

**2400 FRUITRIDGE ROAD**  
**SACRAMENTO, CA 95814**



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# 2400 FRUITRIDGE ROAD SACRAMENTO, CA 95822

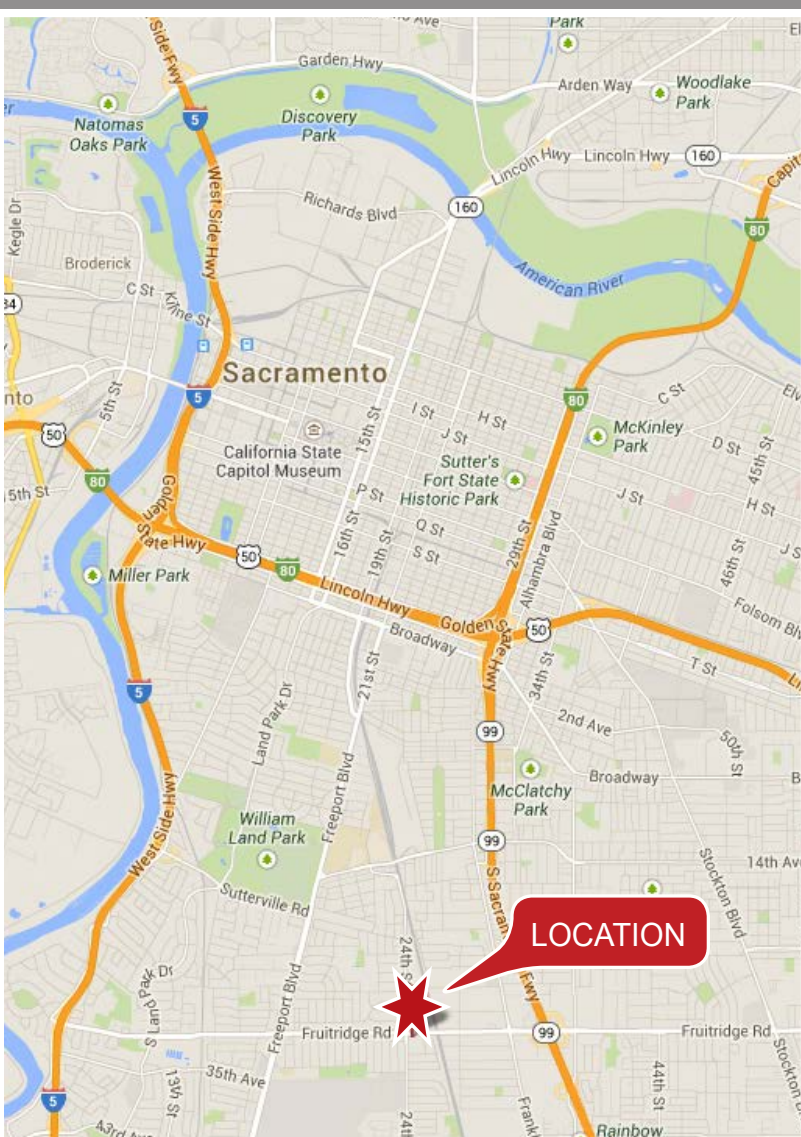


## FEATURES

- Land for Sale in South Sacramento
- High Identity Corner Location
- Equipped with Service Station and Mini-Mart
- Investment Opportunity
- Sale Price: \$470,000
- Cap Rate: 6%
- ± 2,350 SF Building
- Land Area: 0.60 Acre
- Highly Visible Monument Signage
- Long Term Lease
- Zoning: R-1-EA
- Year Built: 1975
- APN: 025-0071-039-0000



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## LOCATION

- Southeast Corner of 24th Street and Fruitridge Road
- Located on Main East-West Thoroughfare
- High Traffic Counts
- Over 20,000 Cars per Day
- Highly Visible
- Fruitridge Road and 24th Street Ingress/Egress
- Signalized Intersection
- Easy Access to Highway 99

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILE</b>	<b>3 MILE</b>
2012 Total Population	15,359	69,796	162,885
Pop Growth 2012-2017	3.10%	4.00%	4.0%
Per Capita Income	\$18,106	\$21,101	\$22,452
Average Age	37.30	36.80	36.90
<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>2 MILE</b>	<b>3 MILE</b>
2012 Total Households	5,541	24,893	60,893
HH Growth 2012-2017	2.10%	3.10%	3.60%
Median Household Income	\$36,695	\$39,613	\$41,694
Average Household Size	2.76	2.78	2.65
<b>HOUSING</b>	<b>1 MILE</b>	<b>2 MILE</b>	<b>3 MILE</b>
Median Home Value	\$120,503	\$133,553	\$139,202
Median Year Built	1955	1956	1958
<b>ANNUAL CONSUMER SPENDING</b> (Aggregate in Thousands)	<b>1 MILE</b>	<b>2 MILE</b>	<b>3 MILE</b>
Apparel	5,372	28,881	72,259
Entertainment	13,286	70,150	174,547
Food Away from Home	12,026	63,501	158,748
Alcoholic Beverages	2,067	11,115	28,089
Furniture and Appliances	12,024	62,956	156,778
Transportation and Maintenance	30,949	160,276	398,115
Health Care	6,444	33,339	81,961
Education and Day Care	12,554	67,966	170,954
<b>TRAFFIC COUNTS</b>	<b>COLLECTION STREET</b>	<b>CROSS STREET</b>	<b>TRAFFIC VOLUME</b>
2011	Fruitridge Road	24th Street	22,159 Cars Per Day

## DEMOGRAPHICS

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