

# For Sale - Live / Work Warehouse PRICE IMPROVEMENT

5124 Walnut Ave , Sacramento CA 95841

## OFFERING MEMORANDUM

Approx. 2,000 SF Warehouse / 3 BD/ 2 BA House on 0.52 acres / Possible Auto Use



*Prepared By:*

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## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Locator Map

Regional Map

Aerial Map

Drive Times (Heat Map)

### 03 Property Description

Property Features

Property Images

### 04 Company Profile

Advisor Profile

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01

**Executive Summary**

Investment Summary



## OFFERING SUMMARY

ADDRESS	5124 Walnut Ave Sacramento CA 95841
COUNTY	Sacramento
APN	230-0511-034-0000
MARKET	Sacramento
PROPERTY YARD AREA (AC)	0.52
ZONING	Zoned LC
PROPERTY USE	Warehouse / House
APN	230-0511-034-0000

## FINANCIAL SUMMARY

OFFERING PRICE	\$780,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	22,515	166,364	389,623
2024 Median HH Income	\$63,589	\$75,552	\$79,101
2024 Average HH Income	\$82,448	\$98,411	\$105,671

## Approx. 2,000 SF Warehouse Including an approx. 1,380 SF Newly Rebuilt House

- Discover the potential of this extraordinary commercial mixed-use property on 0.52 acres. Priced at \$780,000.00. Indulge in the luxury of newly rebuilt home with brand new windows, bathrooms, new concrete epoxy floors and a fresh roof. an upgraded 200 amp power panel. Upgraded amenities including a 5-head split system for heating/air, washer/dryer hookups, outdoor hot and cold water, and copper pipes throughout the entire house. Nestled on a vast 0.52-acre private compound, this property is zoned LC, offering a possible live-work setting. Conveniently located near I-80. The price includes three 40ft shipping containers, providing a total of 680 SF of secure storage. Two electric entry gates.

## LU ANN HENDERSON

### SENIOR VICE PRESIDENT

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- The warehouse is currently divided into three separate units, which can be combined to form a single, larger warehouse. The warehouse features three rollup doors, epoxy flooring in some rooms, offering durability and easy maintenance. It has its out restroom with door entrance for both inside and outside. The seller is willing to give you epoxy throughout if requested.
- This is a commercial property with SFR use; however, this needs to be financed for commercial use only. NO residential financing will be allowed per several lenders and appraisers. The due diligence on the requirements has all been done. The lot is 0.52 acres, surrounding buildings are commercial, the zoning is Light Commercial (LC) and the warehouse is approximately 2,000 SF larger than the house. No exceptions. Possible seller financing with a minimum of \$425,000.00 down and credit approval. Call for details, Lu Ann Henderson (916) 798-8559.



## Zoning Uses - Please verify with county of Sacramento

- Alcohol & Food Uses (4)
  - Catering Service
  - Liquor Store
  - Restaurant (Carry-out / Drive-through / Sit-down)
  - Small Wineries / Specialty & Craft Breweries
  - Animal & Pet Services (2)
  - Animal Grooming, Short-Term Boarding
  - Veterinarian Animal Hospital
- Business & Professional Services (4)
  - General Business Service
  - General Financial Institutions
  - Laboratory – Medical, Dental, Optical
  - Office Use, General
- Care & Health Services (4)
  - Adult Day Care Center
  - Ambulance Service
  - Child Day Care Center
  - Veterinarian Animal Hospital
- Community / Civic Uses (7)
  - Art Gallery / Art Studio
  - Community Garden
  - Event Center / Reception Hall
  - Government and Local Agency Buildings and Uses
  - Places of Worship / Religious Institution
  - Private Social Center, Club, or Lodge
  - School, K-12 (Public)
- Personal Services (5)
  - Beauty or Barber Shop / Spa
  - Driving Instruction
  - General Personal Services
  - Massage Establishment
  - Self-Service Laundromat

- Repair Services (2)
  - Auto Repair – Minor
  - General Repair Services

Residential Uses (9)

- Congregate Care Facility
- Dwelling, Multifamily (=10 units)
- Dwelling, Single-family Attached (=10 lots)
- Dwelling, Single-family Attached (>10 lots)
- Family Day Care Home
- Low Barrier Navigation Center
- Residential Care Home (=6 residents)
- Residential Care Home (7–20 residents)
- Transitional / Supportive Housing

Retail & Commercial Uses (4)

- Auto Broker
- General Retail Sales (=49,999 sq. ft.)
- General Retail Sales (50,000–350,000 sq. ft.)
- Nursery

Utilities & Infrastructure (7)

- Convenience Recycling Facility
- Eligible Facility WCF
- Hydrogen Fueling Station
- Major Utility
- Minor Utility
- Parking Lot or Garage
- Small Cell WCF (Attached)





## 02

### Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Drive Times (Heat Map)



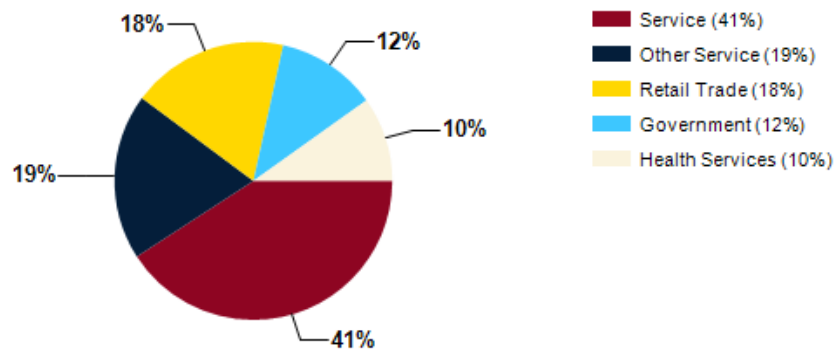
## Madison Ave / Auburn Blvd

- The property is located in the bustling area of North Sacramento, known for its vibrant mix of residential and commercial spaces. Residents enjoy the Conveniently located and varying retail businesses and restaurants including, Verizon, Domino's Pizza, Wells Fargo, GameStop H&R Block, 7-11. and Chipotle. A new Starbucks is currently underway right across the street.

## Freeway Access

- This property is centrally located just a few minutes from the I-80 / Madison Ave exit, AND the Watt Ave, and Capital Freeway entrance. It is also centrally located to catch a few freeways for your convenience.

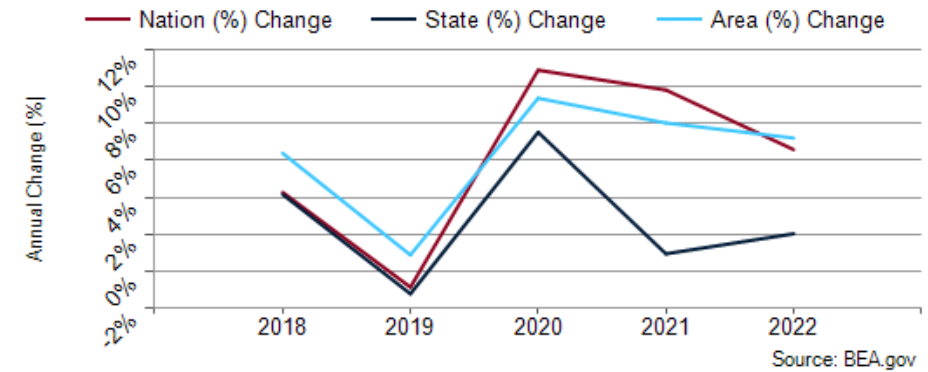
## Major Industries by Employee Count



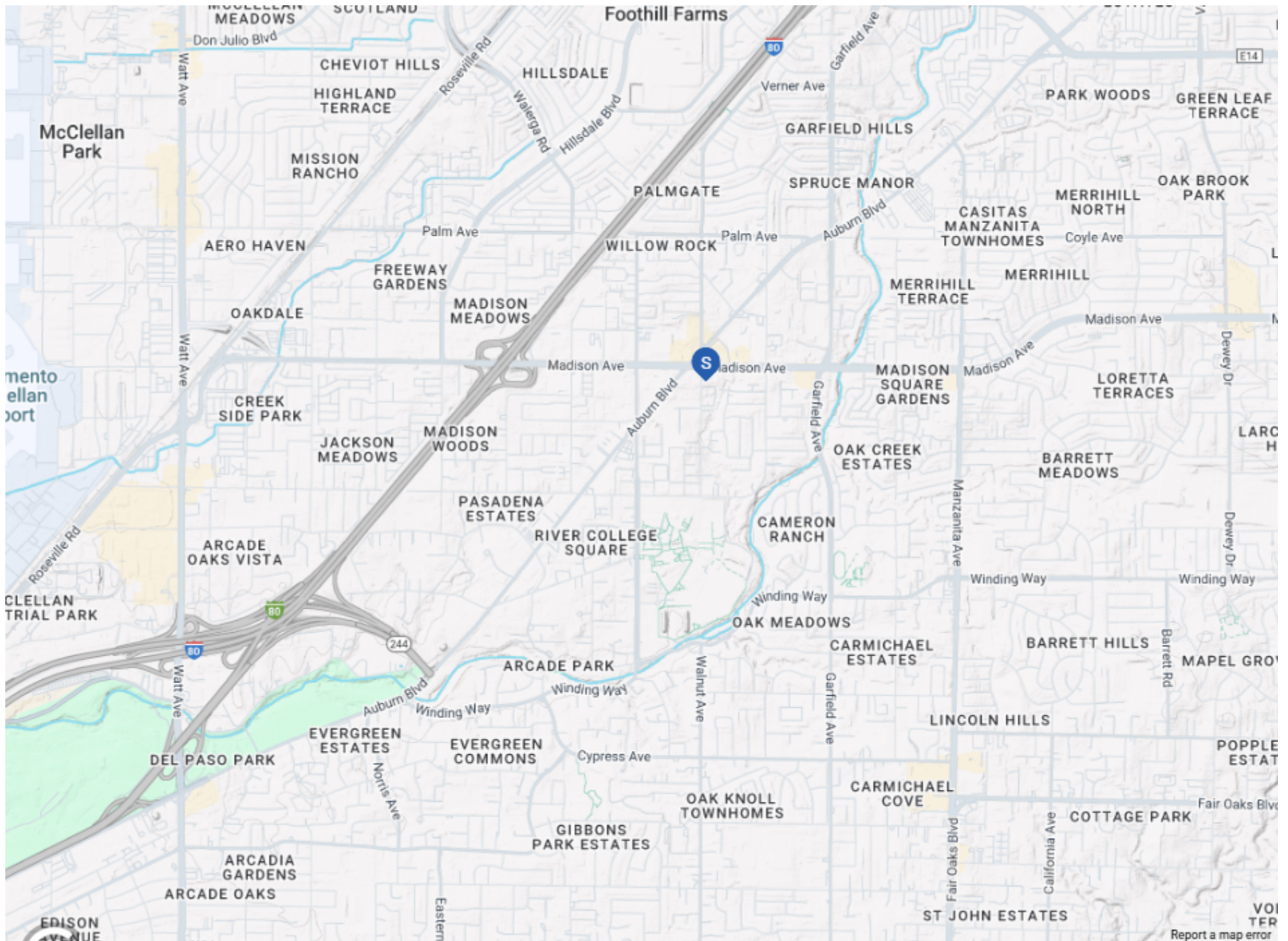
## Largest Employers

State of California	107,876
UC Davis Health	16,075
Sutter Health	53,000
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Dignity Health/Catholic Healthcare West	7,353
Intel	5,000

## Sacramento County GDP Trend



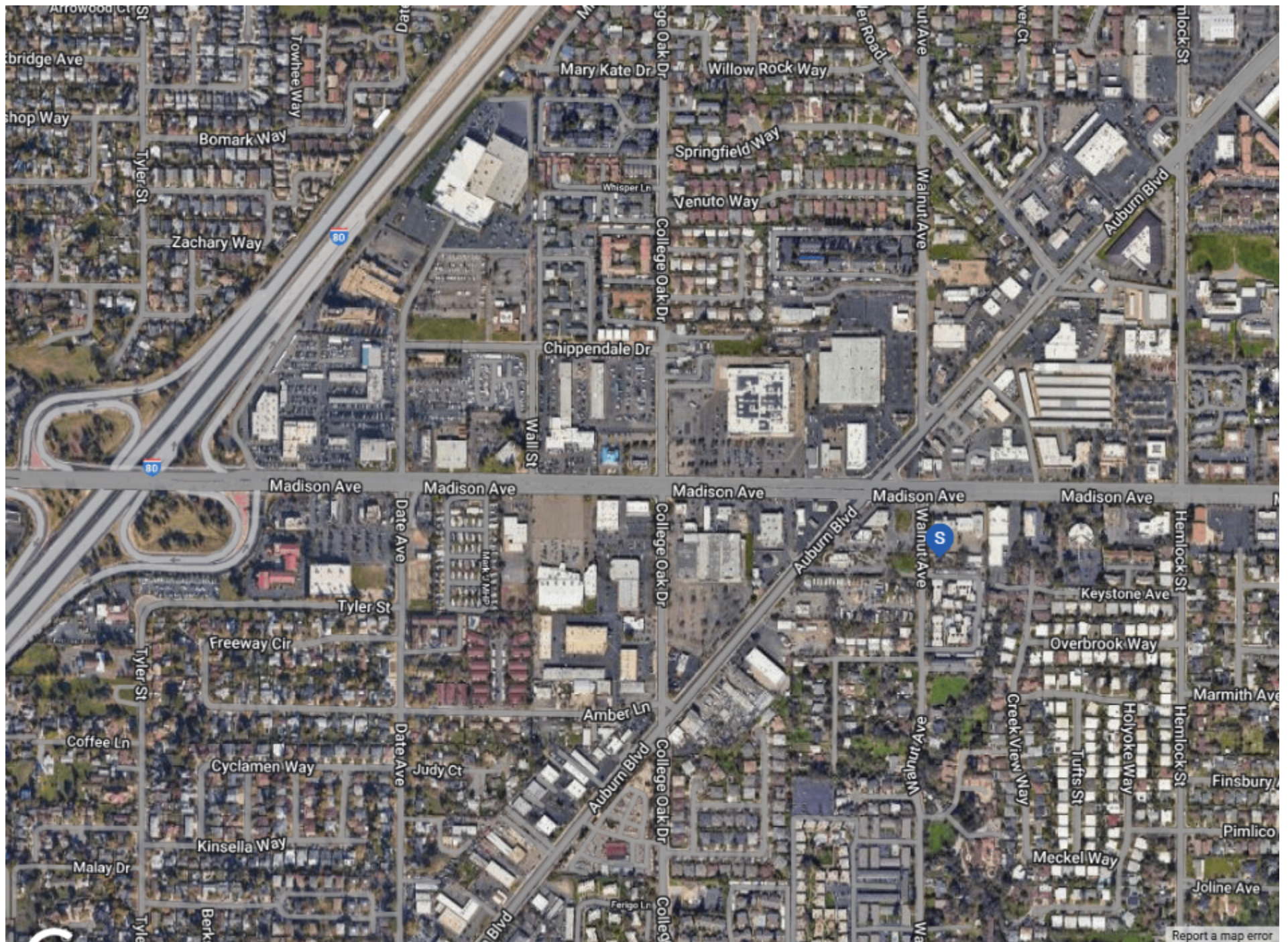




















03

### Property Description

Property Features

Property Images



## PROPERTY FEATURES

NUMBER OF UNITS	2
PROPERTY YARD AREA (AC)	0.52
BUSINESS NAME	Monument signage
ZONING	Zoned LC
PROPERTY USE	Warehouse / House
ENTRY GATES	2 Electric Gates
YEAR BUILT	1981
POWER HOUSE	200 AMP / 220V Single Phase
POWER WAREHOUSE	200 AMP / 220V Single Phase
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
ZONING TYPE	LC
FENCING	Yes Compound
GROUNDS	Park Like Setting
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

## HOUSE - APPROX. 1,380 SF

VACANT AT COE	Yes
BEDROOMS / BATHROOM	3 / 2
UNLIMITED HOT WATER	On Demand Water Heater
WASHER/DRYER	Yes included / Electric
NUMBER OF UNITS	1
NEW COOLING / HEATING	Yes 5-head split system
NEW ROOF / NEW INSULATION	Yes
ALL NEW APPLIANCES	Yes
ALL NEW CABINETS	Yes
WATER	New softener / Purifier
COPPER PLUMBING	All New
WINDOWS	All New Windows
NEW EFIS	Exterior Foam Insulation System

## NEIGHBORING PROPERTIES

NORTH	FED X / Upcoming Starbucks
WEST	Chipotle / Mc Donalds
SOUTH	Apartments
EAST	Commercial Buildings



## WAREHOUSE - APPROX. 2,000 SF

FOUNDATION	Concrete
FRAMING / ROOF	Metal
BATHROOM	1
RV PARKING SURFACE	AMPLE room for several RV's
THREE ROLL UP DOORS	12 x 10 / 2 Man doors
COOLING / HEATING	Three Split Systems
VENTILATION SYSTEMS	Yes / Insulated Building
FLOORING	Epoxy Floors in some areas







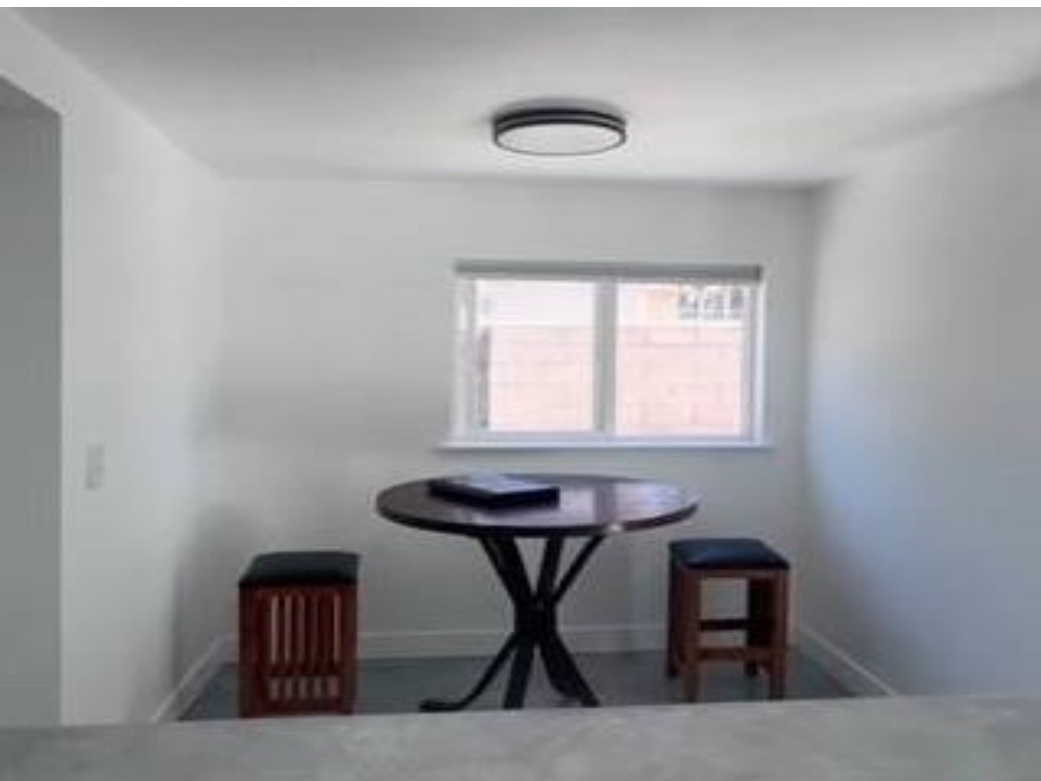




























04

Company Profile

Advisor Profile





Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at [Infor@MatrixCRE.ai](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).



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## 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.

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