

Multi-Tenant Retail with 2 Acre Lot

6333-6341 Stockton Blvd , Sacramento CA 95824

FOR LEASE

er before 10 a.m.
fter 7 p.m.
v.SpareSacWater.org
ACRAMENTO
partment of Utilities



Prepared By:

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MatrixCRE AI

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GQNorth
real estate

THE SPACE

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

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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
ZONING TYPE	C-2-SPD
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	Stockton Boulevard
CORNER LOCATION	Elder Creek Road



Take an Instant Walkthrough

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



6333 Stockton Blvd

- Suite A 650 SF - AVAILABLE
Suite C 1,500 SF - LEASED
\$1.35 PSF / NNN

6341 Stockton Blvd

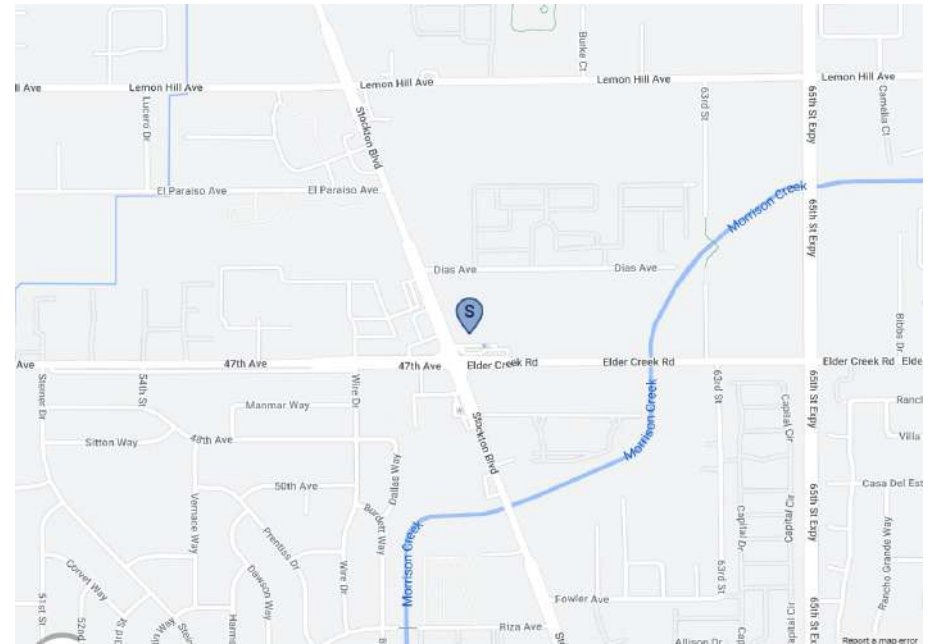
- Ground Lease on 2 Acre Vacant Lot. **Call for pricing - depending on use.

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



PARKWEST CASINO
LOTUS
CLEAN ✓ SAFE ✓ OPEN
OUTDOOR GAMING

PE INSURANCE AGENCY INC.

metro by T-Mobile

TINT-ALARM AUTO GLASS

633



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



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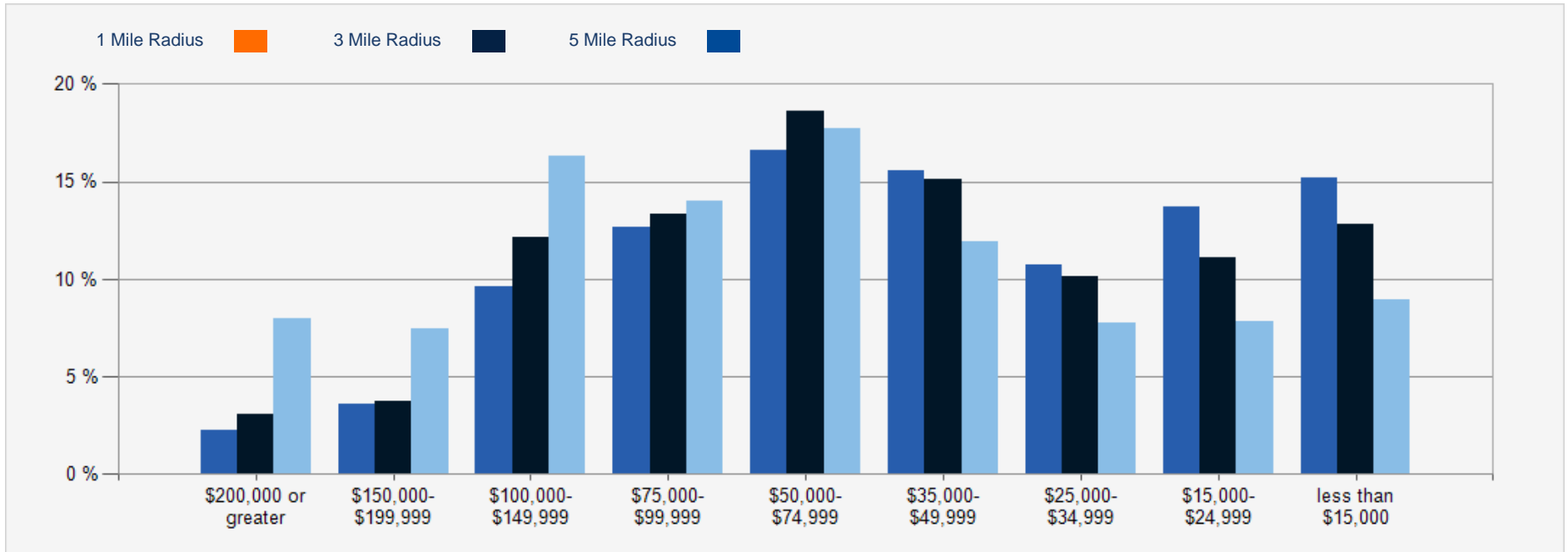
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,266	14,037	33,497
2022 Population Age 35-39	1,799	11,896	28,137
2022 Population Age 40-44	1,542	10,349	24,434
2022 Population Age 45-49	1,382	9,155	22,209
2022 Population Age 50-54	1,422	9,135	22,222
2022 Population Age 55-59	1,327	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

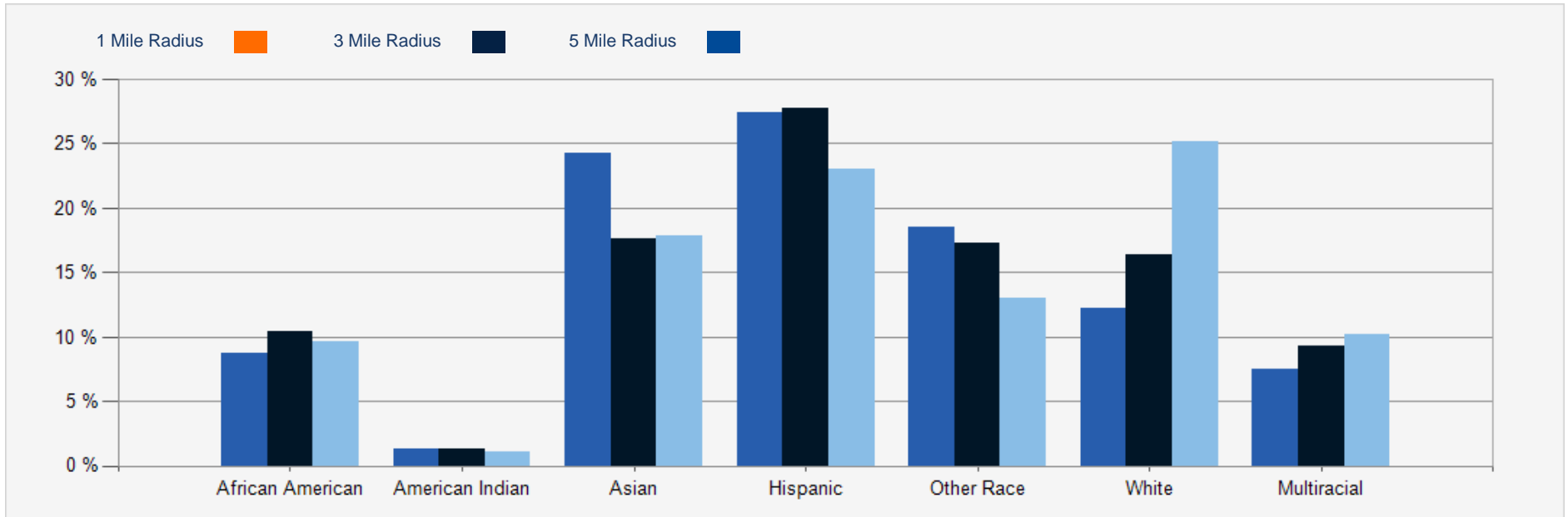
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,092	14,010	33,382
2027 Population Age 35-39	2,175	13,417	31,852
2027 Population Age 40-44	1,751	11,434	26,882
2027 Population Age 45-49	1,522	9,993	23,653
2027 Population Age 50-54	1,304	8,608	20,866
2027 Population Age 55-59	1,333	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

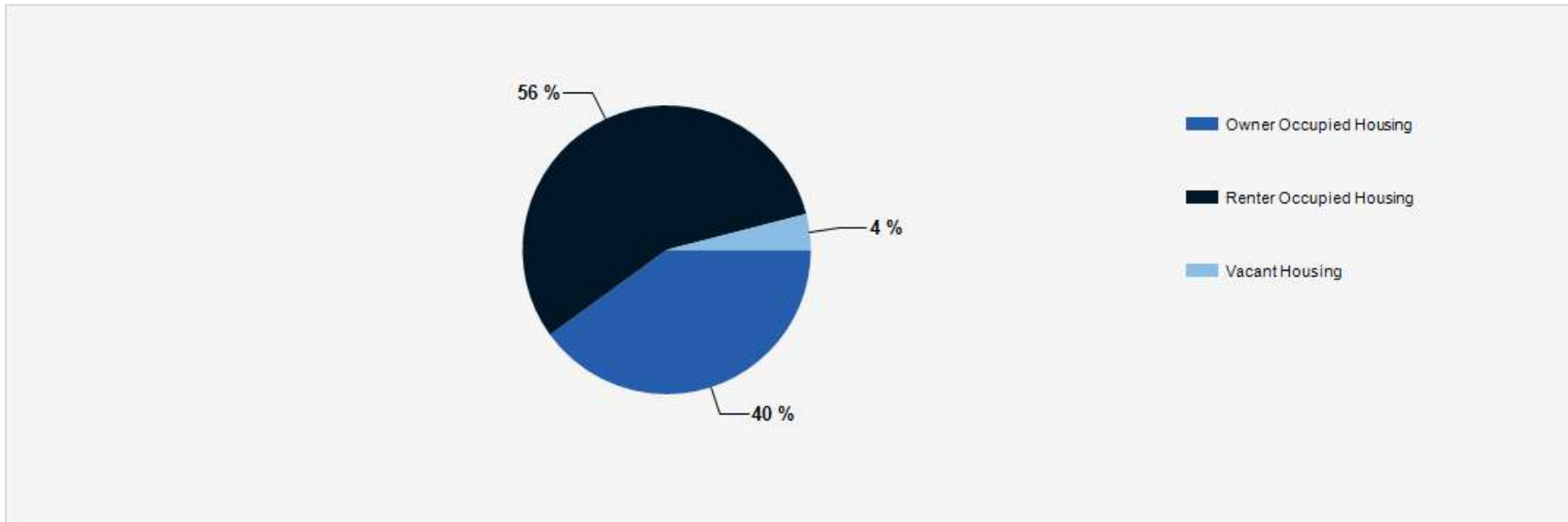
2022 Household Income



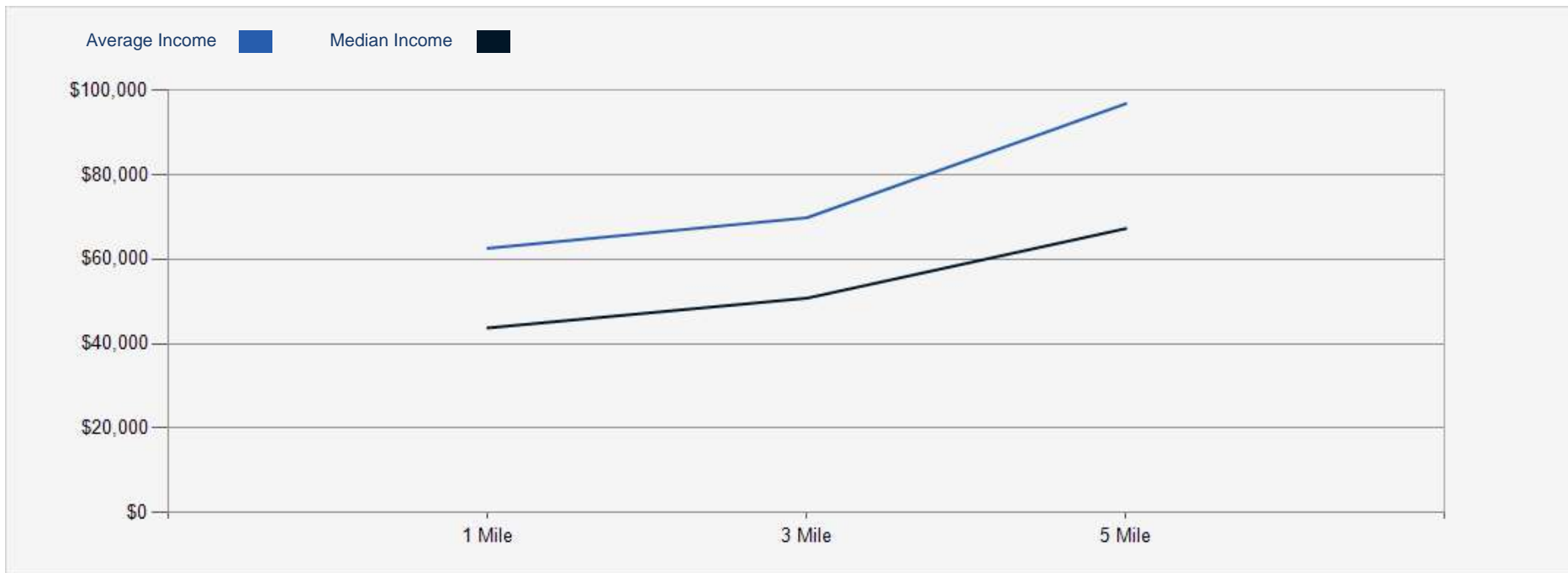
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann 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. 85% 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.

In March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

Multi-Tenant Retail with 2 Acre Lot



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Exclusively Marketed by:



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