

# For Sale / Lease Del Paso Retail

PRICE IMPROVEMENT! SEND ALL OFFERS.



## OFFERING MEMORANDUM

**Lu Ann Henderson**

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700 Darina Ave  
Sacramento, CA 95815



**GQ**North  
real estate

# For Sale / Lease Del Paso Retail

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*Exclusively Marketed by:*



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Brokerage License No.: Dre#:01942200



01 **Executive Summary**  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	700 Darina Ave Sacramento CA 95815
COUNTY	Sacramento
MARKET	Del Paso
SUBMARKET	North Sacramento
BUILDING SF	6,887 SF
LAND ACRES	0.228
LAND SF	9,940 SF
YEAR BUILT	1961
APN	275-0053-003-0000

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## FINANCIAL SUMMARY

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PRICE	Undisclosed Call for Pricing
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	16,643	163,111	390,942
2025 Median HH Income	\$60,965	\$72,119	\$81,039
2025 Average HH Income	\$82,164	\$97,370	\$111,481

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## PROPERTY VIDEO



## Potential

- ✓ Potential: This property presents exceptional opportunities thanks to its strategic location near Del Paso Blvd and El Camino, adjacent to Grocery Outlet. The spacious, open layout with high ceilings makes it ideal for a showroom, warehouse storage, or various commercial uses. Its proximity to the Roberts Family Development Center, Teen Center, and Sacramento Community Clinic further enhances its visibility and accessibility. This site can be transformed into a fully compliant, code-compliant destination, including ADA-compliant restrooms, fire and life-safety upgrades, acoustic enhancements, and installation.

Situated in North Sacramento, the property has a prime location along Del Paso Boulevard, the city's oldest commercial corridor and the historic heart of the former City of North Sacramento. The neighborhood, established initially as a streetcar suburb, retains its traditional grid layout and urban charm as it transforms into a vibrant mixed-use community.

- ✓ LEASING -Open to Leasing; however, there is quite a bit of work to be done in the building. Bring your contractors, build the estimate for tenant improvements, and let's come up with a plan that fits your needs! The seller is currently working on demolishing and removing the rear fire-damaged portion of the building. Sellers are motivated and open to negotiation. All reasonable offers will be considered.

## Current Property Condition

- ✓ Del Paso Retail at 700 Darina Ave, Sacramento, offers significant potential for a range of commercial uses.
  - Location & Visibility - Near Del Paso Blvd and El Camino, next to Grocery Outlet. Close to Roberts Family Development Center, Teen Center, and Community Clinic.
  - Property Features - Spacious, open layout with high ceilings, and even has a second story in some areas.
  - C-2 zoning; potential for a conditional use permit (CUP) for entertainment and alcohol service.
  - Current Condition - Rear fire-damaged portion being demolished by seller. Property requires work; seller is flexible and motivated, open to negotiation. I encourage you to bring contractors to estimate improvements. ADA-compliant restrooms and fire/life safety upgrades are possible.
  - Neighborhood & Redevelopment - Situated in a revitalizing area with historic roots, now evolving into a vibrant mixed-use community.



## 02 Location

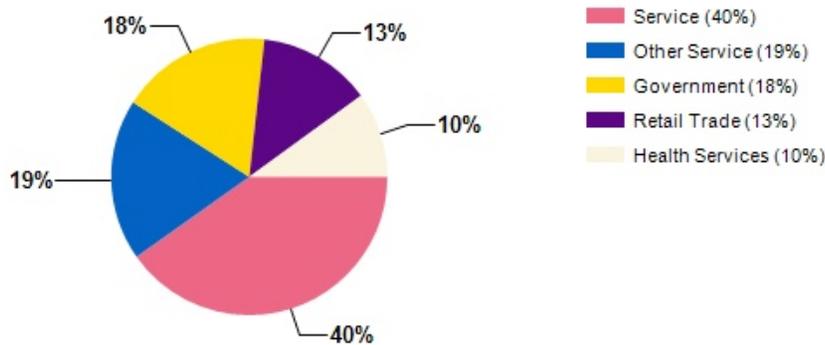
- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts



## Location

- ✓ • 700 Darina Ave is situated in the Old North Sacramento area, a historically rich and evolving neighborhood. The property benefits from its proximity to major transportation routes, including Del Paso Boulevard, providing convenient access to Interstate 80 and Interstate 5. This strategic location ensures excellent connectivity for both employees and customers. The surrounding area is experiencing revitalization, with new developments and businesses enhancing the local economy. Nearby amenities include retail centers, dining establishments, and public services, contributing to a vibrant community atmosphere.
- ✓ Proximity to freeways and public buses. Residents of Old North Sacramento have access to the Capital City and the North Sacramento Freeways, and Interstate 5 is about 4 miles west. Arden Way and Del Paso Boulevard are two of the neighborhood's main thoroughfares; the latter leads 4 miles southwest to downtown Sacramento. Sacramento Regional Transit buses carry passengers throughout the neighborhood, and light rail stops are nearby. Many residential streets and main arteries have dedicated bike lanes. Kaiser Permanente Sacramento Medical Center is just east of the neighborhood, while Sacramento International Airport is about 13 miles northwest

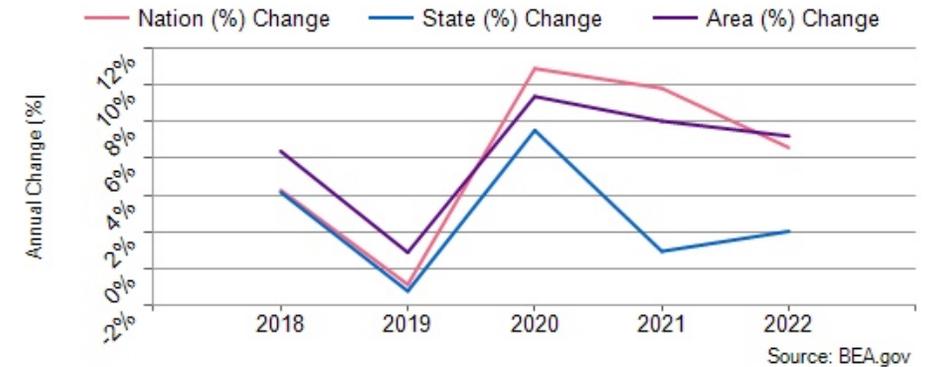
## Major Industries by Employee Count

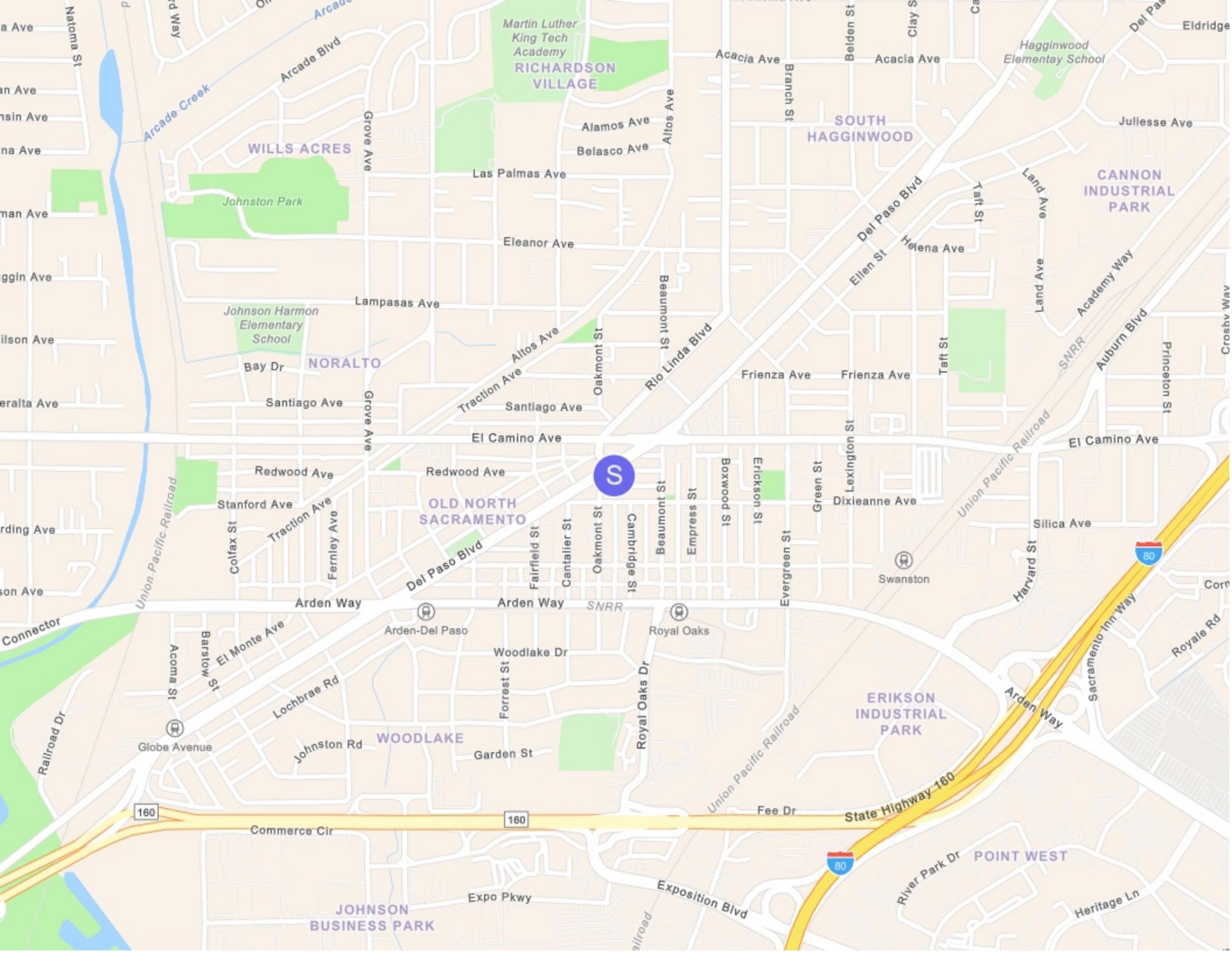


## Largest Employers

State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

## Sacramento County GDP Trend





Martin Luther King Tech Academy  
**RICHARDSON VILLAGE**

**WILLS ACRES**

Johnston Park

**SOUTH HAGGINWOOD**

Hagginwood Elementary School

**CANNON INDUSTRIAL PARK**

Johnson Harmon Elementary School

**NORALTO**

**OLD NORTH SACRAMENTO**



**ERIKSON INDUSTRIAL PARK**

**WOODLAKE**

**POINT WEST**

**JOHNSON BUSINESS PARK**

160

160

80

80

Arcade Creek

Union Pacific Railroad

Union Pacific Railroad

Union Pacific Railroad

SNRR

SNRR

State Highway 160

Sacramento Inn Way

Exposition Blvd

River Park Dr

Heritage Ln

Commerce Cir

Expo Pkwy

Fee Dr

Globe Avenue

Johnston Rd

Garden St

Royal Oaks Dr

Arden Way

El Monte Ave

Lochbrae Rd

Woodlake Dr

Royal Oaks

Silica Ave

Stanford Ave

Traction Ave

Redwood Ave

Oakmont St

Erickson St

Dixieanne Ave

Santiago Ave

Santiago Ave

Frienza Ave

Frienza Ave

Johnson Harmon Elementary School

Lampasas Ave

Eleanor Ave

Rio Linda Blvd

Ellen St

Helena Ave

Johnston Park

Las Palmas Ave

Alamos Ave

Belasco Ave

Acacia Ave

Acacia Ave

Jullesse Ave

Arcade Blvd

Grove Ave

Altos Ave

Branch St

Del Paso Blvd

Taft St

Land Ave

Academy Way

Auburn Blvd

Princeton St

Crosby Way

Natoma St

Wendway

Johnston Park

Man Ave

gglin Ave

ilson Ave

eralta Ave

rding Ave

son Ave

Railroad Dr

160

160

160

Eldridge

Jullesse Ave

**CANNON INDUSTRIAL PARK**

Princeton St

Crosby Way

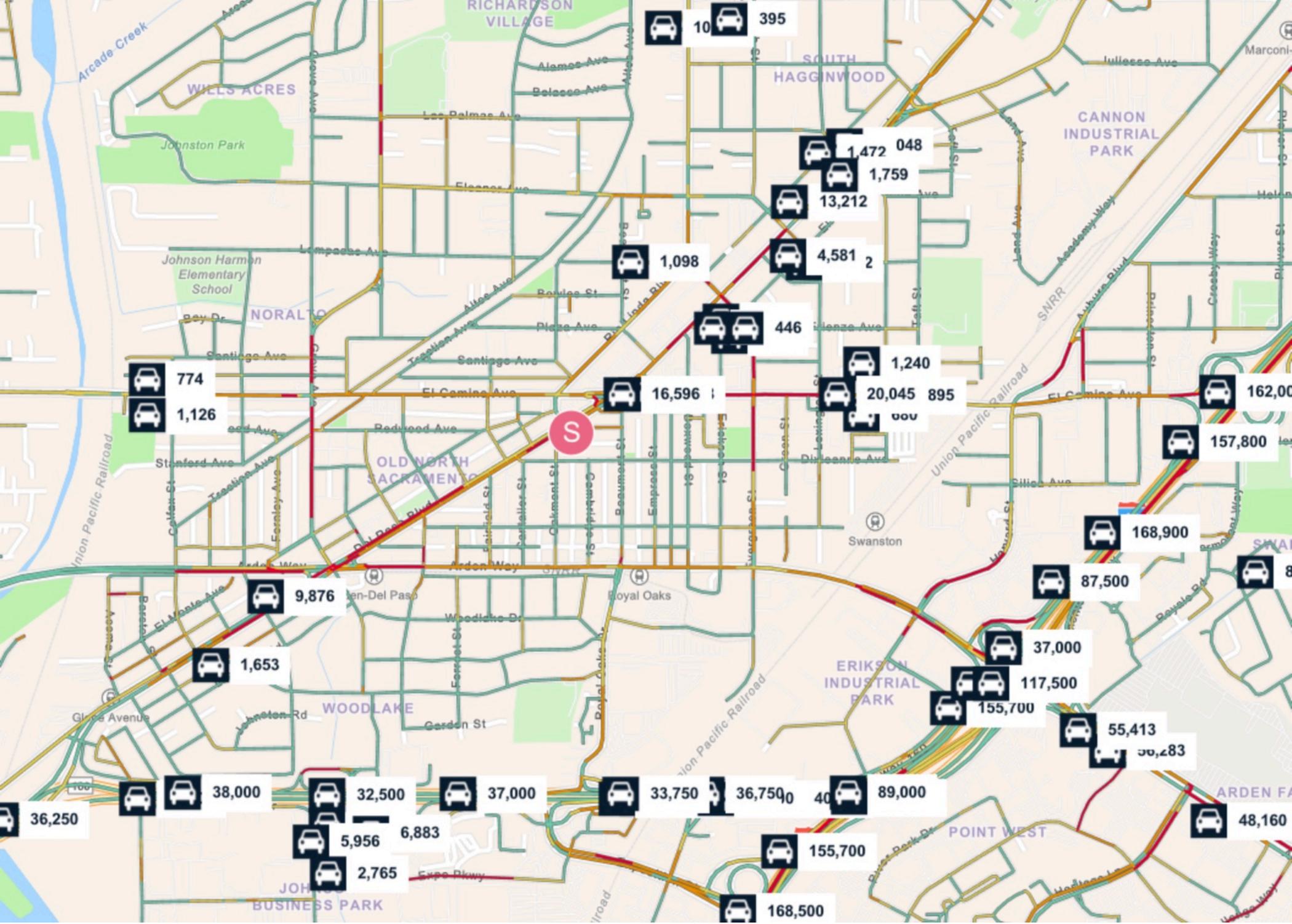
Corn

Royale Rd

Heritage Ln



S





03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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BUILDING SF	6,887
LAND SF	9,940
LAND ACRES	0.228
YEAR BUILT	1961
# OF PARCELS	1
ZONING TYPE	C2-SPD
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
MIXED USE	Yes
STREET FRONTAGE	Yes, Del Paso Blvd
CORNER LOCATION	Yes

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## NEIGHBORING PROPERTIES

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NORTH	Grocery Outlet
SOUTH	Apartment Complex
EAST	Community Clinic
WEST	Best Cleaners

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## MECHANICAL

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HVAC	No
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Needs replacement
LIGHTING	Needs replacement

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Brick and Wood
EXTERIOR	Wood / Brick / Stucco
PARKING SURFACE	Street

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## TENANT INFORMATION

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MAJOR TENANT/S	Vacant for Owner User
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# LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

📞 San Francisco (415) 982-9496

📞 Sacramento (916) 798-8559

✉️ [info@matrixcre.ai](mailto:info@matrixcre.ai)





Vacant Lot Is Not Included



## Other Sacramento Retail / Office Locations

Available For Sale or Lease, Call for Details.  
MatrixCRE.ai for details and videos  
(Call / Text 916-798-8559)

### 2391 Arden Way #218, Sacramento, CA 95825

Office and Approved Residential Building  
Two Story Building Size 10,494 SF

### 4140 - 4150 Manzanita Ave

One Retail Suite Available – Suite 400 sf @ 2,800 SF  
One Drive Thru Kiosk Approx. +/- 200 SF

### 3350 Watt Ave, Sacramento, CA 95821

Two upstairs office suites available  
Suite K: 3,200 SF or split as small as 1,100 SF  
Includes kitchen, private offices, conference room





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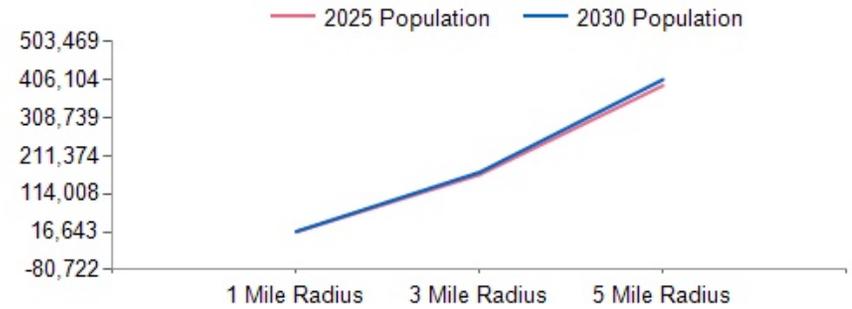
Demographics

General Demographics

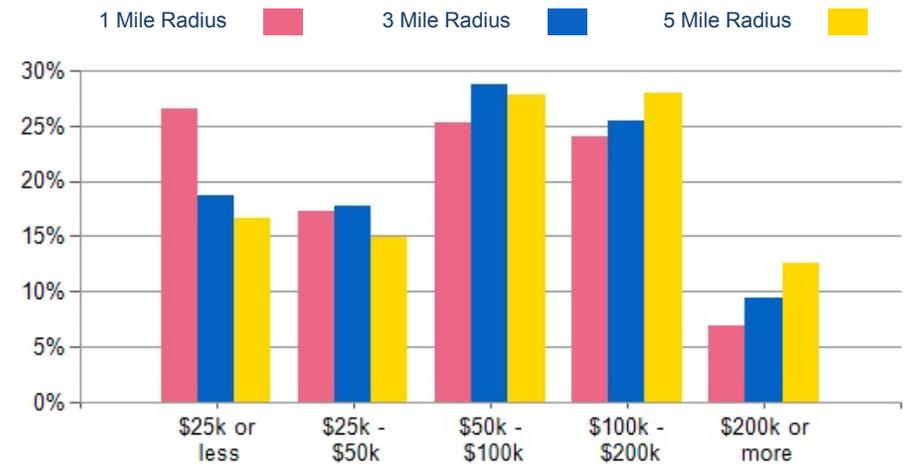
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,622	137,264	301,867
2010 Population	15,026	138,010	325,660
2025 Population	16,643	163,111	390,942
2030 Population	17,540	169,027	406,104
2025 African American	2,279	20,704	44,060
2025 American Indian	385	2,676	5,646
2025 Asian	1,426	20,920	54,080
2025 Hispanic	7,973	57,302	113,357
2025 Other Race	4,795	32,265	58,072
2025 White	4,833	58,778	165,258
2025 Multiracial	2,773	25,577	59,455
2025-2030: Population: Growth Rate	5.30%	3.60%	3.80%

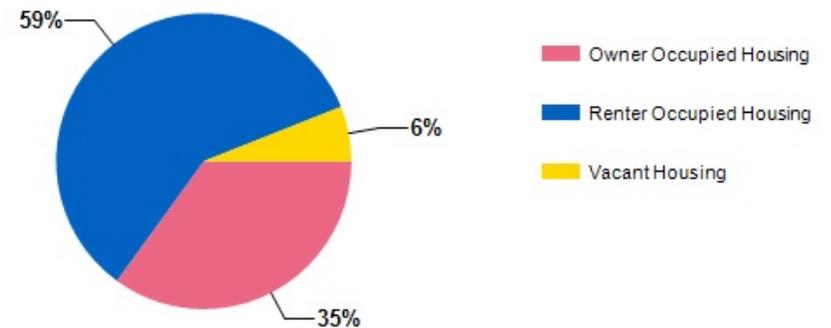
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	987	7,032	16,479
\$15,000-\$24,999	489	4,131	9,072
\$25,000-\$34,999	522	4,341	9,268
\$35,000-\$49,999	439	6,287	13,783
\$50,000-\$74,999	763	9,002	22,198
\$75,000-\$99,999	648	8,266	20,592
\$100,000-\$149,999	897	10,452	27,453
\$150,000-\$199,999	438	4,794	15,643
\$200,000 or greater	384	5,605	19,377
Median HH Income	\$60,965	\$72,119	\$81,039
Average HH Income	\$82,164	\$97,370	\$111,481



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

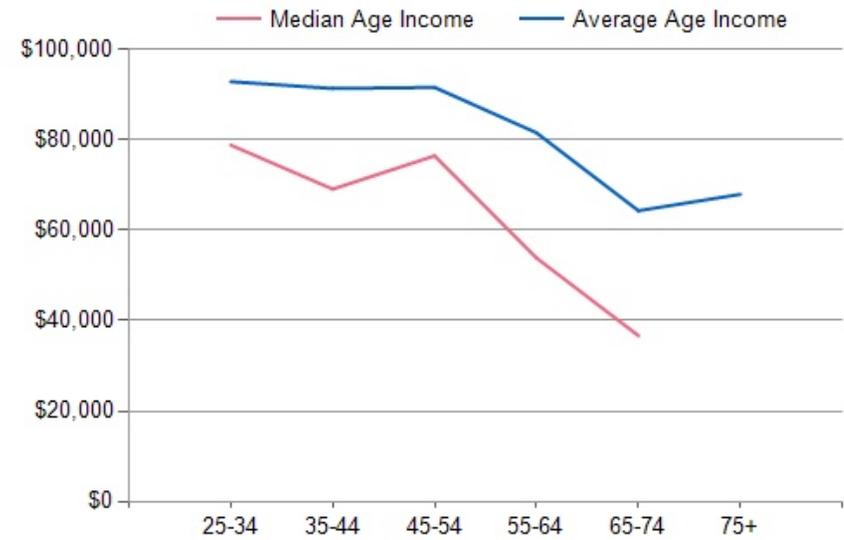
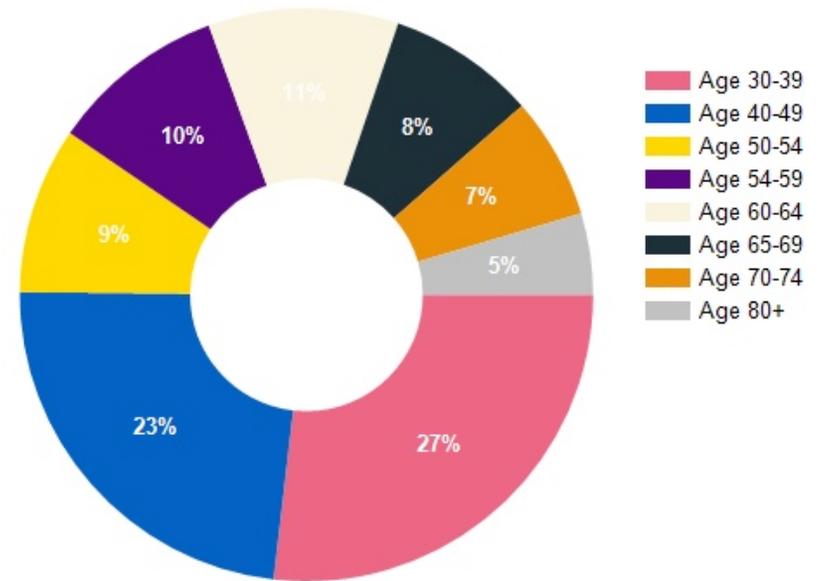


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,260	14,702	35,926
2025 Population Age 35-39	1,250	13,552	32,333
2025 Population Age 40-44	1,175	11,777	28,492
2025 Population Age 45-49	1,006	9,479	22,857
2025 Population Age 50-54	880	8,585	20,953
2025 Population Age 55-59	927	8,447	20,494
2025 Population Age 60-64	1,003	8,270	20,042
2025 Population Age 65-69	781	7,278	18,295
2025 Population Age 70-74	643	6,071	15,380
2025 Population Age 75-79	429	4,190	11,433
2025 Population Age 80-84	215	2,300	6,616
2025 Population Age 85+	168	2,169	6,328
2025 Population Age 18+	12,598	125,440	310,551
2025 Median Age	36	35	36
2030 Median Age	37	36	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,866	\$78,767	\$82,394
Average Household Income 25-34	\$92,886	\$97,833	\$105,624
Median Household Income 35-44	\$69,113	\$84,199	\$99,651
Average Household Income 35-44	\$91,392	\$112,181	\$130,517
Median Household Income 45-54	\$76,489	\$86,792	\$103,368
Average Household Income 45-54	\$91,624	\$116,661	\$137,464
Median Household Income 55-64	\$53,863	\$73,721	\$89,373
Average Household Income 55-64	\$81,566	\$103,014	\$124,299
Median Household Income 65-74	\$36,658	\$51,493	\$62,693
Average Household Income 65-74	\$64,335	\$79,652	\$94,617
Average Household Income 75+	\$67,965	\$66,217	\$74,167

Population By Age



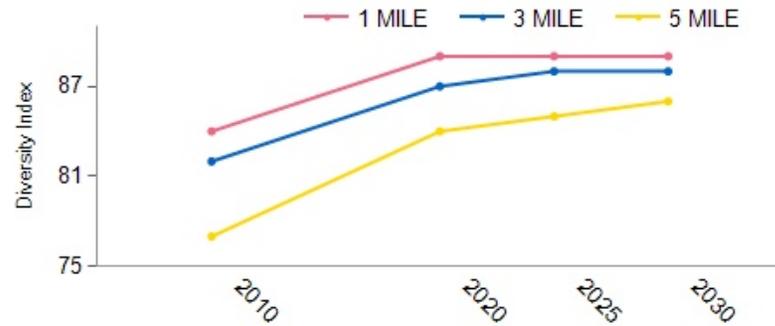
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	88	86
Diversity Index (current year)	89	88	85
Diversity Index (2020)	89	87	84
Diversity Index (2010)	84	82	77

### POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	9%	9%
American Indian	2%	1%	1%
Asian	6%	10%	11%
Hispanic	33%	26%	23%
Multiracial	11%	12%	12%
Other Race	20%	15%	12%
White	20%	27%	33%

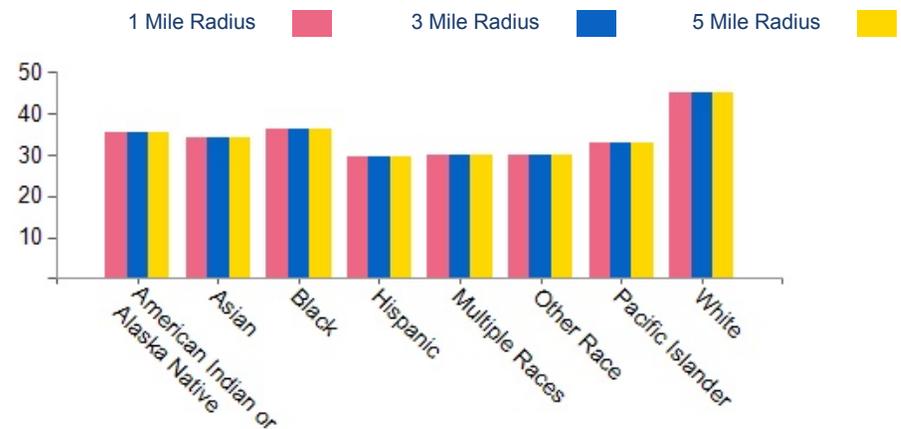
### POPULATION DIVERSITY



### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	37
Median Asian Age	34	32	34
Median Black Age	36	35	35
Median Hispanic Age	30	30	30
Median Multiple Races Age	30	29	30
Median Other Race Age	30	31	31
Median Pacific Islander Age	33	35	34
Median White Age	45	42	42

### 2025 MEDIAN AGE BY RACE





05

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](http://MatrixCRE.ai).



**MatrixCRE.AI**

Beau Philip  
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

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## CONFIDENTIALITY and DISCLAIMER

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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.

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