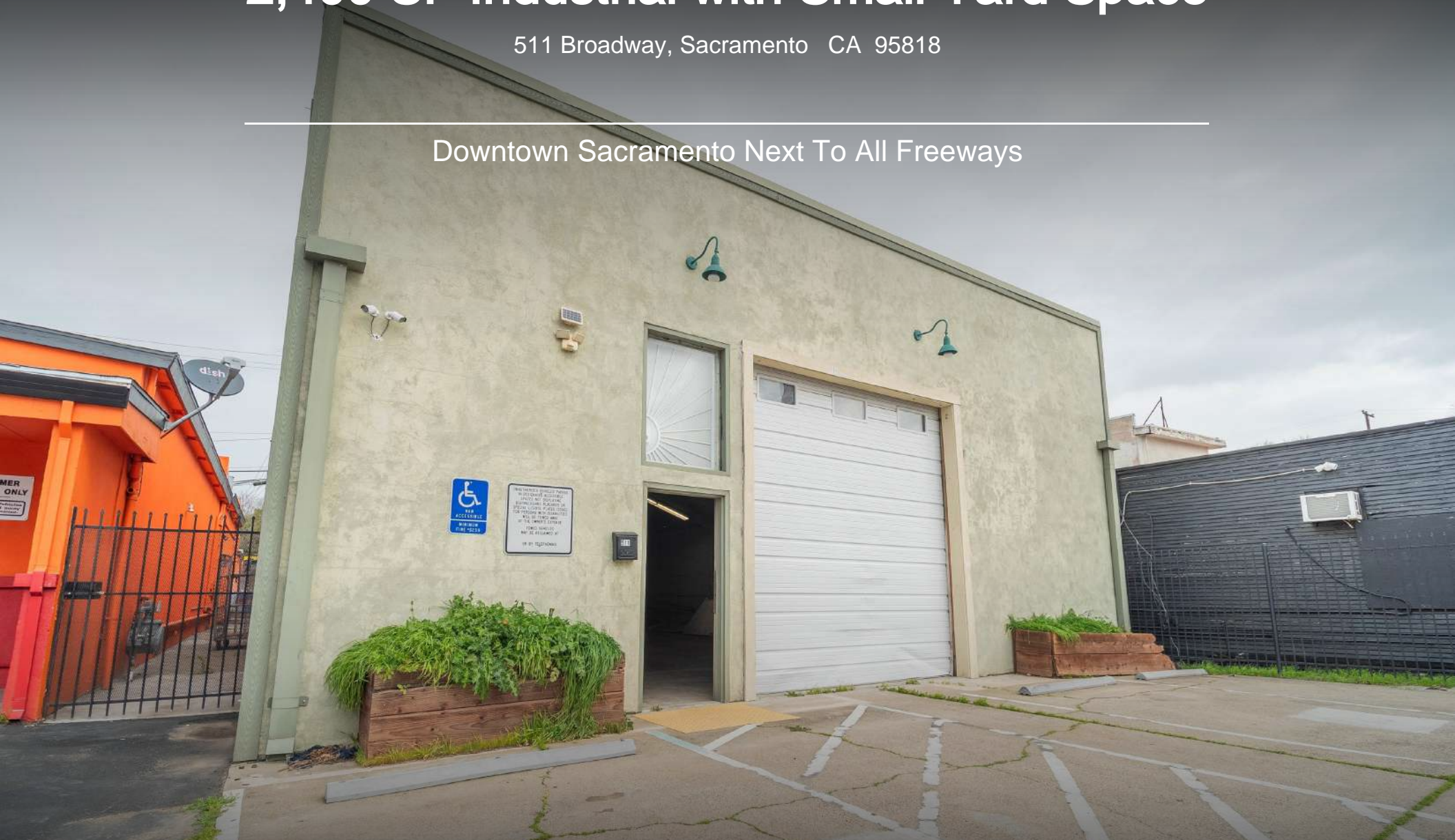


2,400 SF Industrial with Small Yard Space

511 Broadway, Sacramento CA 95818

Downtown Sacramento Next To All Freeways



Prepared By:

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MatrixCRE AI

(415) 982-9496
info@matrixcre.ai



THE SPACE

Location	511 Broadway Sacramento , CA, 95818
County	Sacramento
APN	009-0235-007

HIGHLIGHTS

- \$1.85 PSF MG / On Broadway Off 5th Street
- 2,400 SF Industrial Building
- Small Fenced Yard Space
- Added Brick Storage Outside The Building
- Zoned C-4-SPD
- Has a Cultivation And Distribution CUP But Open To All Uses
- Two Rollup Doors (tandem) One Leading To Broadway And The Other Leading To The Back Yard
- Fantastically Centrally Located Near All Major Freeways I-5 – I-80- 99 and HWY 50
- Call for Details Lu Ann Henderson (916) 798-8559
- Watch The YouTube Video For Visual Walkthrough at MatrixCRE

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PROPERTY DESCRIPTION

BUILDING SF	2,400
LAND AREA	6,400
LAND ACRES	0.147
BUILDING CLASS	Vehicle Oriented - Auto Repair Garage (BFC)



Take an Instant
Walkthrough

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











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.

2,400 SF Industrial with Small Yard Space

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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.

Exclusively Marketed by:



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