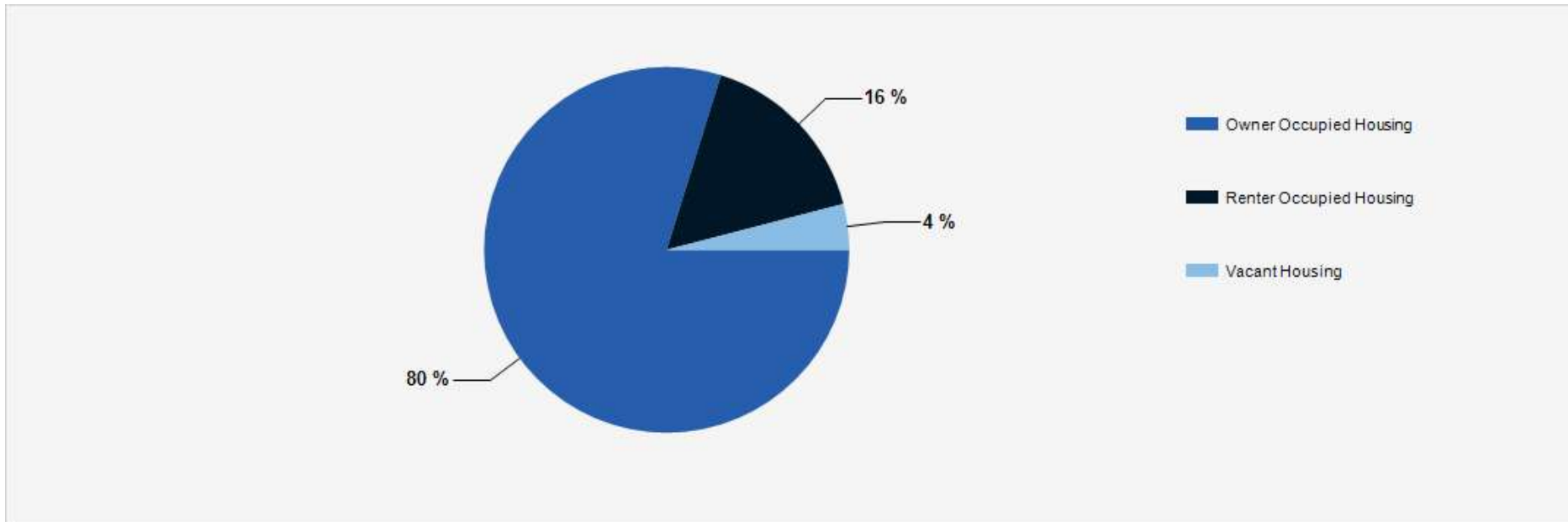
## 2022 Household Income



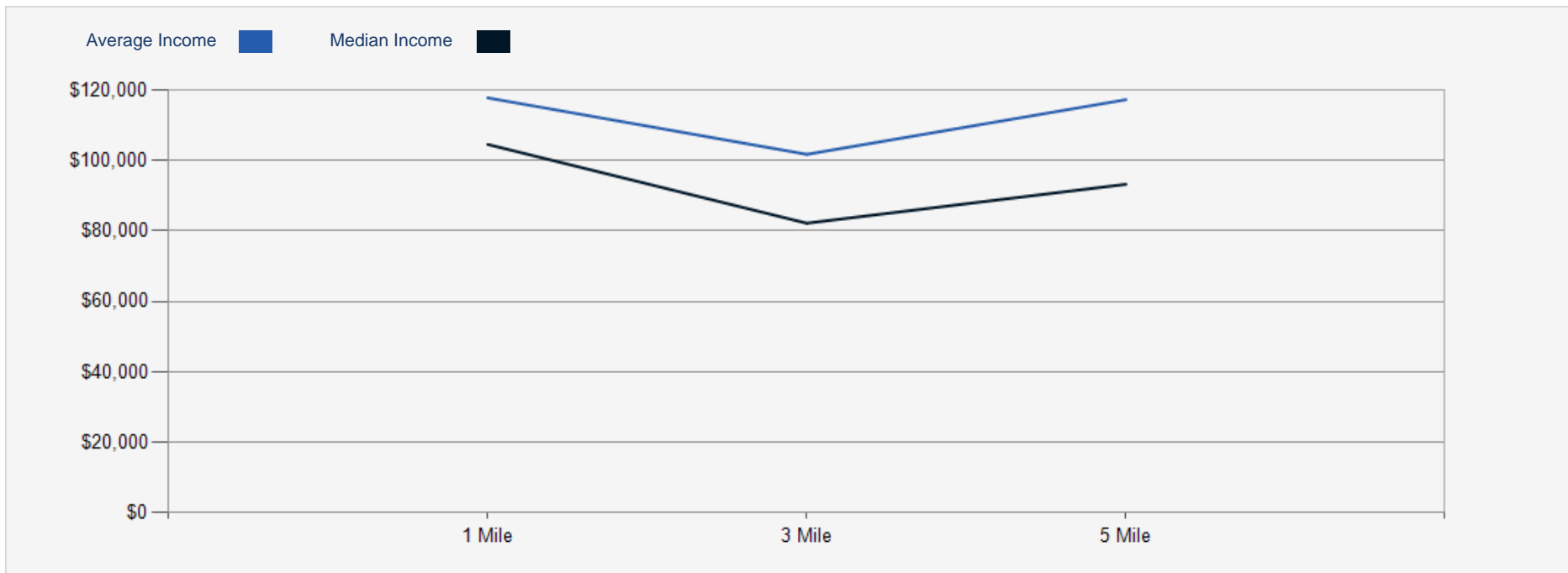
## 2022 Population by Race



## 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 CEO at MatrixCRE.ai. Lu Ann is a CCIM candidate and has received three 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. 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 top producer by Costar/LoopNet for the second quarter of 2020. Lu Ann's overall transaction volumes are in the top 5% of brokers.

LOS ANGELES, CA, March 6, 2023 — Crexi, the commercial real estate industry's fastest-growing marketplace, data, and technology platform, announced Lu Ann Henderson as a winner of its annual Platinum Broker Awards, an awards program recognizing the highest performing brokers on Crexi's platform. I'm responsible for 28 million in commercial sales and leased/sold over 13 million square feet.

As a boutique listing agent and selective on the number of listings, she'll take on to ensure personal attention and due diligence for each of her clients. She believes she has a proven strategy for a higher success rate of closings for all her clients. 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 and leaving two more sales transactions currently in escrow and due to close in early 2022.

Lu Ann has been responsible for multi-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 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 commercial investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate.

Lu Ann played a vital role in the nine-month due diligence duties for purchasing 277 acres at Larry Bell Dairy Farm negotiated for \$3.8 million in 2013. She was responsible for troubleshooting the entire AG-80, 277 acres, and the 12 residential properties located at 11318 Franklin Blvd, Elk Grove, CA. Lu Ann managed the back end of housing and development and commercial and agricultural purchases. She oversaw identifying properties through entitlements, including due diligence for creating plot maps, documenting, supervising EPA reports, water, and environmental duties, mitigation, and protocol guidelines for special habitats.

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 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 commercial real estate aspects of the business.

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, MatrixCRE, 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.

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