

For Lease Industrial Warehouse

3250 51st Avenue, Sacramento CA 95823

9,000 SF on .83-acre Lot



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HendersonCRE Virtual Tour
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GQNorth
HendersonCRE.com
Commercial Real Estate

GQNorth
real estate

THE SPACE

Location	3250 51st Avenue, Sacramento, CA, 95823
COUNTY	Sacramento
APN	036-0210-004-0000
Rent Per SF (Annual)	\$0.80
Lease Type	NNN

Notes For Lease \$0.80 / NNN PSF

HIGHLIGHTS

- Zoned: M-1
- Size: 9,000 sf Warehouse
- Iron fenced Yard on .83 acre Lot
- Six (6) 12'w x 14'h Drive In Bays
- Close to Highway 99
- Building Ht.- 20' Ceiling Ht. - 18' / 240V 3-phase
- Secured Covered Storage Structure
- Perfect for Various Industrial Uses
- Call for Details Lu Ann Henderson (916) 798-8559
- Watch the YouTube video for visual walkthrough



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,693	191,065	386,026



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$61,222	\$80,154	\$96,140



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,732	62,490	138,489

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California Commercial Real Estate

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

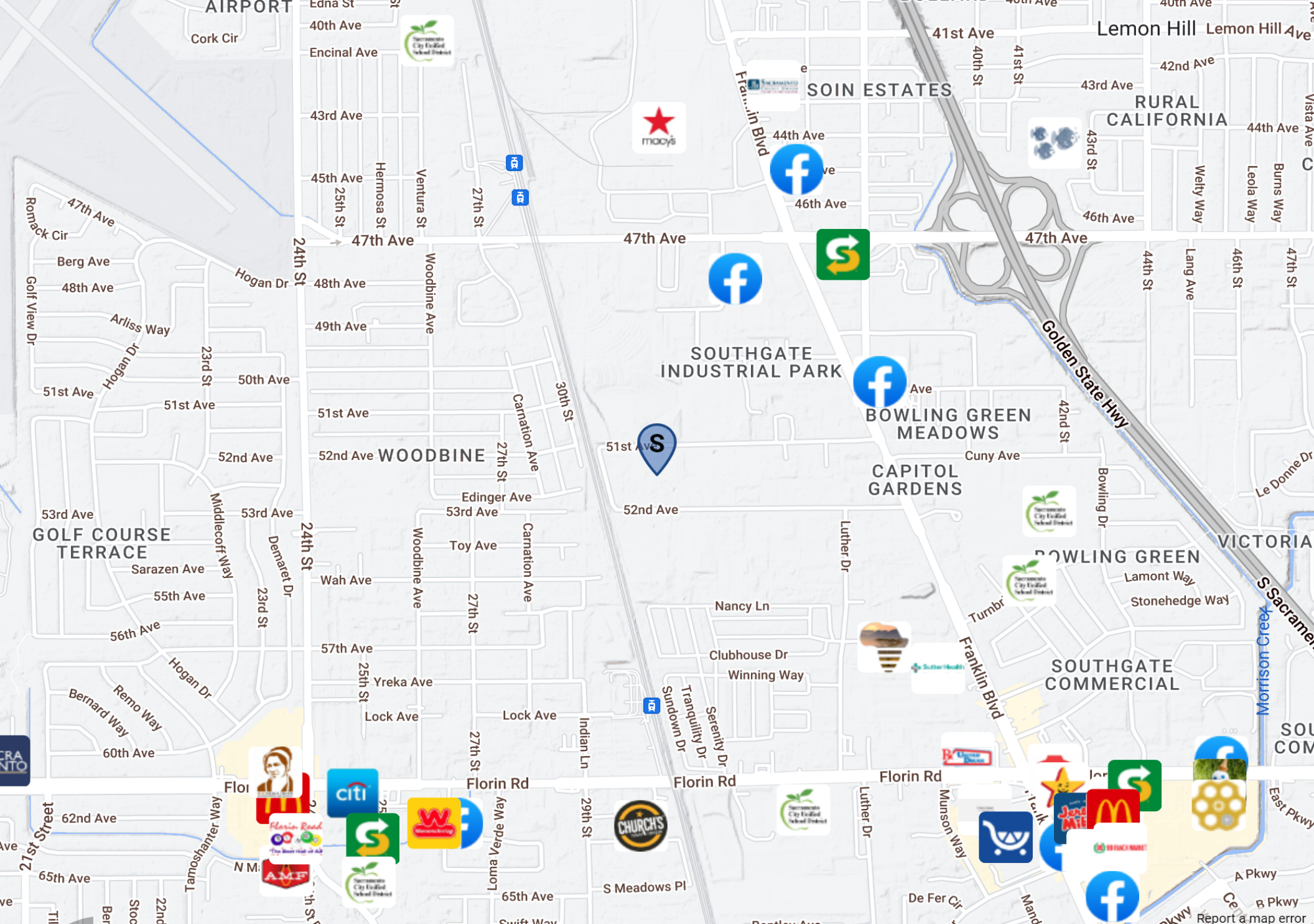
Call/Text

Invest@HendersonCRE.com

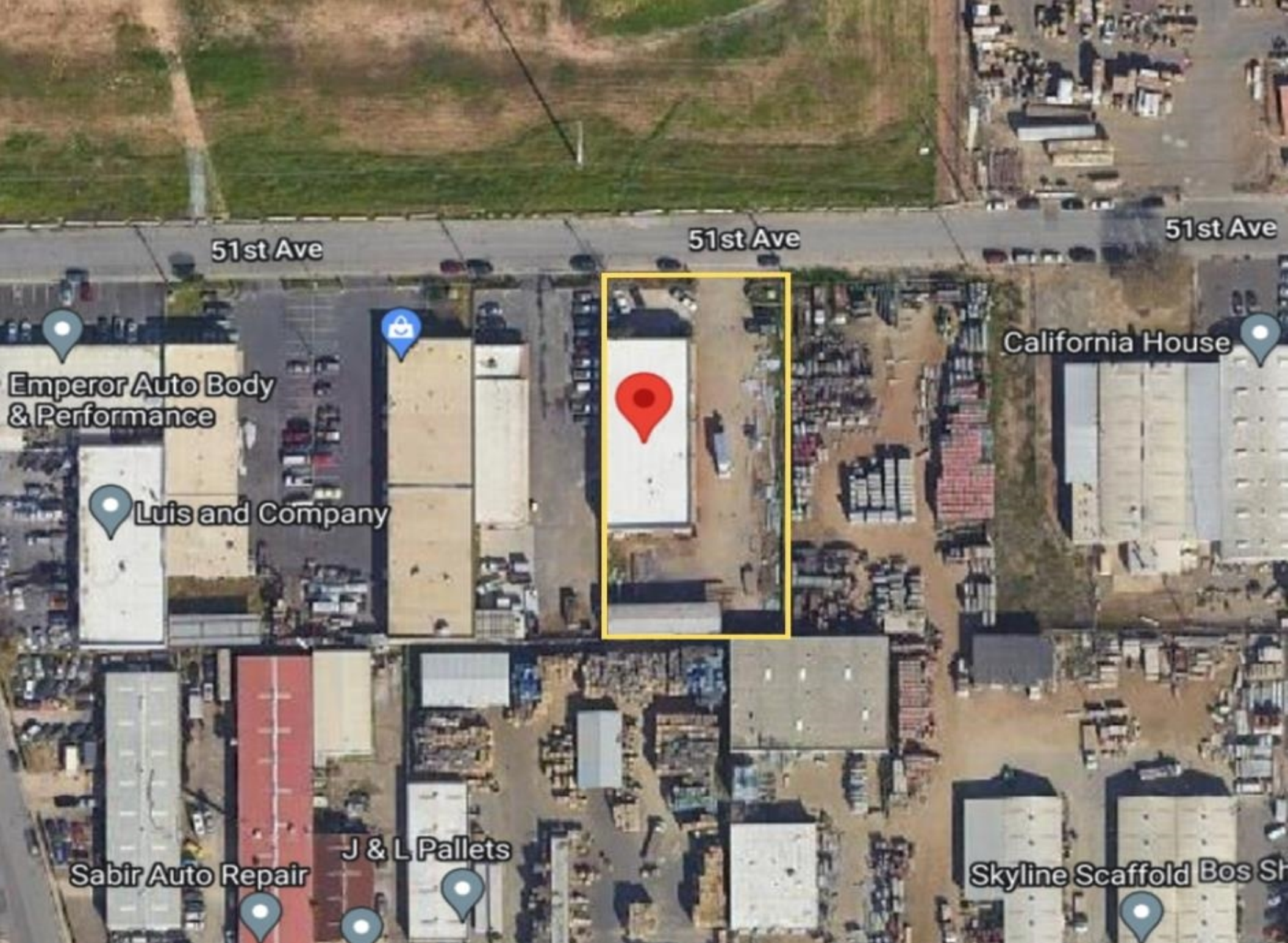
PROPERTY FEATURES

RENTABLE BUILDING AREA	9,000
LOT SIZE AC / SQ FT	0.83 / 36154.8
YEAR BUILT	1985
PROPERTY SUBTYPE	Warehouse
PROPERTY TYPE	Industrial
PROPERTY CLASS	Industrial - Light - Fabrication
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,489	180,449	347,479
2010 Population	17,151	178,730	350,813
2022 Population	18,693	191,065	386,026
2027 Population	18,628	191,555	389,334
2022 African American	2,940	28,085	48,717
2022 American Indian	336	3,137	5,434
2022 Asian	4,426	44,902	88,091
2022 Hispanic	7,719	68,240	115,391
2022 Other Race	5,160	41,832	65,399
2022 White	2,915	43,392	119,687
2022 Multiracial	2,277	24,674	50,668
2022-2027: Population: Growth Rate	-0.35 %	0.25 %	0.85 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	915	6,928	13,116
\$15,000-\$24,999	711	6,199	11,223
\$25,000-\$34,999	675	5,868	10,868
\$35,000-\$49,999	1,054	8,781	16,166
\$50,000-\$74,999	868	11,817	24,469
\$75,000-\$99,999	643	8,224	18,999
\$100,000-\$149,999	577	8,037	22,035
\$150,000-\$199,999	154	3,574	10,618
\$200,000 or greater	135	3,063	10,993
Median HH Income	\$41,688	\$55,402	\$66,310
Average HH Income	\$61,222	\$80,154	\$96,140

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,732	62,451	132,755
2010 Total Households	5,403	58,533	127,410
2022 Total Households	5,732	62,490	138,489
2027 Total Households	5,695	62,434	139,415
2022 Average Household Size	3.18	3.02	2.71
2000 Owner Occupied Housing	2,484	32,127	67,629
2000 Renter Occupied Housing	2,945	26,950	58,542
2022 Owner Occupied Housing	2,278	31,016	70,960
2022 Renter Occupied Housing	3,454	31,474	67,529
2022 Vacant Housing	243	2,625	6,555
2022 Total Housing	5,975	65,115	145,044
2027 Owner Occupied Housing	2,238	31,168	71,356
2027 Renter Occupied Housing	3,456	31,265	68,059
2027 Vacant Housing	301	3,087	7,281
2027 Total Housing	5,996	65,521	146,696
2022-2027: Households: Growth Rate	-0.65 %	-0.10 %	0.65 %

Source: esri



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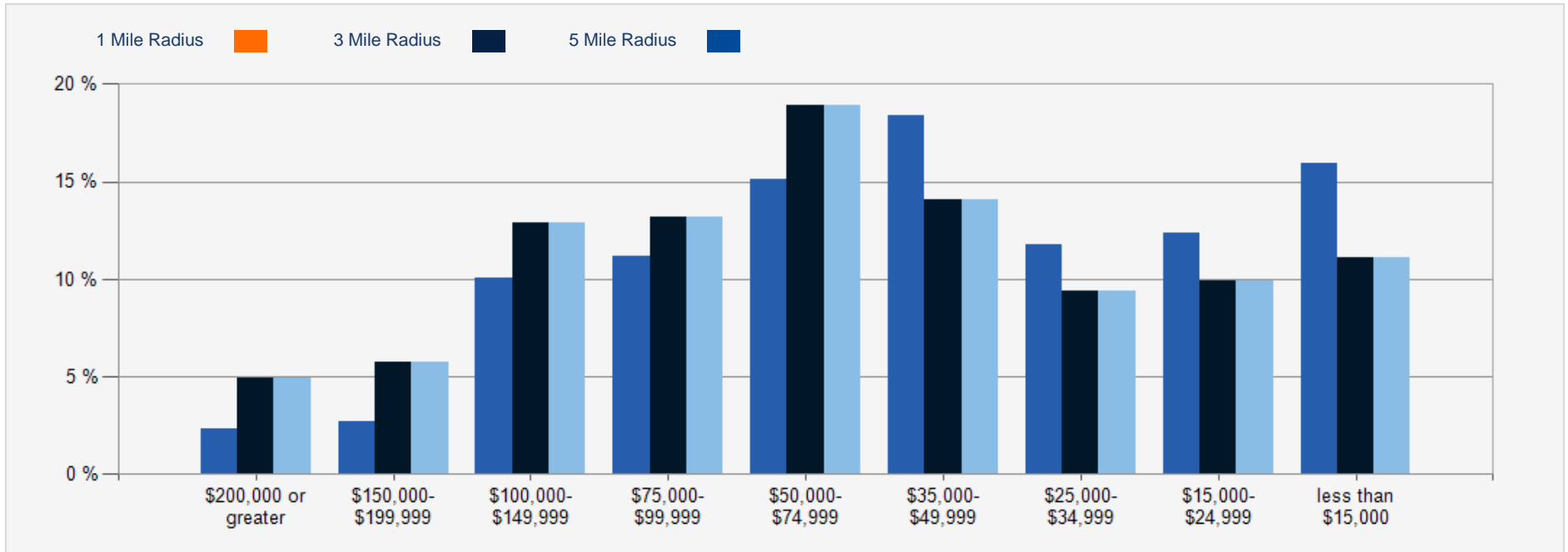
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,442	14,862	30,471
2022 Population Age 35-39	1,191	12,423	26,419
2022 Population Age 40-44	1,106	10,987	22,822
2022 Population Age 45-49	972	9,891	20,622
2022 Population Age 50-54	928	9,905	20,738
2022 Population Age 55-59	998	10,238	21,366
2022 Population Age 60-64	872	10,045	21,696
2022 Population Age 65-69	726	8,769	18,999
2022 Population Age 70-74	574	6,962	15,210
2022 Population Age 75-79	397	4,777	10,206
2022 Population Age 80-84	286	3,225	6,801
2022 Population Age 85+	318	3,560	7,573
2022 Population Age 18+	13,263	140,146	296,146
2022 Median Age	32	33	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,295	\$57,322	\$66,042
Average Household Income 25-34	\$63,771	\$75,300	\$88,729
Median Household Income 35-44	\$43,856	\$62,261	\$78,801
Average Household Income 35-44	\$67,634	\$88,381	\$108,691
Median Household Income 45-54	\$48,846	\$65,059	\$81,331
Average Household Income 45-54	\$67,923	\$91,980	\$114,841
Median Household Income 55-64	\$42,934	\$59,155	\$73,451
Average Household Income 55-64	\$60,646	\$86,209	\$105,304
Median Household Income 65-74	\$39,270	\$50,331	\$60,299
Average Household Income 65-74	\$57,158	\$77,280	\$91,424
Average Household Income 75+	\$50,374	\$64,764	\$71,982

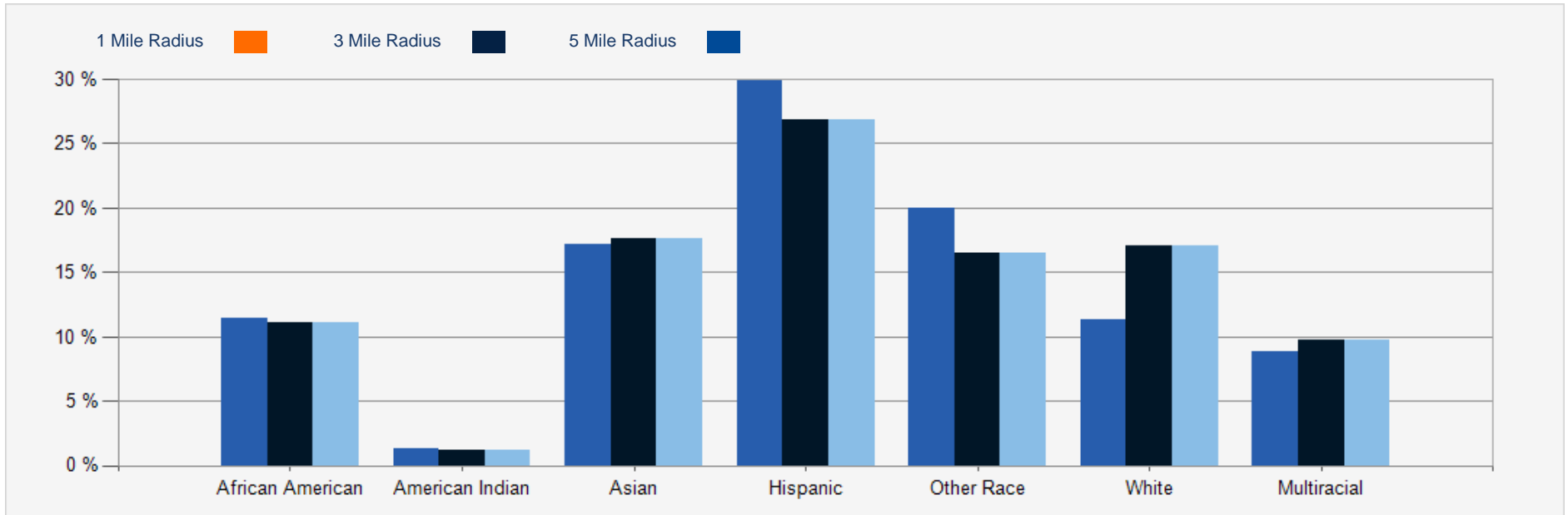
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,402	14,924	30,788
2027 Population Age 35-39	1,344	14,318	28,985
2027 Population Age 40-44	1,163	12,071	25,290
2027 Population Age 45-49	1,070	10,745	22,264
2027 Population Age 50-54	892	9,370	19,497
2027 Population Age 55-59	887	9,400	19,636
2027 Population Age 60-64	844	9,181	19,172
2027 Population Age 65-69	740	8,748	18,988
2027 Population Age 70-74	641	7,534	16,466
2027 Population Age 75-79	458	5,680	12,624
2027 Population Age 80-84	303	3,624	8,121
2027 Population Age 85+	306	3,484	7,778
2027 Population Age 18+	13,275	140,319	297,961
2027 Median Age	33	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,937	\$66,940	\$79,988
Average Household Income 25-34	\$77,077	\$89,543	\$108,343
Median Household Income 35-44	\$53,359	\$75,582	\$90,067
Average Household Income 35-44	\$81,906	\$104,897	\$125,565
Median Household Income 45-54	\$57,990	\$77,797	\$97,987
Average Household Income 45-54	\$83,546	\$109,131	\$134,815
Median Household Income 55-64	\$50,163	\$71,219	\$88,386
Average Household Income 55-64	\$73,429	\$103,024	\$125,635
Median Household Income 65-74	\$43,961	\$61,189	\$76,109
Average Household Income 65-74	\$68,966	\$94,685	\$111,554
Average Household Income 75+	\$62,052	\$85,824	\$96,082

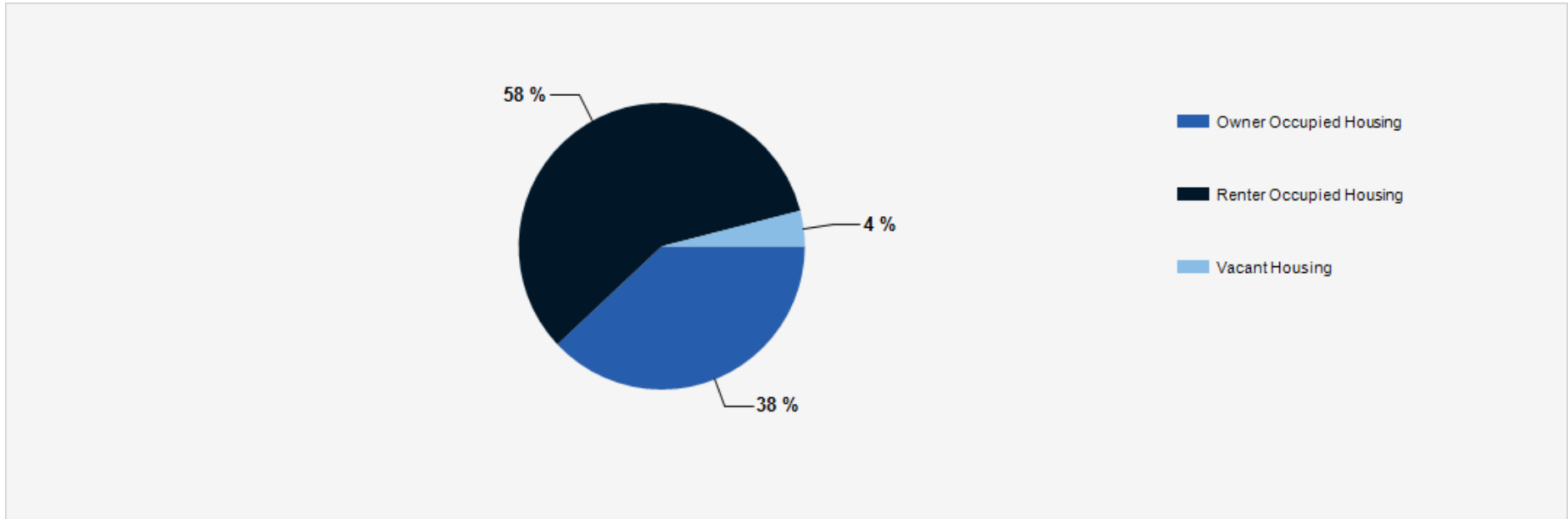
2022 Household Income



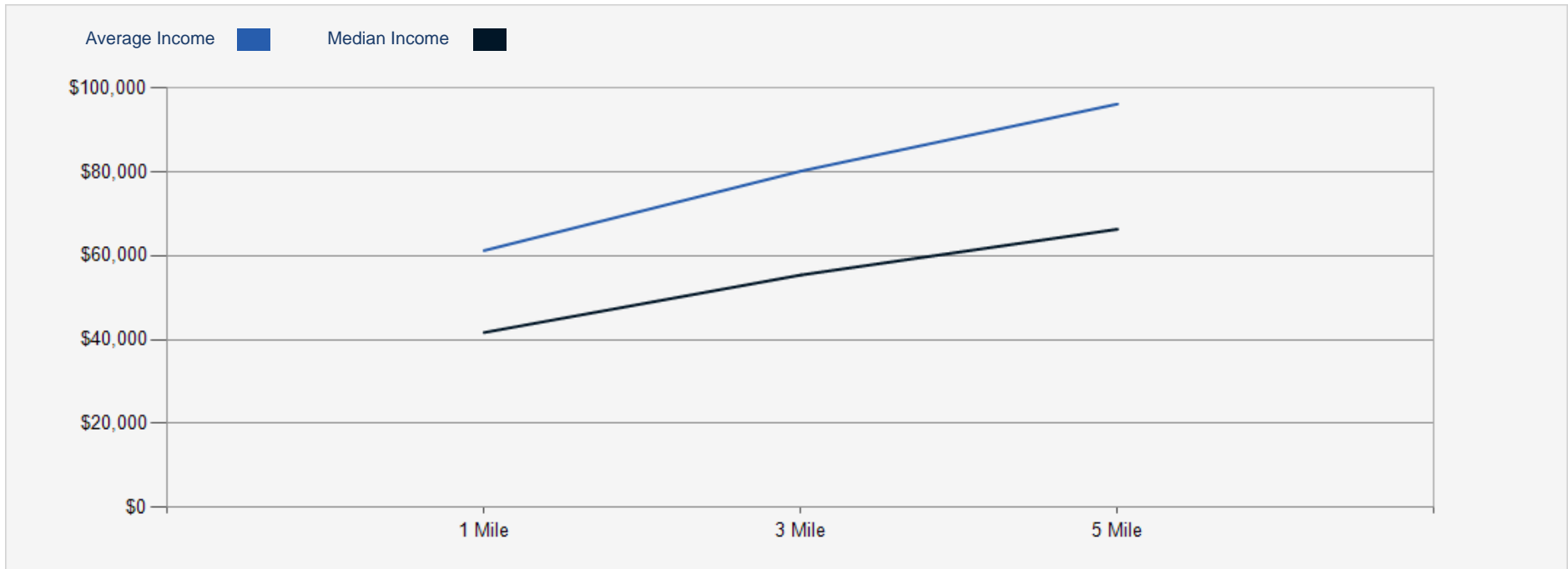
2022 Population by Race



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 HendersonCRE.com. 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, HendersonCRE.com, 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.

For Lease Industrial Warehouse

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Exclusively Marketed by:



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