Zoned LC - 0.21 Acres for $260,000

OPPORTUNITY ZONE - COMMERCIAL LOT



FOR LEASE

2200 Marconi Ave
Sacramento, CA 95821

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126

Beau Philip
GQ North Real Estate
Commercial Real Estate Agent
(415) 982-9496
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02254863

MATRIXCRE.AI

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THE SPACE

Location	2200 Marconi Ave Sacramento, CA 95821
County	Sacramento
APN	266-0233-001-0000
Cross Street	Howe Avenue
Traffic Count	19,066

PROPERTY VIDEO

HIGHLIGHTS

- ✓ LC ZONING | PERMITTED USES
- ✓ Residential: Multifamily and attached single-family housing, family day care, transitional/supportive housing, and residential care homes.
- ✓ Food & Beverage: Restaurants, breweries, wineries, catering services, commissary kitchens, and convenience markets.
- ✓ Retail & Personal Services: General retail, convenience stores, liquor stores, beauty salons, spas, massage, laundromats, and plant nurseries.
- ✓ Office & Business: General offices, business and personal services, patient service laboratories, and vehicle brokers.
- ✓ Automotive & Equipment: Minor vehicle repair, driving schools, equipment rental, vehicle parking facilities, and landscape material sales yards.
- ✓ Community & Institutional: Places of worship, art galleries and studios, schools, tutoring centers, day care centers, social clubs, and community gardens.
- ✓ Animal Services: Daytime animal care services and veterinary hospitals.
- ✓ Specialty Uses: Small wineries and craft breweries, constructed ponds, ambulance services, wireless communication facilities, and convenience recycling facilities.
- ✓ Buyer to confirm zoning and approved uses with the city/ county of Sacramento



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,630	139,547	369,253

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$77,238	$96,467	$115,047

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,317	51,702	143,432

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10018 Fair Oaks Blvd., Fair Oaks, CA 95762

PROPERTY FEATURES

VACANT LAND SF	10,228
LAND ACRES	0.235
UTILITIES	Yes
OPPORTUNITY ZONE	Yes
PAVED LOT	Yes
ZONING TYPE	Lc
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Liquors & Tacos
SOUTH	Residential
EAST	Tobacco shop
WEST	Gas Station



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Sacramento

✓ The property is located in the Arden-Arcade neighborhood of Sacramento, known for its mix of residential and commercial spaces. Arden Fair Mall, a popular shopping destination with over 165 stores and restaurants, is less than a mile away. Nearby amenities include various restaurants such as Mikuni Japanese Restaurant & Sushi Bar and retail stores like Target and Home Depot. The area is frequented by both locals and visitors, creating a vibrant and diverse community.

Bellview Village

✓ Bellview Village is a conveniently located suburban neighborhood in Sacramento, California, approximately 7 miles east of downtown. Known for mid-century ranch-style homes, bungalows, and tree-shaded lawns, the area features median home prices around $415,000. It offers easy access to Interstate 80 and shopping hubs.

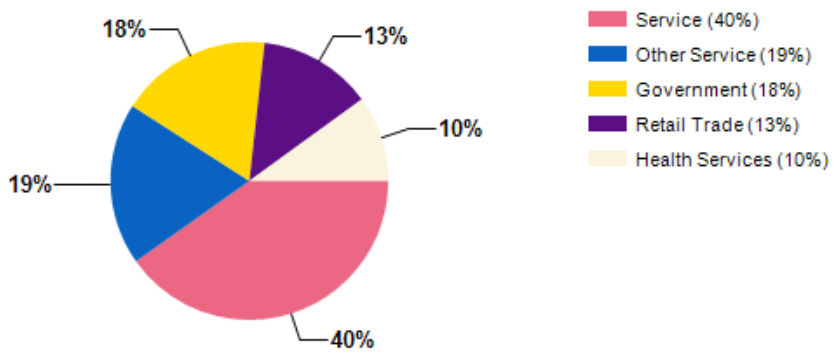
Location/Traffic Count

✓ Marconi Avenue is a major thoroughfare in the area, providing easy access to other parts of Sacramento and major connections such as the Capital City freeway & I-80. Traffic count is approximately 19,000 daily. Traffic on Marconi Avenue and Howe Avenue in the Arden-Arcade/Sacramento area sees an Average Daily Traffic (ADT) count of roughly 25,000 to 40,000 vehicles, depending on the specific segment.

Opportunity Zone

✓ State officials designate a portion of qualified Census Tracts to be Opportunity Zones. Certain investments in Opportunity Zones may be eligible for preferential tax treatment.

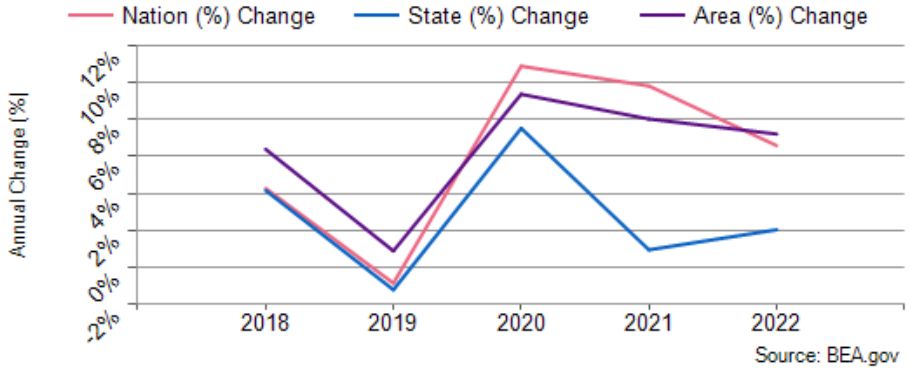
Major Industries by Employee Count



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



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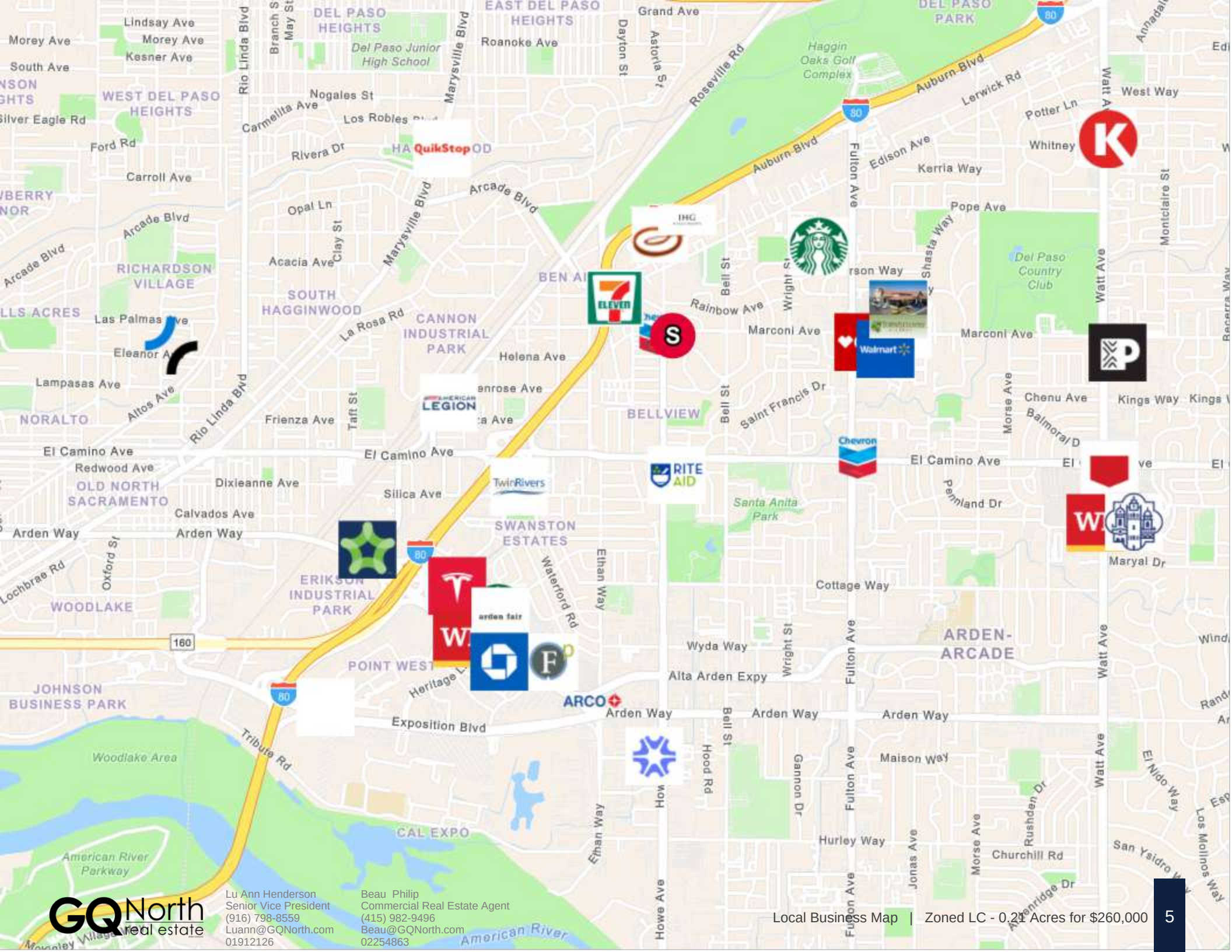

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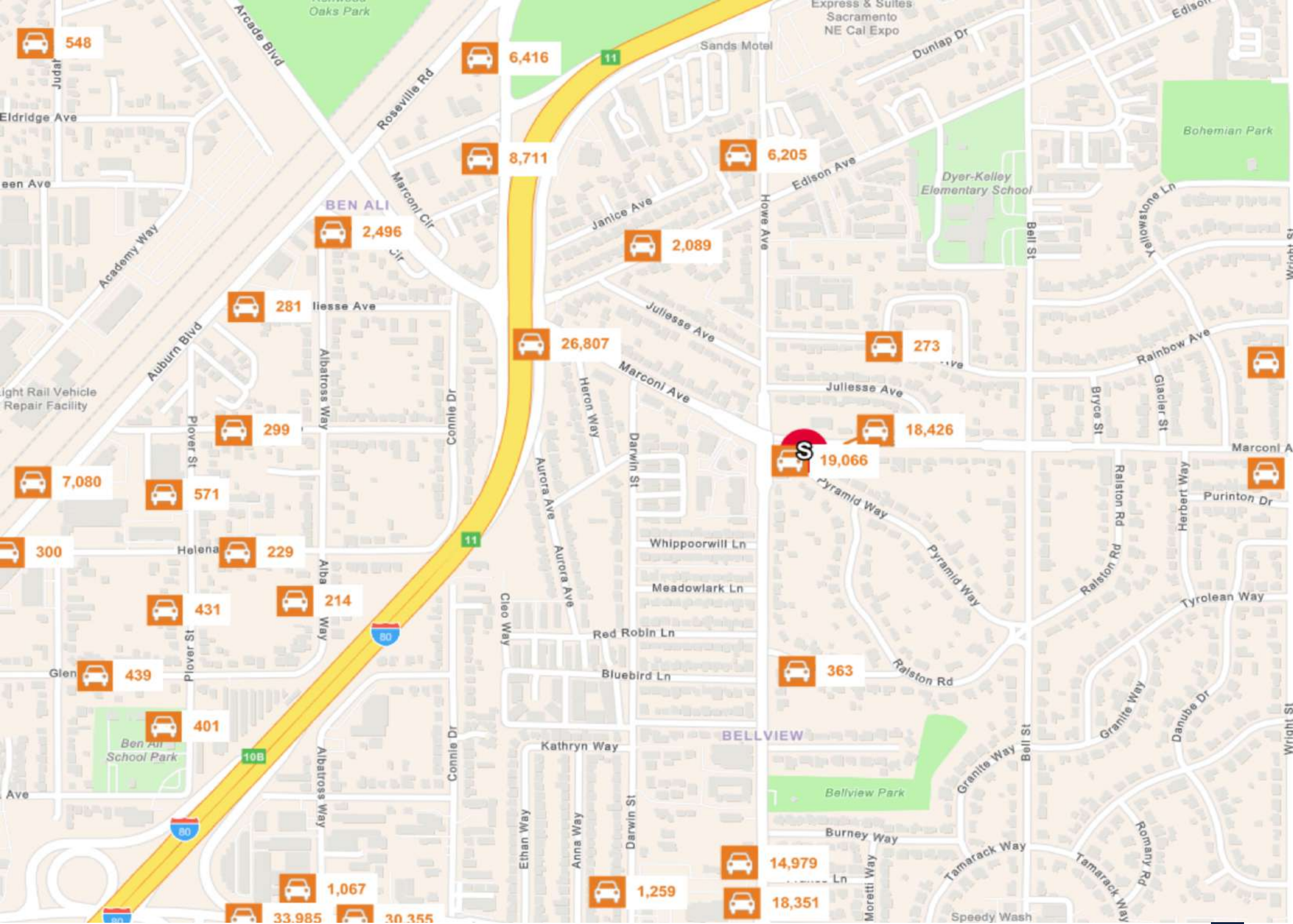
0.4229
Auto Sales
Car dealer
Marconi Ave
Tacos La Nueva I
Estilo Michoacan
Mexican
0.4798
0.34
0.2259
0.22
2229
Howe Ave
Marconi Ave
Marconi Ave
Pyramid Way
Flash Smoke Shop
Tobacco shop
2200
0.2241
2224
0.25
2152
1.07
Latin Flame
Mexican
0.2996
0.4854
Howe Ave
0.27
0.27
Neazi Suit Wholesale
2840
0.2322
0.3512
Pyramid Way
0.9532
Howe Ave
Helm of Sun Valley
Temporarily closed
0.23
0.4854
Ralston Rd
CLI - California
Liberty Insurance
2820
0.32



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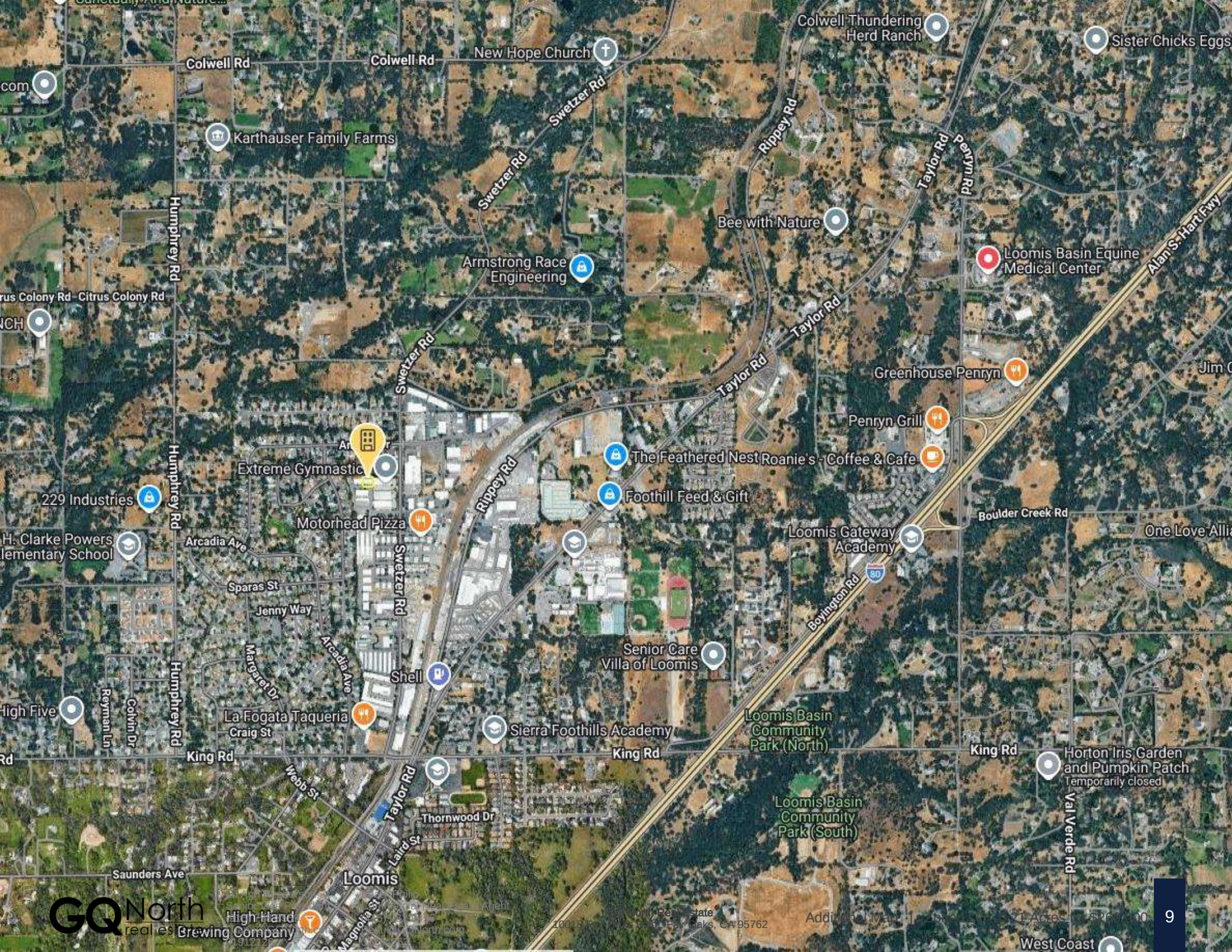
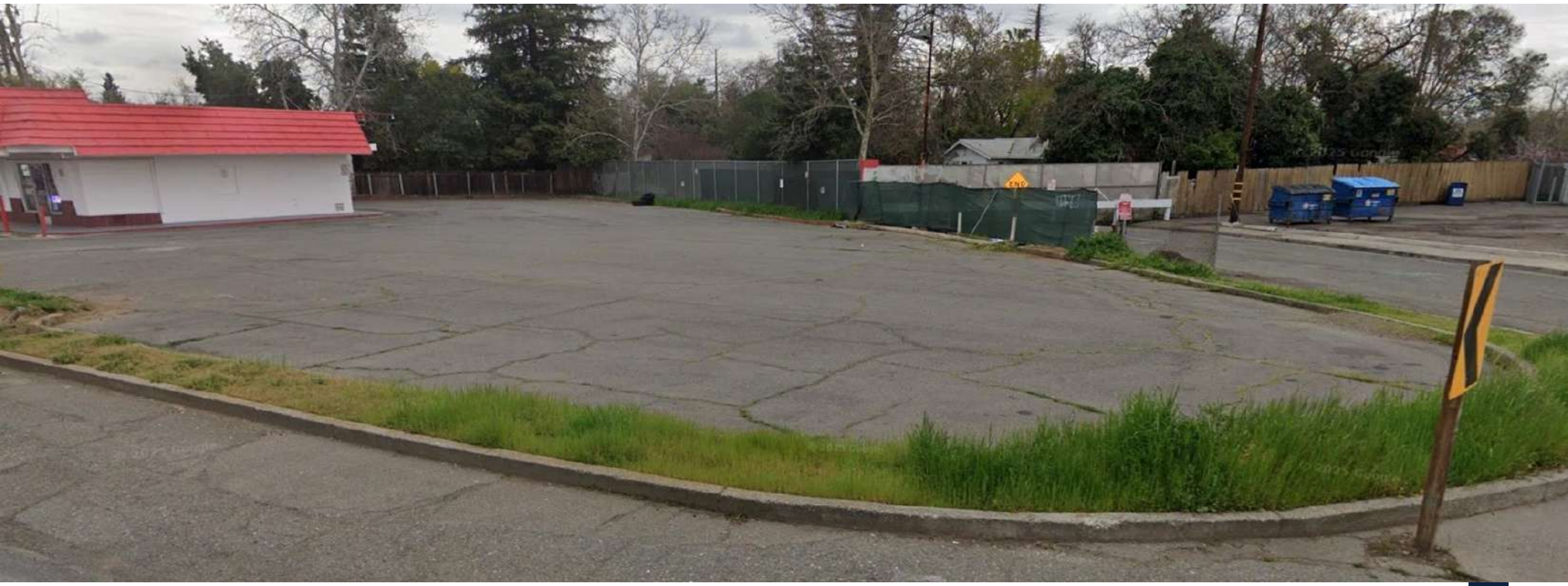
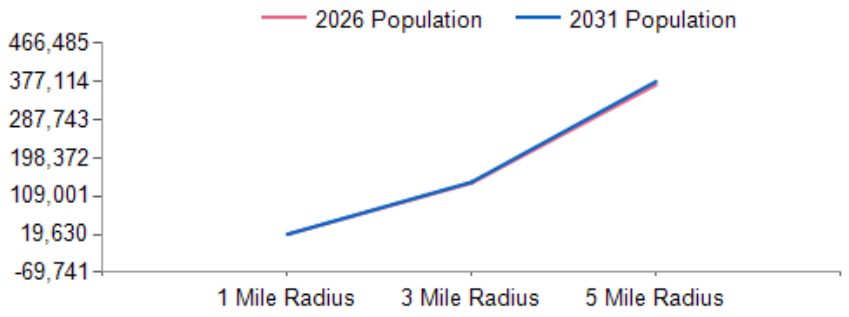

Colwell Thundering Herd Ranch
Sister Chicks Eggs
Colwell Rd
New Hope Church
Swetzer Rd
Rippey Rd
Taylor Rd
Penryn Rd
Karthauser Family Farms
Humphrey Rd
Bee with Nature
Armstrong Race Engineering
Loomis Basin Equine Medical Center
Alan S. Hart Fwy
Greenhouse Penryn
Penryn Grill
The Feathered Nest
Roanie's - Coffee & Cafe
Extreme Gymnastic
Foothill Feed & Gift
229 Industries
Motorhead Pizza
Boulder Creek Rd
Loomis Gateway Academy
Arcadia Ave
Sparas St
Jenny Way
Senior Care Villa of Loomis
Shell
La Fogata Taqueria
Craig St
Sierra Foothills Academy
Loomis Basin Community Park (North)
King Rd
Horton Iris Garden and Pumpkin Patch
Temporarily closed
Loomis Basin Community Park (South)
Webb St
Thornwood Dr
Laird St
Saunders Ave
Loomis
High Hand Brewing Company
Boyington Rd
Valverde Rd
West Coast



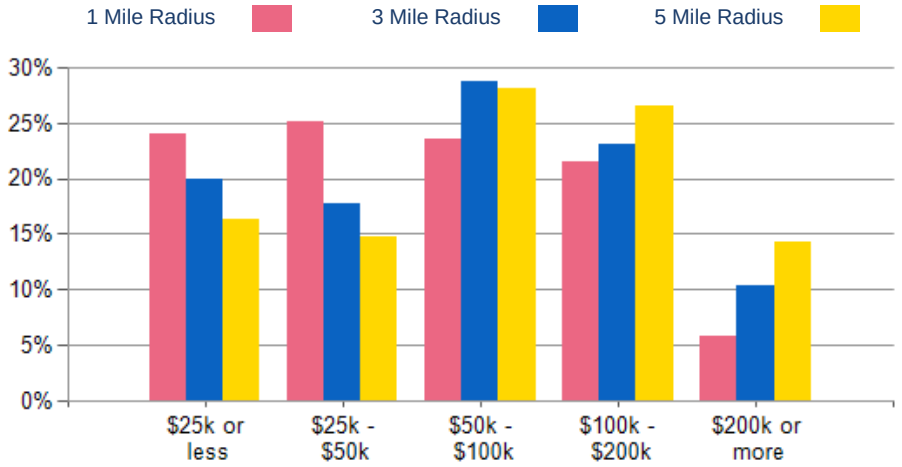


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,863	121,090	319,784
2010 Population	16,037	119,635	318,980
2026 Population	19,630	139,547	369,253
2031 Population	19,945	141,994	377,114
2026 African American	2,168	16,839	37,438
2026 American Indian	276	1,951	4,599
2026 Asian	2,926	19,246	42,341
2026 Hispanic	6,068	42,447	101,647
2026 Other Race	3,428	23,577	52,985
2026 White	7,230	54,448	171,555
2026 Multiracial	3,420	21,746	56,603
2026-2031: Population: Growth Rate	1.60%	1.75%	2.10%

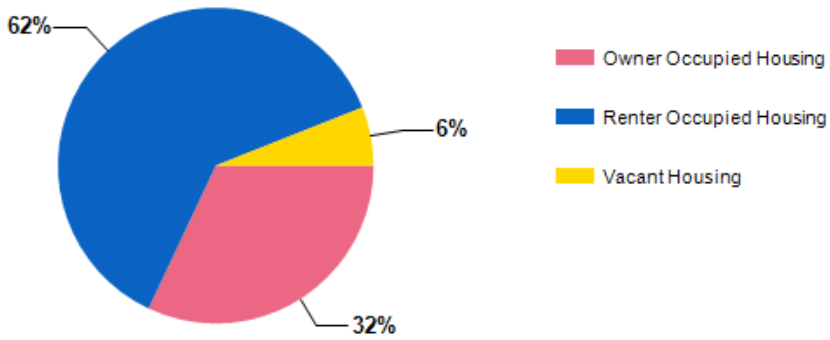
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,045	6,195	14,400
$15,000-$24,999	711	4,146	8,999
$25,000-$34,999	741	3,605	7,564
$35,000-$49,999	1,100	5,582	13,525
$50,000-$74,999	1,107	8,756	22,411
$75,000-$99,999	614	6,117	17,915
$100,000-$149,999	1,119	8,238	25,066
$150,000-$199,999	455	3,708	13,150
$200,000 or greater	424	5,354	20,403
Median HH Income	$51,069	$66,708	$80,450
Average HH Income	$77,238	$96,467	$115,047



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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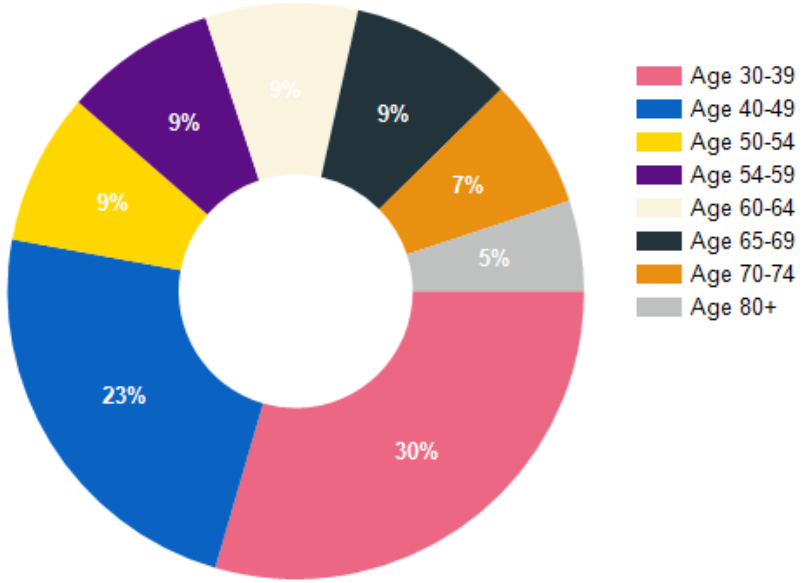
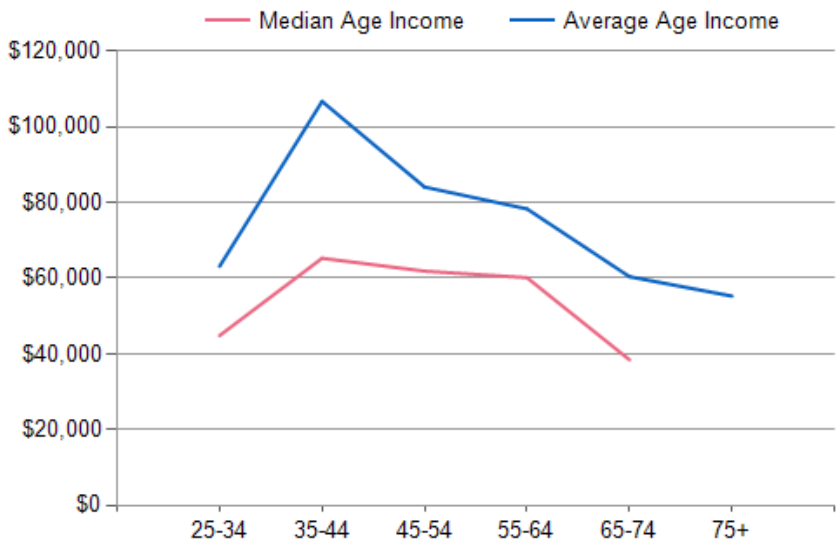
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,525	11,239	30,347
2026 Population Age 35-39	1,631	10,918	28,457
2026 Population Age 40-44	1,376	9,557	25,671
2026 Population Age 45-49	1,124	8,183	21,288
2026 Population Age 50-54	912	6,764	19,077
2026 Population Age 55-59	911	6,809	18,959
2026 Population Age 60-64	915	7,092	19,414
2026 Population Age 65-69	979	6,743	18,330
2026 Population Age 70-74	779	5,649	15,741
2026 Population Age 75-79	544	4,165	12,311
2026 Population Age 80-84	268	2,428	7,378
2026 Population Age 85+	249	2,358	7,720
2026 Population Age 18+	14,027	105,174	288,882
2026 Median Age	35	35	37
2031 Median Age	35	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$44,814	$66,553	$78,823
Average Household Income 25-34	$63,120	$81,205	$100,956
Median Household Income 35-44	$65,254	$80,240	$96,110
Average Household Income 35-44	$106,720	$116,106	$131,659
Median Household Income 45-54	$61,862	$76,957	$101,826
Average Household Income 45-54	$84,086	$111,968	$139,613
Median Household Income 55-64	$60,128	$75,341	$91,152
Average Household Income 55-64	$78,291	$105,707	$125,524
Median Household Income 65-74	$38,424	$55,574	$70,589
Average Household Income 65-74	$60,389	$86,262	$106,165
Average Household Income 75+	$55,261	$77,816	$98,555

Population By Age





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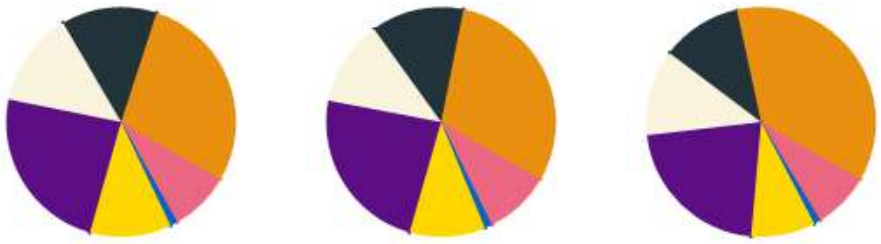
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	87	84
Diversity Index (current year)	87	86	83
Diversity Index (2020)	86	85	82
Diversity Index (2010)	79	78	73

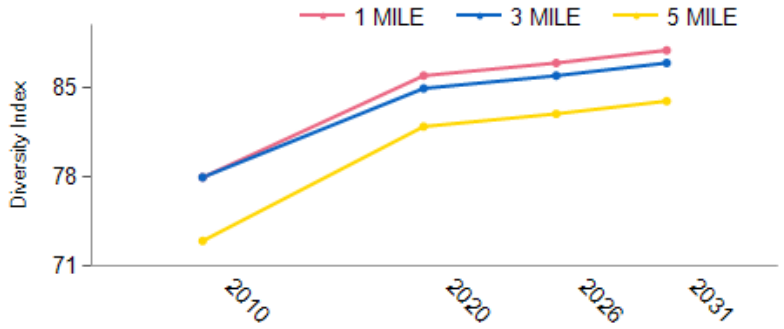
POPULATION BY RACE



1 MILE 3 MILE 5 MILE

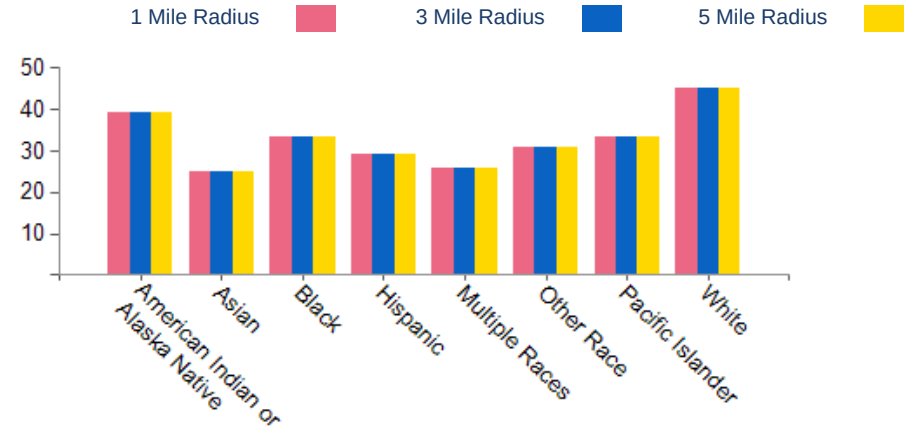
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	9%	8%
American Indian	1%	1%	1%
Asian	11%	11%	9%
Hispanic	24%	24%	22%
Multiracial	13%	12%	12%
Other Race	13%	13%	11%
White	28%	30%	37%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	37	37
Median Asian Age	25	30	33
Median Black Age	33	34	34
Median Hispanic Age	29	29	29
Median Multiple Races Age	26	28	29
Median Other Race Age	31	30	31
Median Pacific Islander Age	33	34	35
Median White Age	45	45	44

2026 MEDIAN AGE BY RACE



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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 and visit the website at 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.

Zoned LC - 0.21 Acres for $260,000

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 tenants, 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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