

A collection of lightbulb icons in various orientations and positions, scattered across the top and middle sections of the page. The icons are simple line drawings with a glowing effect.

2605 EDISON AVENUE

HIGH DENSITY
MULTIFAMILY INFILL
DEVELOPMENT
SITE



TURTON
COMMERCIAL REAL ESTATE



2605 EDISON

EDISON - 4,843 CPD

FULTON - 25,616 CPD

2605 Edison Avenue



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THE OPPORTUNITY

| | | | | |
|-----------------------------|----------------------|------------------------|-----------------------------------|-----------------------------------|
| 12,688 SF OF LAND | 0.29 ACRES | RD-30 ZONING | \$525,000 LISTING PRICE | \$41.38 PER SQUARE FOOT |
|-----------------------------|----------------------|------------------------|-----------------------------------|-----------------------------------|

Turton Commercial Real Estate is pleased to present the opportunity to acquire fee simple interest in 2605 Edison Avenue ("The Property"). The 0.29 acre/12,688 square foot site is comprised of three parcels of land being sold

as an assemblage at just \$41 per acre. The Property is zoned RD-30, which allows +/- 10 dwelling units per acre, and is conveniently located just 0.6 mile from the Town & Country Village, which boasts amenities such as Trad-

er Joe's, Sprouts Farmer's Market, TJ Maxx, Crumbl Cookies, and Noah's Bagels. This premium shopping center sees 2.2 million annual visitors per year.



PROPERTY DETAILS

Address: 2605 Edison Ave, Sacramento, CA 95821-2419
APN: 254-0081-007-0000, 254-0081-008-0000
254-0081-012-0000
Zoning: RD-30
Price: \$525,000
Site Size: ± .29 Acres | 12,688 SF

Future Utility Provider Details:

Electricity: Sacramento Municipal Utilities District (SMUD)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: County of Sacramento
Storm Drain: County of Sacramento

Seismic/Flood:

Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)
Flood Zone: No significant flood risk per FEMA Map 06067C0069H





THE LOCATION

ARDEN-ARCADE

Arden-Arcade, situated in the northeastern part of Sacramento, is a lively and diverse community designated as a census-designated place (CDP). Recognized for its suburban charm, the area blends residential, commercial, and recreational spaces. Tree-lined streets, well-maintained parks, and a range of shopping and dining choices contribute to its appealing suburban lifestyle.

Benefiting from a strategic location near major highways, such as Interstate 80 and the Capital City Freeway (Business 80), Arden-Arcade ensures seamless connectivity for resi-

dents. Proximity to these key east-west corridors facilitates easy commuting to Downtown Sacramento and other Northern California cities. Access to Highway 50 provides additional routes for daily commutes and weekend explorations. This well-connected infrastructure establishes Arden-Arcade as a vibrant and sought-after residential destination in the Sacramento region.

Fulton Avenue in Arden-Arcade specifically stands out as a prominent automotive hub, hosting a variety of car dealerships. This concentration of automotive businesses reinforc-

es its status as a comprehensive and dynamic center for all things automotive in the community.

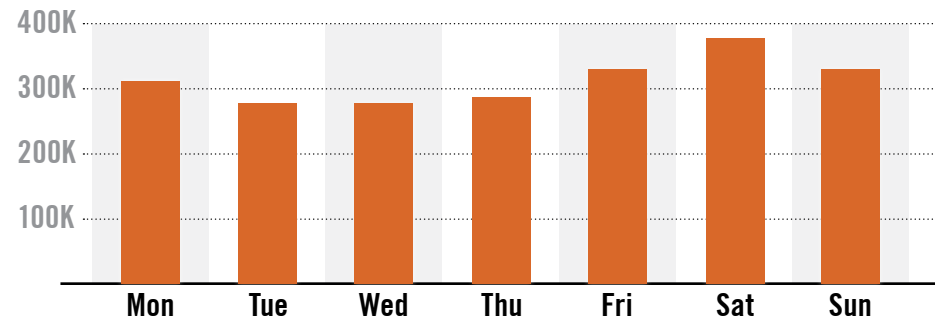
At 2605 Edison Avenue, future residents will enjoy a prime location near Town and Country Village, home to a variety of popular stores including Ross Dress for Less, Trader Joe's, Sprouts, Ulta, TJ Maxx, and Bed Bath & Beyond. The close proximity to these well-known retailers enhances the convenience for residents, offering a range of shopping options from fashion to beauty, groceries, and home essentials.



DEMOGRAPHICS

At the bustling nexus of Edison Avenue and Fulton Avenue

Total annual visitors by day of week at **Town & Country Village**



⇒ **\$71,855** ⇐ **Average Household Income**
2-mile radius of property

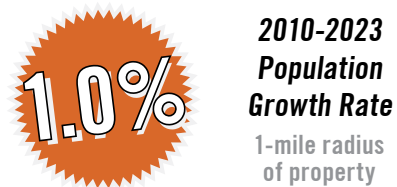
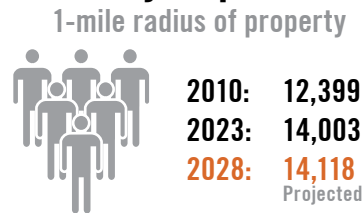
Psychographic Profile

Singles & Starters
Young singles starting out and some starter families living a city lifestyle

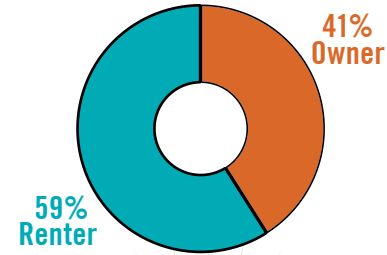
Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living comfortable, active lifestyles

Booming with Confidence
Affluent, highly-educated homeowners and savvy investors with a penchant for environmental philanthropy and upscale housing

Nearby Population

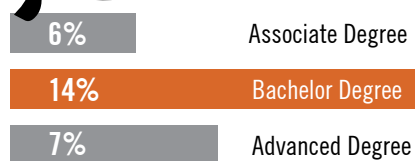


Housing Occupancy



Annual Consumer Spending in millions
1-mile radius of property

Education Levels



827

Nearby Businesses
1-mile radius of property

Data from: Placer AI, Costar 2023, and DSP



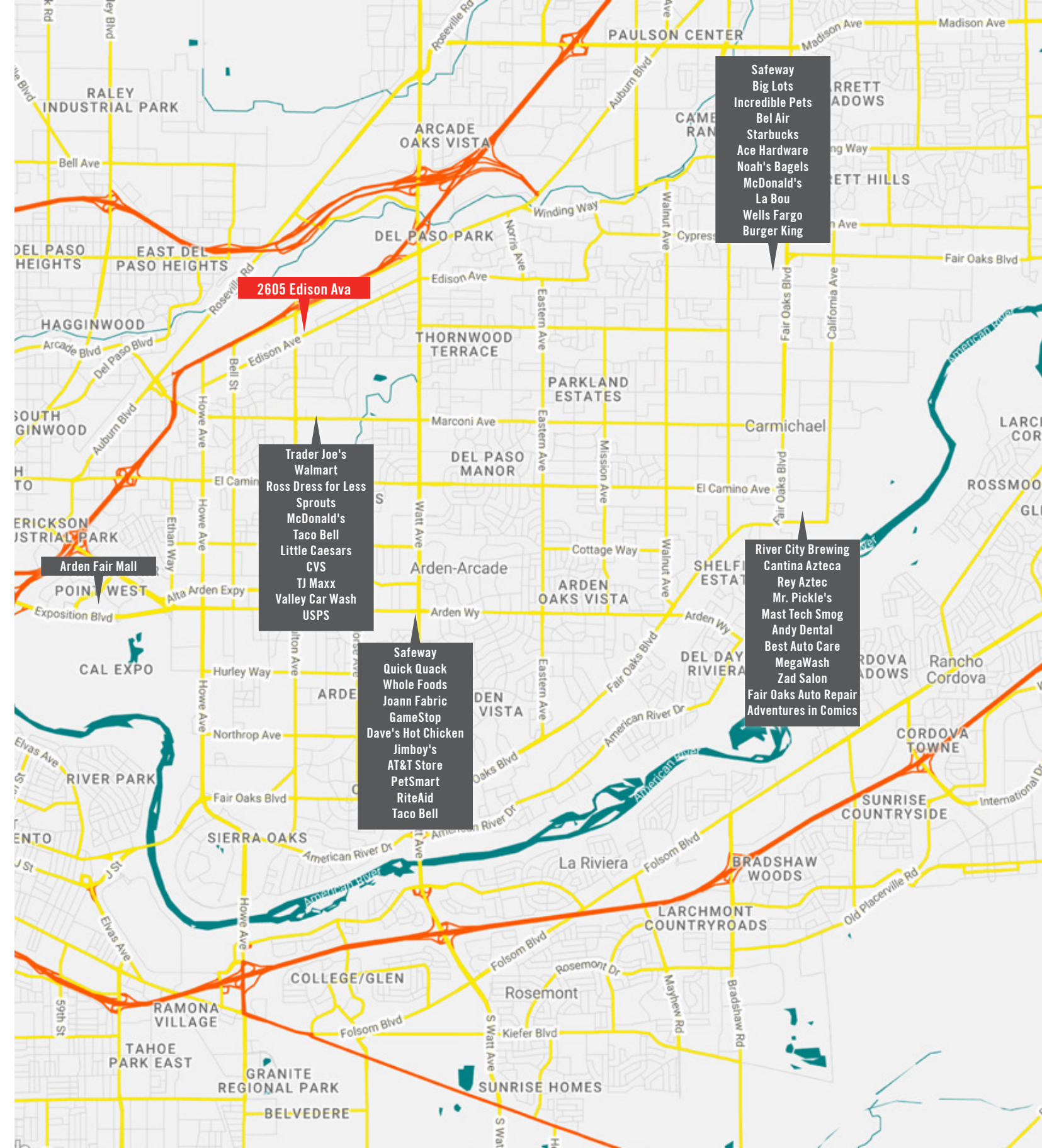


NEARBY AMENITIES

This property has one of, if not, the finest locations in Carmichael. This is a highly desirable piece of residential infill land in the city.

POPULAR AMENITIES NEAR 2605 EDISON INCLUDE (not all are mentioned here):

| | | | | |
|---------------------------|------------------------|----------------------|-----------------------|------------------------|
| A&W Restaurants | Chick Fil A | Famous Footwear | Lush | Skechers |
| Abercrombie & Fitch | Claire's | Forever 21 | Macy's | Sprouts Farmers Market |
| Ace Hardware | Coach | GAP | Mailboxes & More | Starbucks |
| Aeropostale | Coach | Glamour Nails & Spa | Maurices | Subway |
| Aldo | Columbia | Holiday Inn Express | McDonald's | Sunglass Hut |
| American Eagle Outfitters | Converse | Hollister | Money Mart | Target |
| Angry Chickz | Costco | Incredible Pets | Mountain Mike's Pizza | Tillys |
| Arco | Crocs | In-n-Out | Niello BMW | Togo's |
| Auntie Anne's | Crumbl Cookies | JCPenney | O'Reilly Auto Parts | Tommy Hilfiger |
| Banana Republic | Dennys | Kaiser Permanente | OshKosh B'gosh | Trader's Joes' |
| Banana Republic | Domino's Pizza | Kay Jewelers | Panda Express | Wells Fargo Bank |
| Baskin Robbins | Dutch Bros | KFC | Planet Fitness | Whole Foods |
| Bath & Body Works | Eddie Bauer | Kiki's Chicken Place | Raley's | Zumiez |
| Big Lots | El Charro | La Bou | Ross Dress for Less | |
| BJ's | Epic Chevrolet | Levi's | Round Table Pizza | |
| Calvin Klein | Express | Lexus of Sacramento | See's Candies | |
| Carter's | Family Wellness Center | Lids | Sephora | |



2605 EDISON

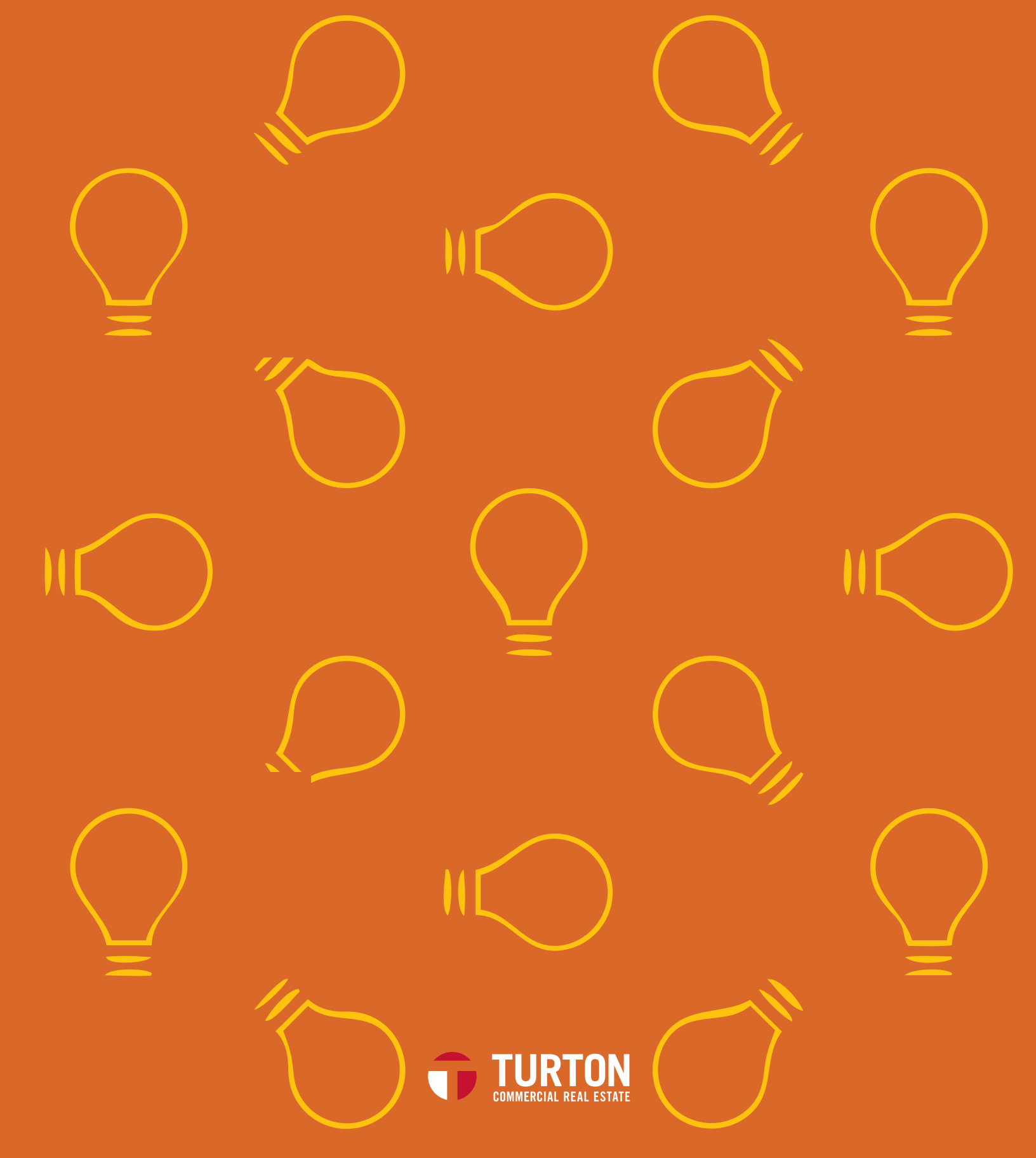


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