

# FOR SALE

2355+2365 EL CAMINO AVE, SACRAMENTO CA



<b>7,589</b>	<b>21,250</b>	<b>BP</b>	<b>\$1,225,000</b>
SF BUILDING	SF LAND	ZONING	LISTING PRICE

*High identity owner-user office or redevelopment opportunity off Fulton Avenue*

## Property Overview

- Entitlements for conversion to 9 residential units are near final stages
- Potential for medical office use
- Onsite parking: 19+ stalls (4/1,000 SF)
- Located in an opportunity zone offering investors a potential tax free exit following their hold period

## Property Location

- Located just off the Fulton Avenue automotive corridor
- Strong household demographics in neighboring Sierra and Arden Oaks
- Close proximity to Business 80 on and off ramp
- Supporting amenities nearby: TJ's, Sprouts, parks, restaurants, library and golf
- Monument signage viewable by 25,167 cars per day

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

## **KIMIO BAZETT**

DIRECTOR

D.R.E. LIC. 02152565

916.573.3315

[KIMIOBAZETT@TURTONCOM.COM](mailto:KIMIOBAZETT@TURTONCOM.COM)

## **JACK SCURFIELD**

DIRECTOR

D.R.E. LIC. 02127988

916.573.3316

[JACKSCURFIELD@TURTONCOM.COM](mailto:JACKSCURFIELD@TURTONCOM.COM)



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