



*Excess Properties*

For Sale/Lease



## 6507 4TH AVE | SACRAMENTO, CA

- Easy access to/from Hwy 50 and affluent East Sacramento community.
- Close proximity to Sacramento State University and student housing.
- Nearby densely populated residential neighborhoods, and large municipal operations including SMUD, the Carol Miller Justice Center, county probate court, Franchise Tax Board and several others.
- High barrier to entry market.

### Size

Capacity for ± 5,000 SF Building  
with Drive-Thru

### Traffic Counts

US 50 : 211,000 CPD  
65th St. : 32,039 CPD

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# Aerials











## Key Area Retailers

Target  
76 Gas

Wingstop  
ARCO

Dollar Tree  
Home Depot

## Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	12,395	146,368	382,744
 Daytime Population	25,007	188,581	541,113
 Total Housing Units	5,957	58,974	151,631
 Median Age	36	35	36
 Average Household Income	\$77,420	\$82,800	\$77,295
 Median Household Income	\$55,051	\$54,935	\$51,869

## Top Tapestry Lifestyle Segments 3 Mile Radius



### EMERALD CITY

**13.7%**

This group is highly connected, with young and mobile individuals who embrace the “foodie” culture and enjoy cooking adventurous meals using local and organic foods. They live in lower-density neighborhoods of urban areas throughout the country with incomes that come primarily from wages, investments, and self-employment.



### FRESH AMBITIONS

**12.6%**

We are young married couples with children or single parents in multigenerational households. Many of us are recent arrivals and are not highly educated, but we have overcome the language barrier to earn high school diplomas. We save for shopping and a trip back home.



### IN STYLE

**9.4%**

We are professional couples or singles with no kids and strong work ethics. We support the arts, travel, and extensive reading. We focus on home maintenance and improvement. We use our phones to check for the best prices and redeem both print and mobile coupons.