



GQNorth
real estate

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



ZONED LC - 0.21 ACRES FOR \$260,000

OPPORTUNITY ZONE - COMMERCIAL LOT
2200 MARCONI AVE, SACRAMENTO CA 95821

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

- ✓ 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.
- ✓ The intersection of Marconi Avenue and Howe Avenue in Arden-Arcade is a highly trafficked, signalized hub. It is anchored by strong daily commuter routes with direct access to Business 80, placing residents minutes from both downtown Sacramento and major shopping corridors like Town & Country Village.

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

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

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



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.

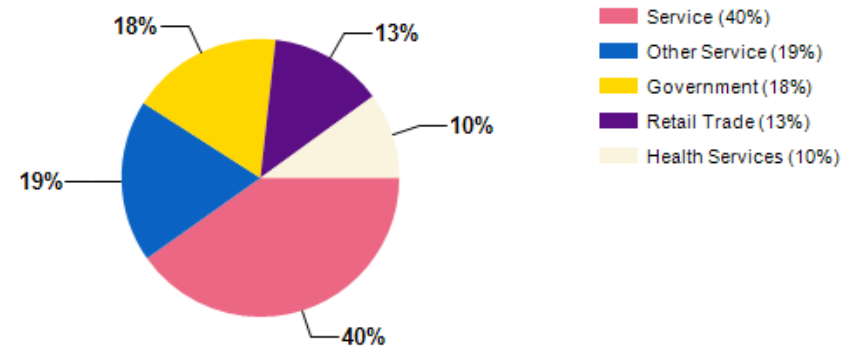
Location/Traffic Count

- ✓ 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.

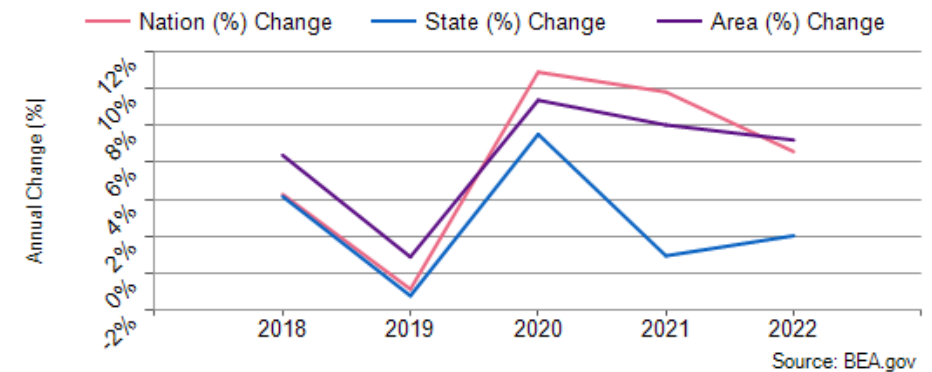
Major Industries by Employee Count

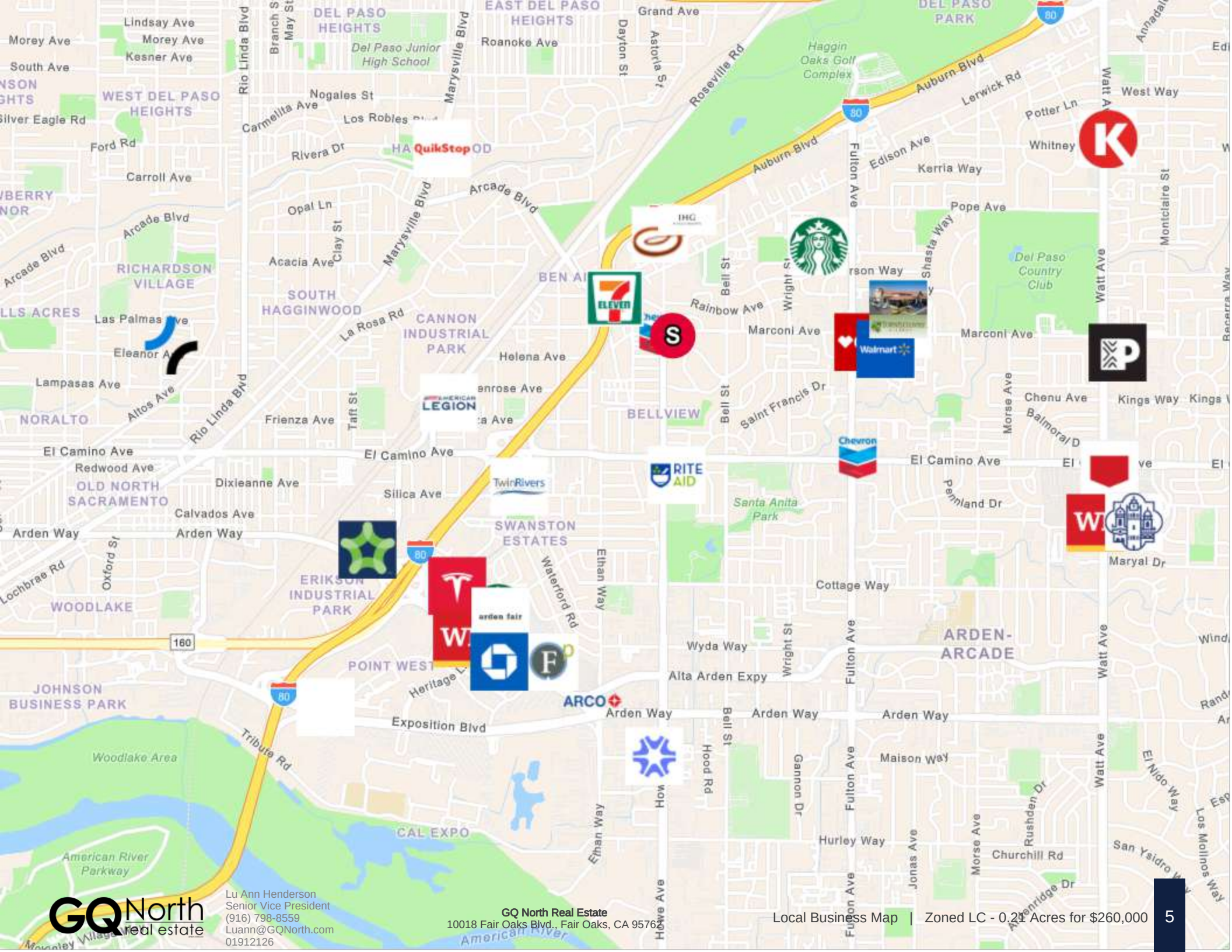


Largest Employers

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







0.4229
Auto Sales
Car dealer

Tacos La Nueva
Estilo Michoacan
Mexican

Flash Smoke Shop
Tobacco shop

Latin Flame
Mexican

Neazi Suit Wholesale

Helm of Sun Valley
Temporarily closed

CLI - California
Liberty Insurance

GQ North
real estate

John Henderson
Senior Vice President
950-559-1234
john.henderson@north.ca

John Henderson Real Estate
1001 Fair Oaks Blvd, Fair Oaks, CA 95625
950-559-1234

Area View of Property: 0.21 Acres for \$260,000

(18)

100'

ST.

Bk. 266

BELL

AVE.

MARCONI

AVE. T

HOWE

PYRAMID

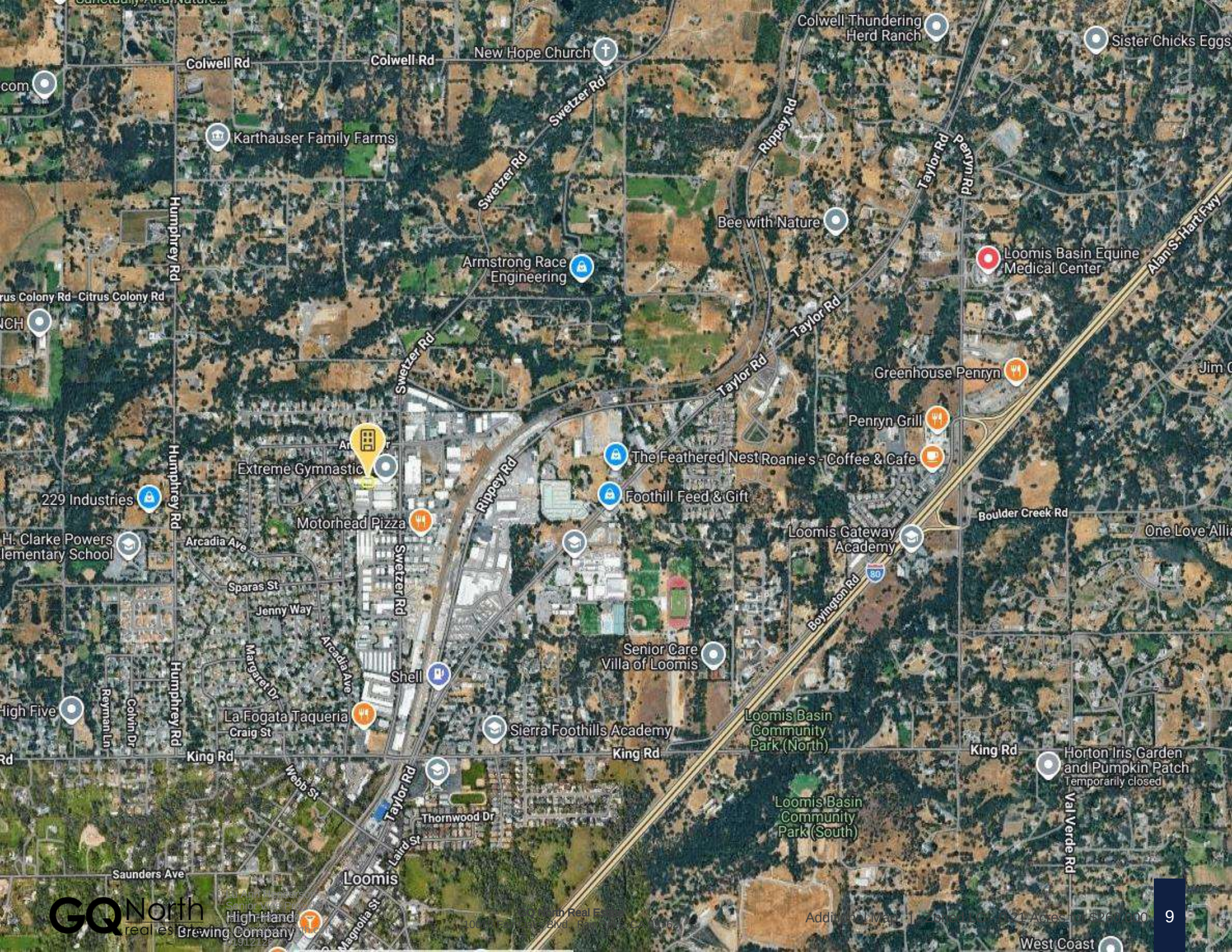
RD.

RALSTON

WAY

233

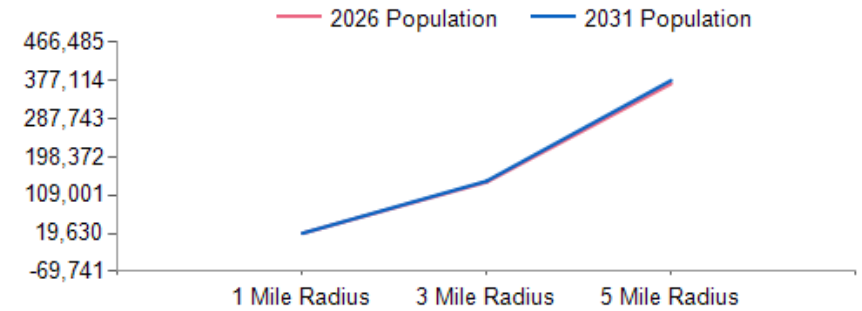
232



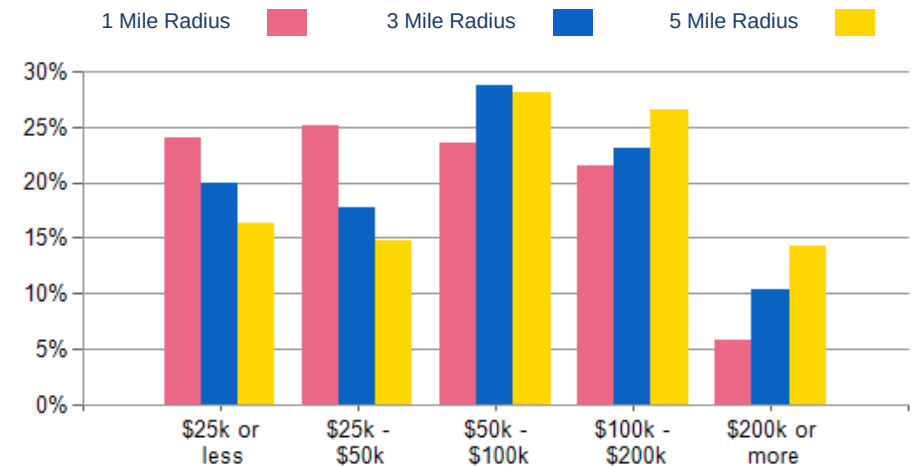


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,863	121,090	319,784
2010 Population	16,037	119,635	318,980
2026 Population	19,630	139,547	369,253
2031 Population	19,945	141,994	377,114
2026 African American	2,168	16,839	37,438
2026 American Indian	276	1,951	4,599
2026 Asian	2,926	19,246	42,341
2026 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%

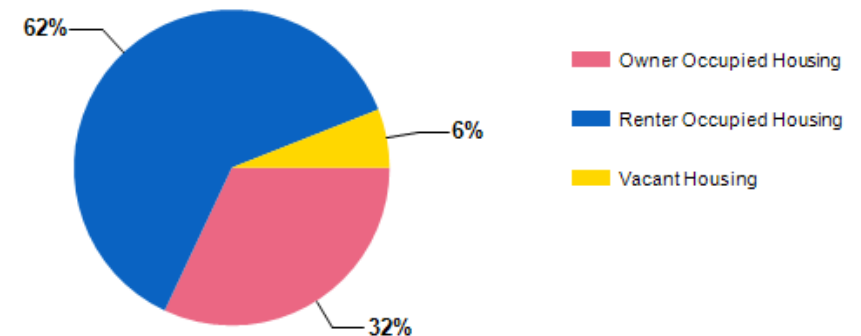
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,045	6,195	14,400
\$15,000-\$24,999	711	4,146	8,999
\$25,000-\$34,999	741	3,605	7,564
\$35,000-\$49,999	1,100	5,582	13,525
\$50,000-\$74,999	1,107	8,756	22,411
\$75,000-\$99,999	614	6,117	17,915
\$100,000-\$149,999	1,119	8,238	25,066
\$150,000-\$199,999	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

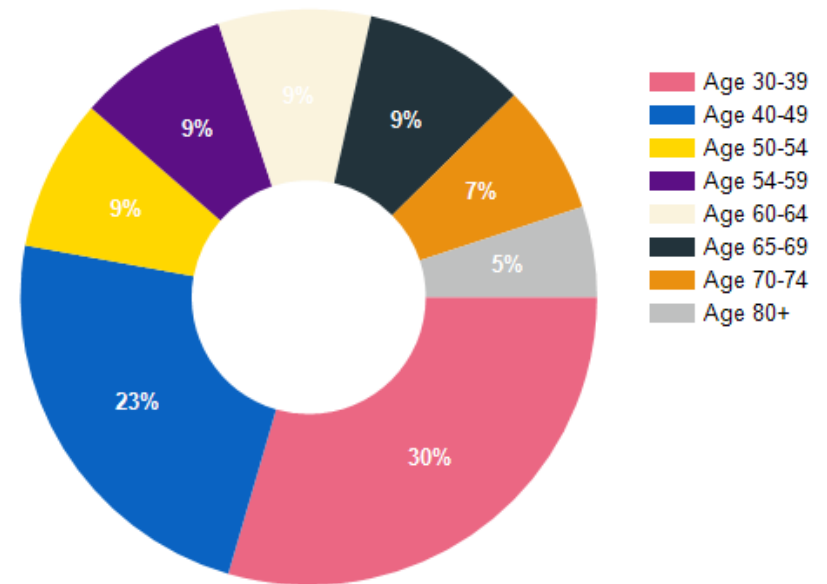
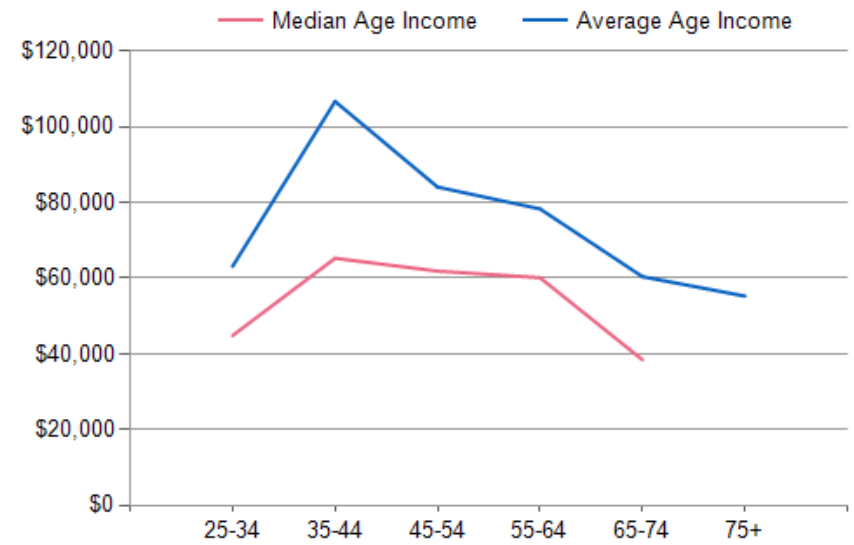


Source: esri

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



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

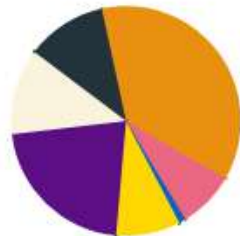
POPULATION BY RACE



1 MILE



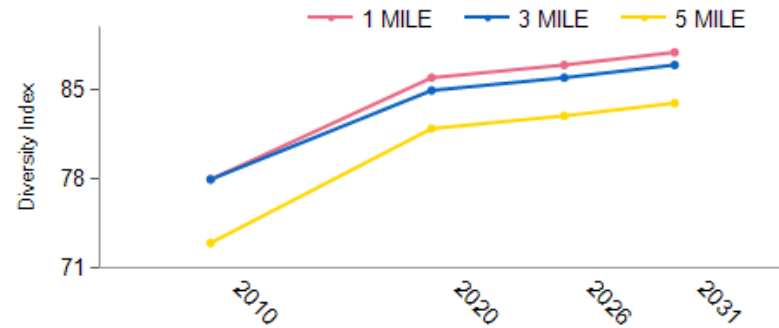
3 MILE



5 MILE

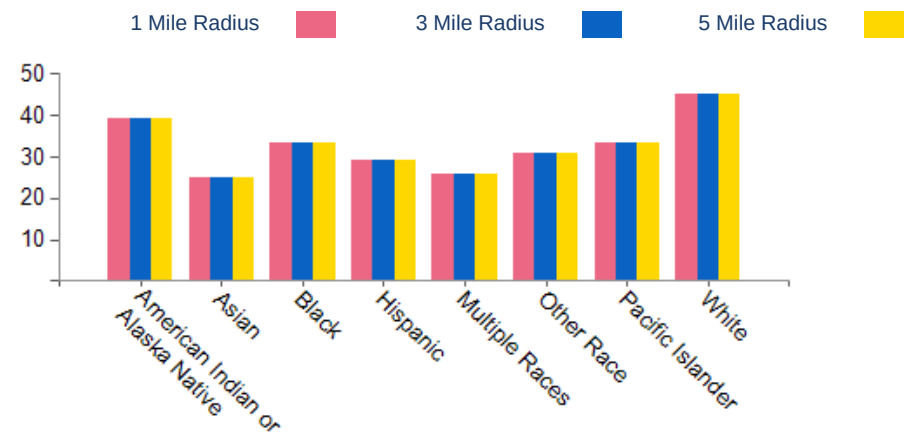
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	9%	8%
American Indian	1%	1%	1%
Asian	11%	11%	9%
Hispanic	24%	24%	22%
Multiracial	13%	12%	12%
Other Race	13%	13%	11%
White	28%	30%	37%

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





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.

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:



Lu Ann Henderson

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



Brokerage License No.: Dre#:01942200