

LAND 365

DANIEL MUELLER

Executive Director

916 704 9341

dmueller@muellercommercial.com

Cal DRE# 01829919

Century 21
COMMERCIAL

M&M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

AVAILABLE
FOR SALE
OR POSSIBLE LAND
LEASE OPPORTUNITY

32ND ST @ ELKHORN BLVD,
NORTH HIGHLANDS, CA 95660

1 ACRE / 43,560 SF



32nd ST @ ELKHORN BLVD,
NORTH HIGHLANDS,
CA 95660



1 ACRE / 43,560 SF



Located North of Highway
80 and North West of Watt
Avenue & Elkhorn Blvd.

💰 SALE PRICE

NEGOTIABLE

📍 HIGHLIGHTS

- Vacant land located at the intersection of Elkhorn Blvd & 32nd St in North Highlands
- Parcel Number: 208-0151-004

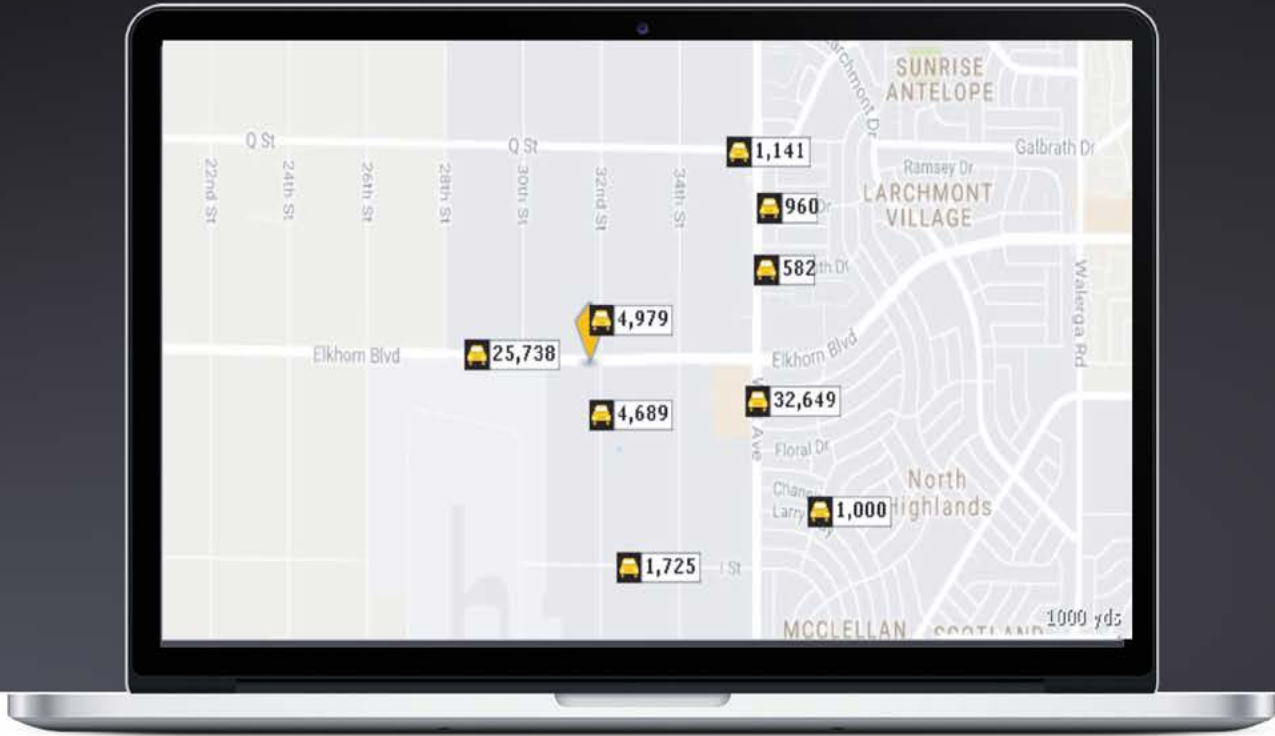
Located North of Highway 80 and North West of Watt Avenue & Elkhorn Blvd. The land is situated in a dense residential neighborhood and a large surrounding industrial market.

MORE HIGHLIGHTS

- Vacant land located at the intersection of Elkhorn Blvd & 32nd St in North Highlands
- Parcel Number: 208-0151-004
- Zoning: M1- Light Industrial
- Size: 1 Acre/43,560 SF
- Asking Price; Negotiable

LAND 365





DEMOGRAPHICS

POPULATION DEMOGRAPHICS

TOTAL POPULATION	33,014
FEMALE POPULATION	49.5%
MALE POPULATION	50.5%
MEDIAN AGE	32
MALE MEDIAN AGE	29.4
FEMALE MEDIAN AGE	34.1

HOUSING

FAMILY HOUSEHOLDS	74.2%
HOUSEHOLDS WITH KIDS	41.2%
HOUSING UNITS	11,378
OCCUPIED HOUSING UNITS	10,603
OWNER OCCUPIED UNITS	53.8%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	3.1
MEDIAN YEAR STRUCTURE BUILT	1965
HOUSES WITH MORTGAGES	73.8%

ECONOMIC/EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$48,392
WHITE COLLAR	76.1%
BLUE COLLAR	23.9%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS STR DIST	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
32nd St	Elkhorn Blvd	0.14 N	4,689	2015	0.12
32nd St	Elkhorn Blvd	0.09 S	4,979	2016	0.12
Elkhorn Blvd	28th St	0.10 W	25,738	2015	0.36
I St	32nd St	0.09 W	1,725	2013	0.49
Wait Ave	Milton Way	0.02 S	32,649	2015	0.55
Plymouth Dr	Watt Ave	0.02 W	582	2016	0.61
Turner Dr	Jonathan Way	0.02 E	960	2016	0.69
Q St	34th St	0.19 W	2,128	2015	0.71
Q St	34th St	0.19 W	1,141	2015	0.71
Thomas Dr	Channing Dr	0.03 NE	1,000	2016	0.81

LAND 365

DANIEL MUELLER

Executive Director

916 704 9341

915 Howe Ave Sacramento, Ca 95825

dmueller@muellercommercial.com

Cal DRE# 01829919



32nd St & Elkhorn Blvd



BUY

LEASE

Century 21
COMMERCIAL

M&M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

2019 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01183865