



COLDWELL BANKER
SELECT REAL ESTATE

505 Second St
Davis, CA 95616

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Million Dollars
LISTINGS

SUBJECT PROPERTY



FRUITRIDGE RD

FOR SALE

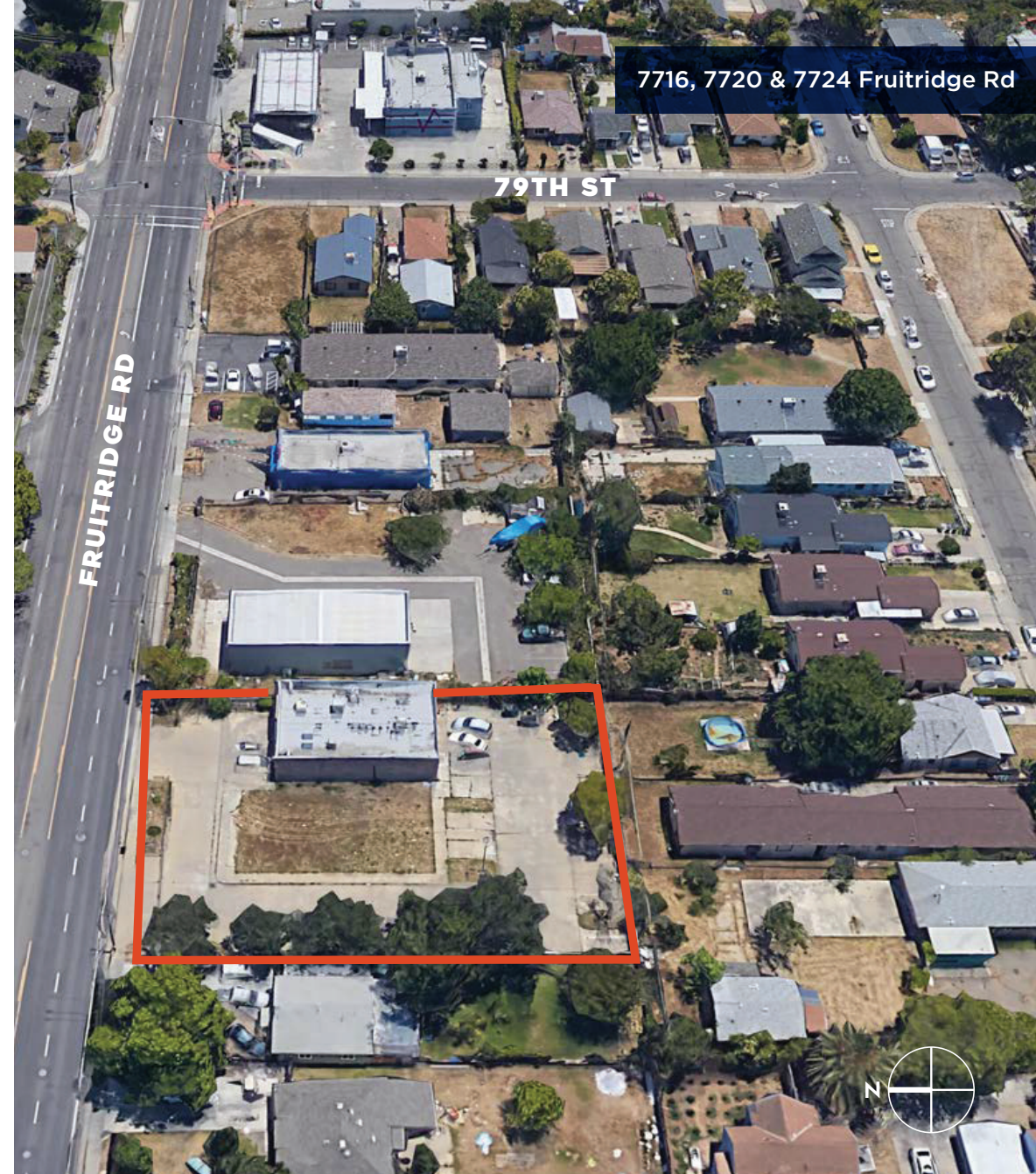
7716, 7720 & 7724 Fruitridge Rd
Sacramento, CA 95820

0.47 ACRE LOT
\$1,300,000

THE PROPERTY

7716, 7720 & 7724 Fruitridge Rd, Sacramento, CA 95820

PRICE	\$1,300,000
Building Size	±2,200 SF
Lot Size	.47 Acres
Zoning	C-2
Parcels	Parcels have been merged into a single 19,938 SF Parcel
APNs	New APN# TBD
Tenants	Vacant
Improvements	One unit is configured as a restaurant and the other unit was last utilized as a laundromat
Utilities	Gas/Power/Water/Sewer/Storm Drain
Condition	Requires some rehab. No violations.
Opportunity	Renovate and/or Build another Building
Major Cross Street	Power Inn Road



7716, 7720 & 7724 Fruitridge Rd

79TH ST

FRUITRIDGE RD

FRUITRIDGE RD

FRUITRIDGE RD

7716, 7720 & 7724 Fruitridge Rd

21ST AVE

POWER INN

SUBJECT PROPERTY

FRUITRIDGE RD

FLORIN-PERKINS

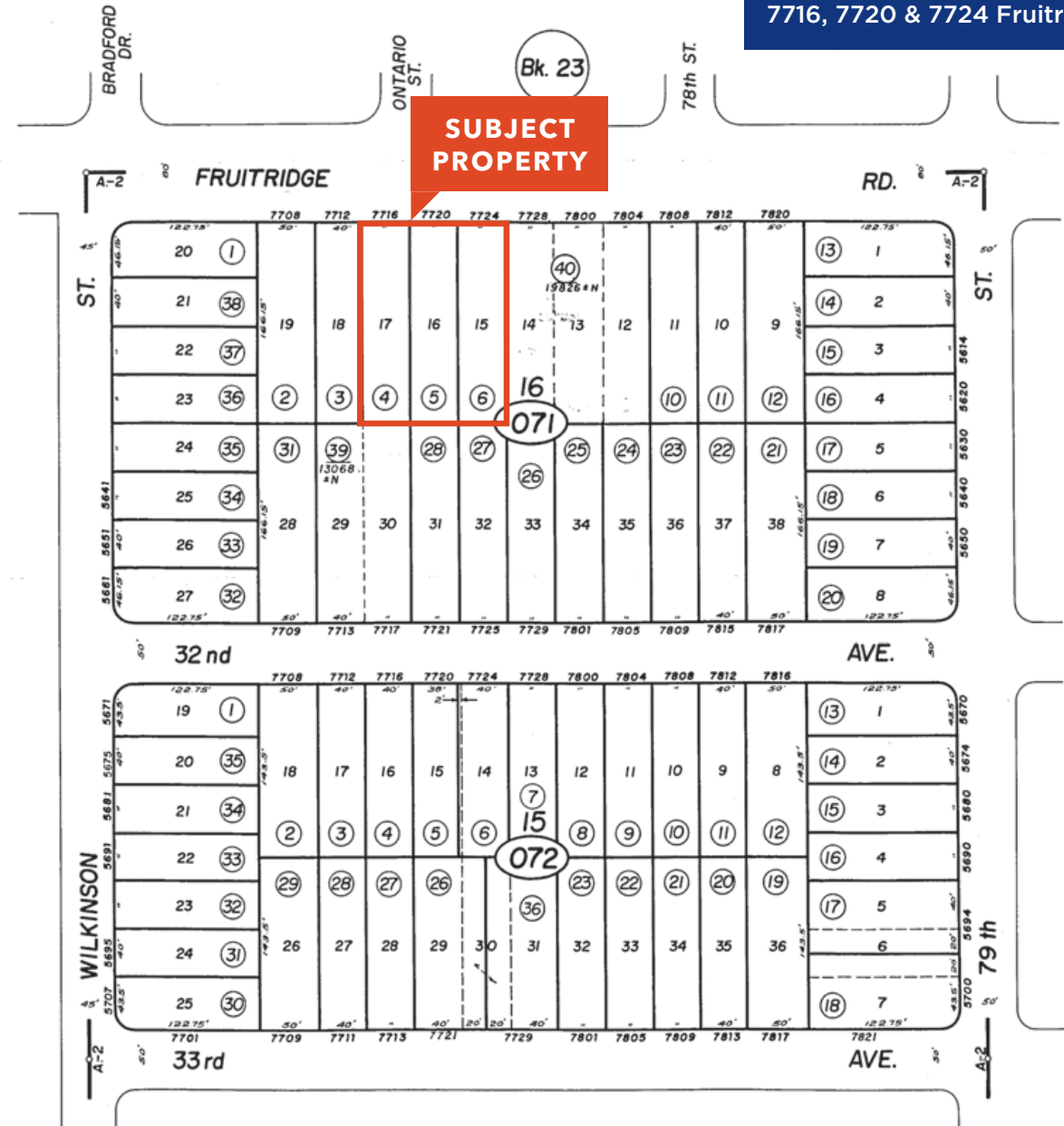
LEMON HILL AVE

LOCATION HIGHLIGHTS

The Subject Property is located in an established neighborhood and offers an investor or owner-user the opportunity to own a commercial property at entry level pricing. Bring on renovation and a creative concept to make the most of this unique opportunity.

- Located inside of The City of Sacramento
- Repositioning opportunity
- Multiple lots, multiple possibilities
- 16,567 (ADT) at Fruitridge Rd and 79th St
- 2.5 miles to Hwy 50 and 2.9 miles to CA 99

7716, 7720 & 7724 Fruitridge Rd



DEMOGRAPHICS

	1 mile	3 miles
Population	15,650	136,584
Households	4,475	46,844
Median Age	33.20	34.10
Median HH Income	\$53,997	\$50,372
Daytime Employees	5,898	64,278

Population Growth '21 - '26	↑ 2.96%	↑ 3.45%
Household Growth '21 - '26	↑ 2.86%	↑ 3.45%

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Submarket 1-3 Star	5.9%	↓ -1.1%
Subject Property	0.0%	↔ 0.0%
Market Overall	6.1%	↓ -0.1%

Market Rent Per Area	Current	YOY Change
Submarket 1-3 Star	\$19.33/SF	↑ 3.0%
Subject Property	\$17.38/SF	↑ 1.7%
Market Overall	\$22.06/SF	↑ 3.2%

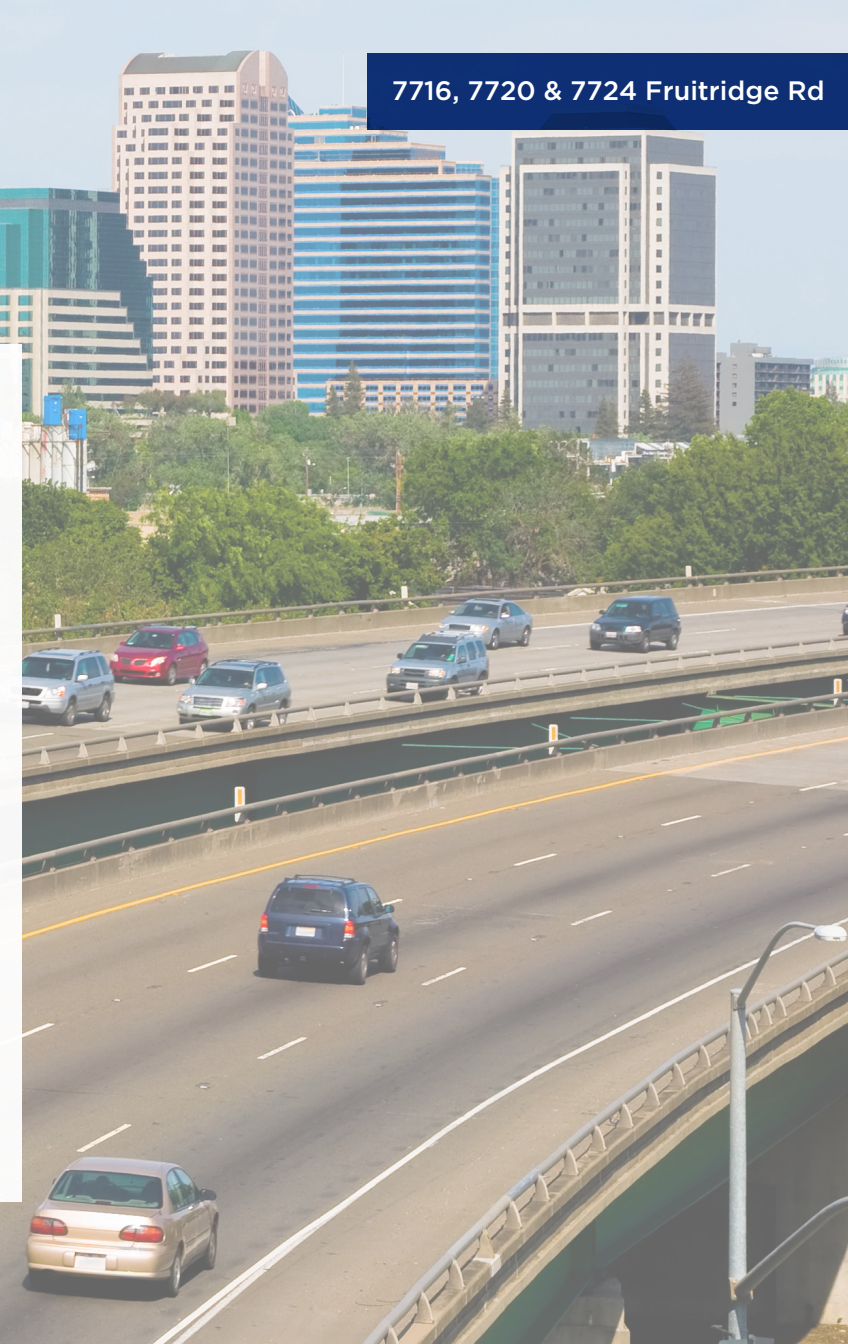
Submarket Leasing Activity	Current	YOY Change
Months on Market	19.9	↑ 4.7 mo
12 Mo. Leased	215,412 SF	↓ -25.1%

Submarket Sales Activity	Current	Prev Year
Market Sale Price Per Area	\$202/SF	\$190/SF
12 Mo. Sales Volume	\$137.93M	\$57.17M

TRAFFIC

7716, 7720 & 7724 Fruitridge Rd

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
33rd Ave	Wilkinson St W	1,146	2018	0.12 mi
78th St	Vandenberg Dr N	950	2018	0.12 mi
Fruitridge Rd	79th St W	16,567	2015	0.15 mi
Fruitridge Rd	79th St W	16,882	2020	0.15 mi
Power Inn Rd	32nd Ave S	28,925	2015	0.23 mi
Power Inn Rd	32nd Ave S	29,503	2020	0.23 mi
Power Inn Rd	Fruitridge Rd S	32,599	2015	0.24 mi
Power Inn Rd	Fruitridge Rd S	29,060	2018	0.24 mi
Fruitridge Rd	Wallace Ave E	19,897	2018	0.27 mi
Fruitridge Rd	Wallace Ave E	19,099	2017	0.27 mi





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