

3325 - 3327 LONGVIEW DRIVE, SACRAMENTO, CA 95660



WAREHOUSE FOR SALE OR LEASE WITH FREEWAY VISIBILITY



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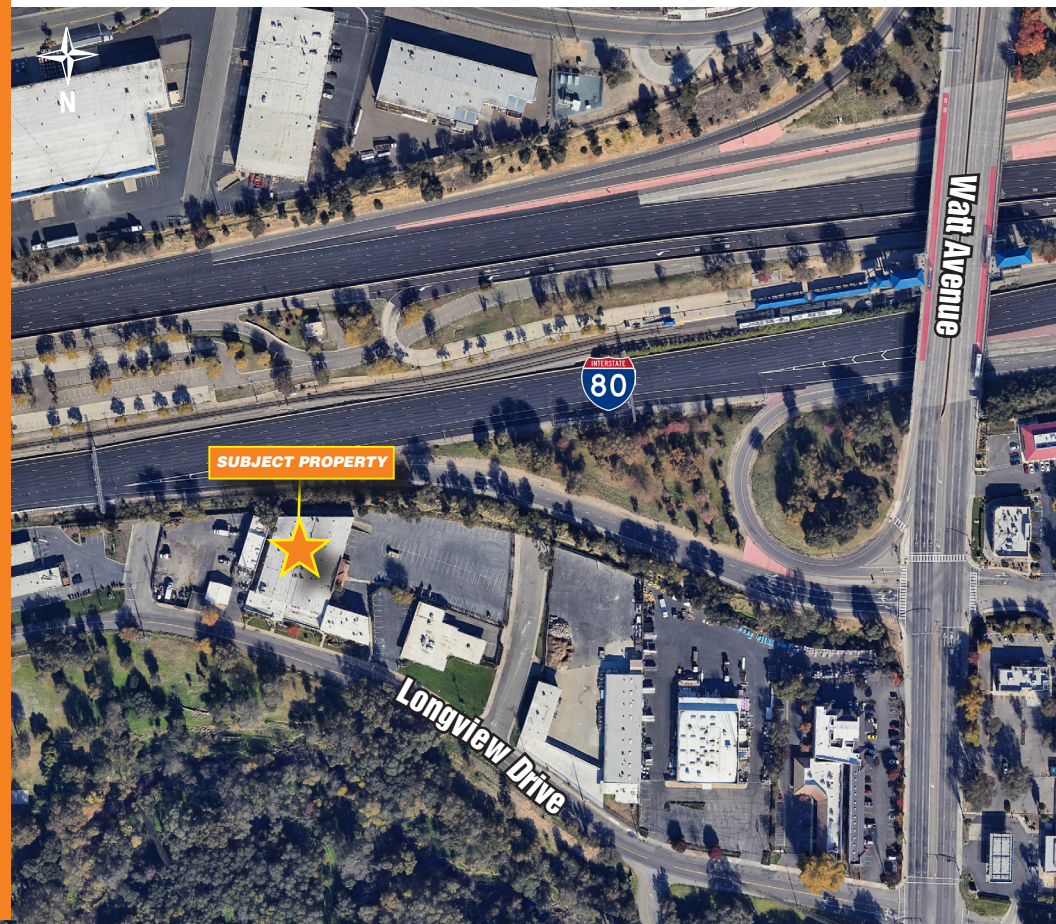
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EXECUTIVE SUMMARY

3325 - 3327 Longview Drive is a two-story, flex office-warehouse building located within the McClellan Industrial Submarket. The Property is situated directly along Interstate 80 at the Watt Avenue exit next to Haggin Oaks Golf Course. The building is comprised of a fully improved two-story office consisting of approximately $\pm 7,500$ and a potential warehouse of up to approximately $\pm 22,334$ SF. The Property also includes approximately $\pm 43,410$ SF and is available for purchase and an ideal owner-user.

The Building is approximately $\pm 29,834$ SF and sits on a ± 1.90 acre parcel along Longview Drive with the Arcade Creek and Haggin Oaks to the direct south and Interstate 80 to the direct north. The location has excellent traffic counts and visibility from the Interstate with over 149,400 cars per day (Costar, 2022 Count Year). Zoned M-1 Light Industrial, per the City of Sacramento, the site is currently build out with office, commercial kitchen, and warehouse. The mixed use building is easily convertible to purely office/warehouse flex space, allowing for a great industrial buyer opportunity!

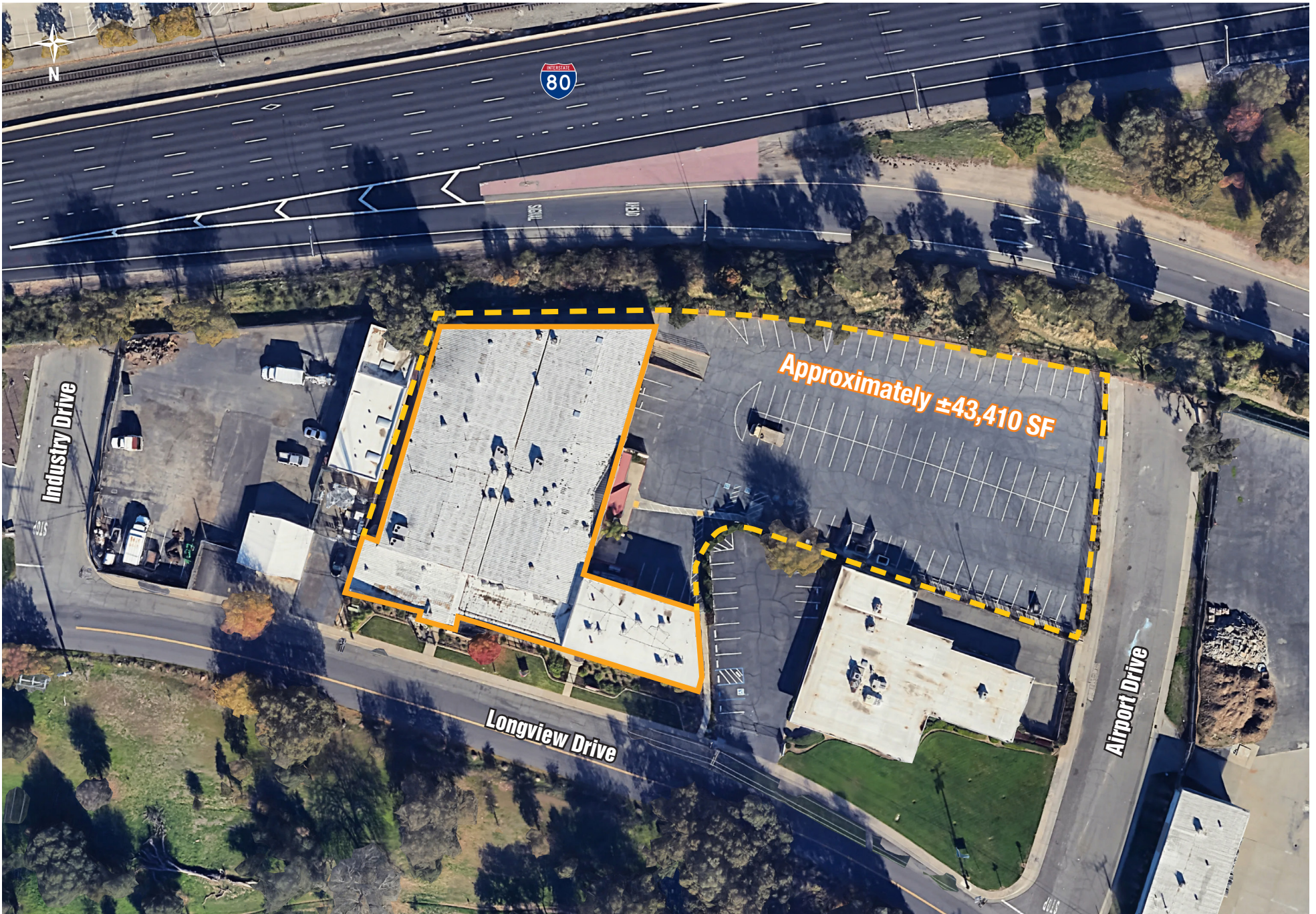
PURCHASE PRICE: \$4,950,000
LEASE RATE: CALL AGENT FOR DETAILS



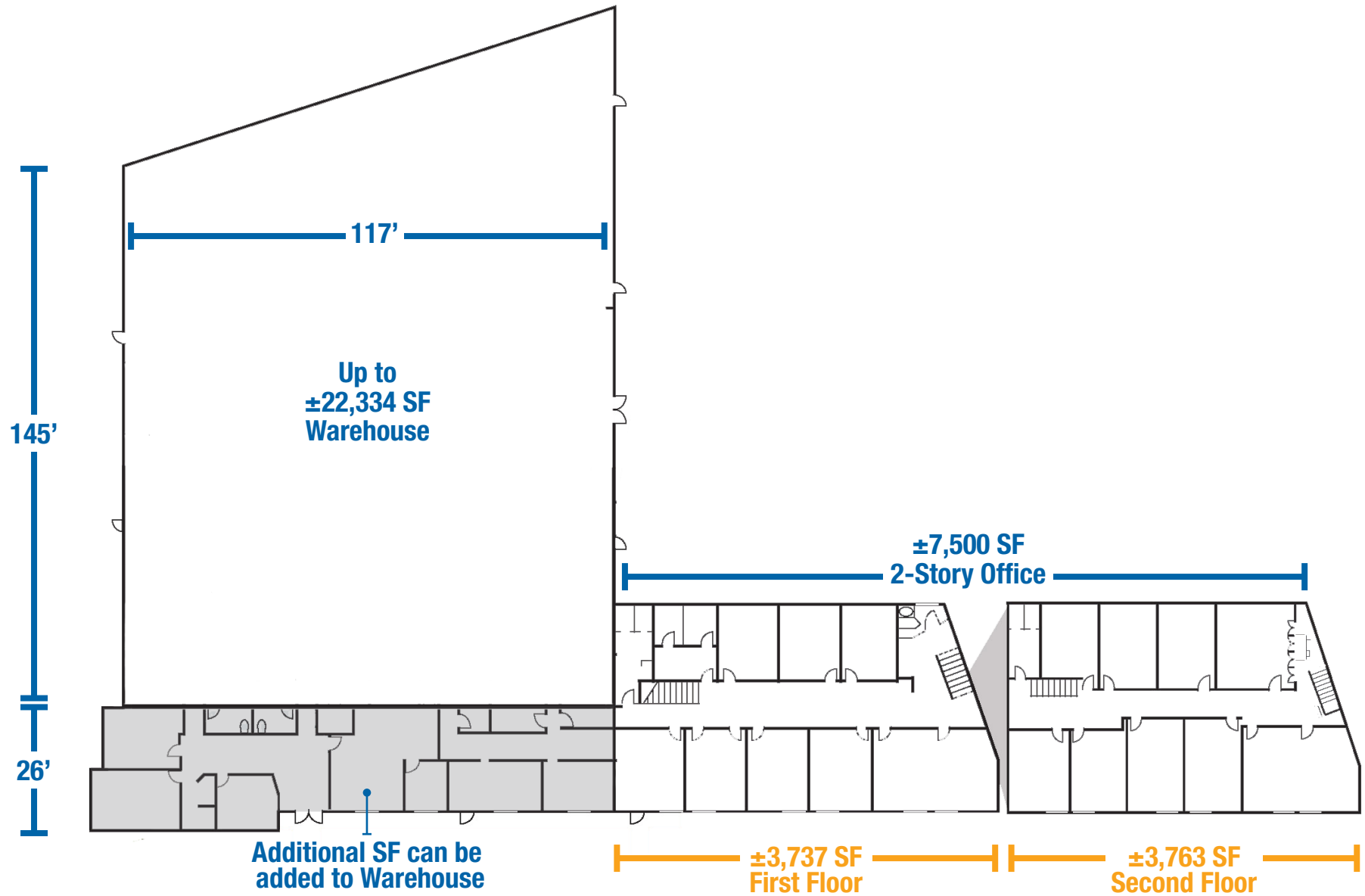


PROPERTY INFORMATION

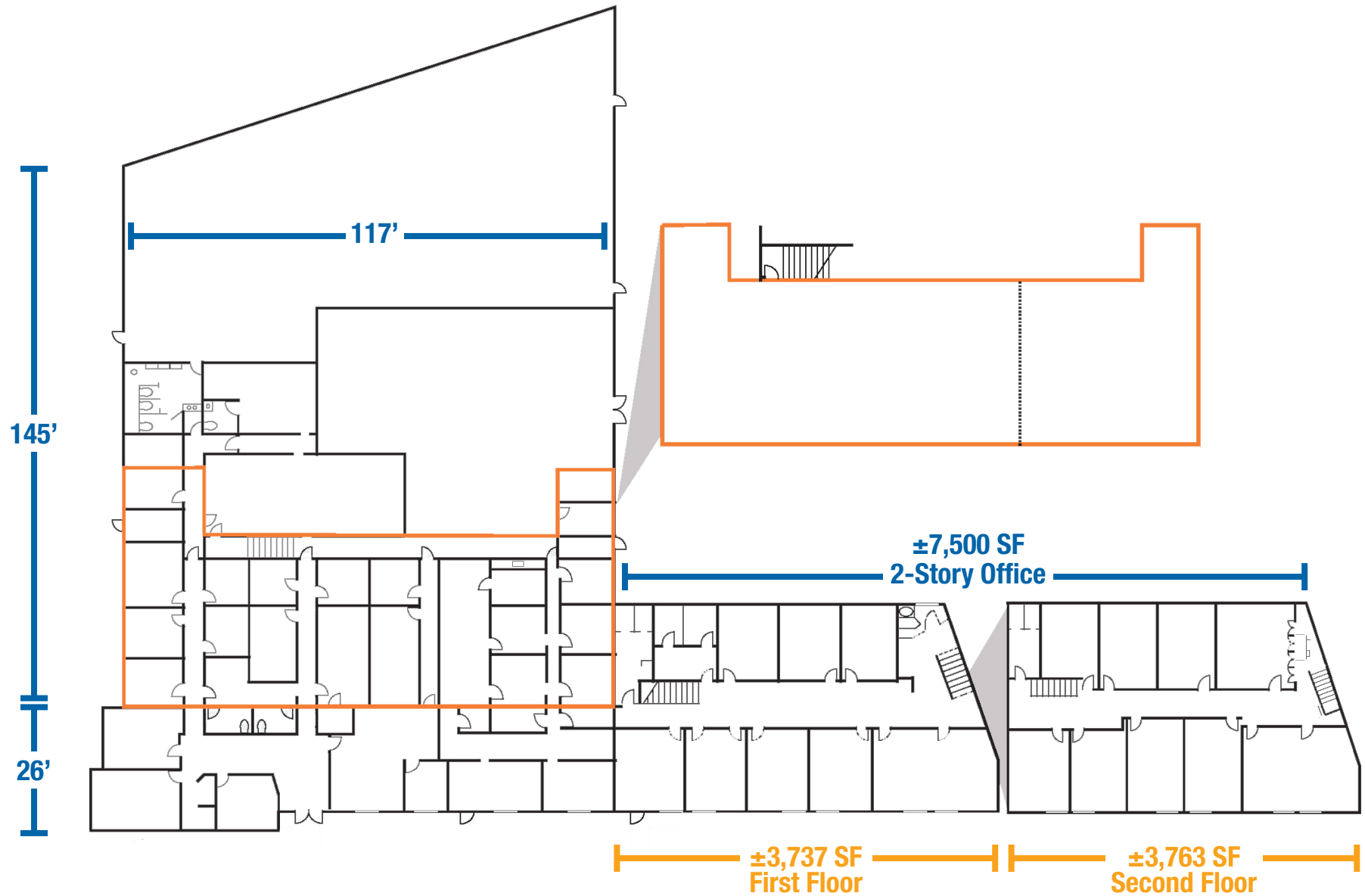
Address:	3325 - 3327 Longview Drive
City:	Sacramento
Site Area:	1.90 Acre
Square Feet:	29,834 SF
Assessors Parcel Number:	240-0153-075-0000
Yard Space:	Approximately ±43,410 SF
Zoning:	M1- Sacramento
Construction:	Metal and Stone Exteriors
Clear Height:	Warehouse 15'6" to 17'
Dock Loading Doors:	1
Grade Level Doors:	Up to 3
Power:	800 AMPS/480v 3p
3225 Year Built:	1963 / remodeled in 1998
3227 Year Built:	1972 / renovated in 2009
Access:	Longview Drive at 80 & Watt Ave at 80
Utilities:	Electric: SMUD Sewer: County of Sacramento Water: County of Sacramento



POTENTIAL SITE PLAN



CURRENT SITE PLAN



WAREHOUSE POTENTIAL



Proposed Warehouse Rendering - Not to Scale

CITY OF SACRAMENTO

As the State of California's state capital, Sacramento is home to California State Legislature, including the Assembly, Senate and the office of the governor. The Capital Building and surrounding park, covers an area of 10 city blocks, containing numerous monuments and memorials.

Sacramento's love of music, food, murals go hand-in-hand; each part of a vibrant cultural scene. Broadway Sacramento hosts renowned productions such as "Mean Girls," "Hamilton," "Company" and more, while the B Street Theatre bends towards the avant-garde audience.

The Crocker Art Museum boasts over 151,000 square feet of museum space with over 25,000 works of art with a blend of historic and contemporary, traditional and modern.

The Old Sacramento Waterfront district provides over 125 shopping, dining, events, and attractions located along the beautiful Sacramento River.

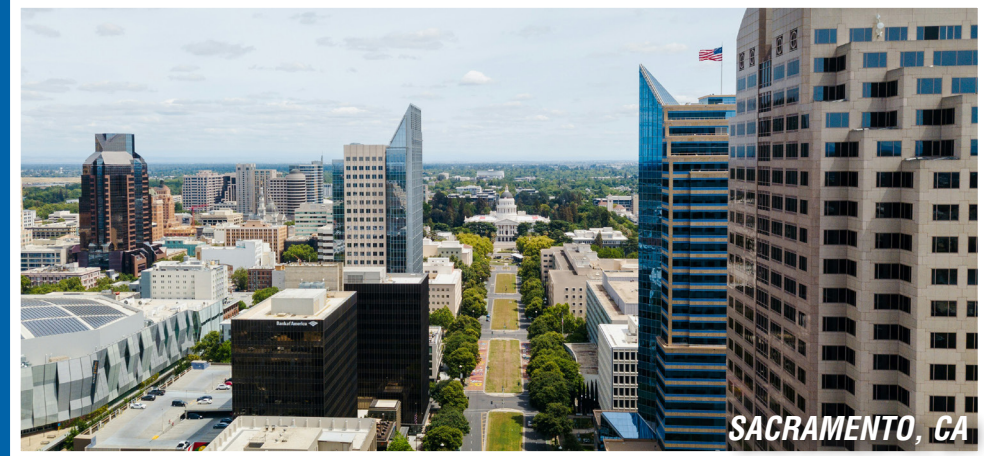
Just steps from the Old Town is Sacramento's dynamic Downtown Commons (DOC0) entertainment district. DOC0 is the heart of the city and the hub of community activity featuring 200 events year-round and the Golden 1 Center, home of the Sacramento Kings NBA Basketball team.

California State University, Sacramento, commonly known as "Sac State" is a public university with approximately 32,000 enrolled students. The campus sits on 305 acres and is known as one of the regions largest public universities, with highest undergraduate majors in nursing and criminal justice.

Head West 90 miles and end in the heart of Napa Valley Wine Country - the epitome of beautiful wine country scenery and legendary world-class wines. From luxury resorts to Michelin-rated restaurants, to small family-owned wineries, and al fresco dining, Napa Valley offers all visitors a unique experience. A taste of the good life!

Head East 90 miles and discover Lake Tahoe – the largest freshwater lake in the Sierra Nevada and the largest alpine lake in North America. Straddling two states, Nevada and California, Lake Tahoe has impressed visitors since the 1880s. There are 12 ski resorts in the Lake Tahoe Basin, but the year-round activities are endless – hiking, biking, casino nightlife, family adventures, boating, beaching and the annual American Century Golf Tournament.

Each year the Edgewood Tahoe Golf Course hosts the world-famous Celebrity Golf Tournament, featuring over 80 of the brightest stars in sports and entertainment competing for the American Century Championship Cup before a nationwide television audience.



Voted 2024 Money's Best Places to Live

- Sacramento, CA

Two Hours from

- Silicon Valley, Napa, San Francisco, and Lake Tahoe

Home to the Golden 1 Center

- Awarded Sports and Entertainment Center for Innovations in Technological Design and Environmental Sustainability



SACRAMENTO DEMOGRAPHICS

2023 Population	525,724
2028 Population Projection	541,590
Median Age	35
Bachelor's Degree or Higher	114,892
2023 Households	195,490
2028 Households Projection	200,176
Average Household Income	\$103,450
Average Home Value	\$446,122

52,895
Total Employees
3 miles

35
Median Age
3 miles

\$81,488
Average Household Income
3 miles

48,228
Total Households
3 miles

3 MILE PROPERTY DEMOGRAPHICS

KEY FACTS



131,283
Population



2.7
Average Household Size

HOUSING STATS



\$326,819
Median Home Value



54.62%
% Renter Occupied
Housing Units

COMMUTERS



0.92%
Used Public Transportation



85.84%
Drove Alone to Work

EMPLOYMENT



44.83%
Blue Collar



55.17%
White Collar

EDUCATION



28.10%
High School Graduate

25.29%
Some College

21.11%
Bachelor's Degree Plus

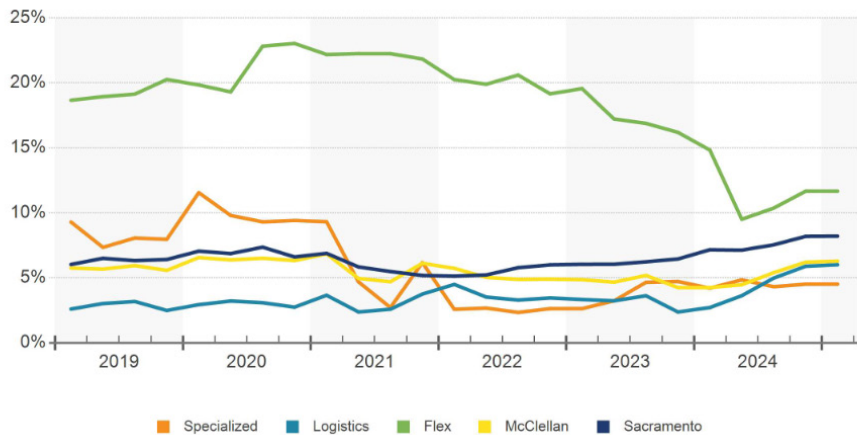
INDUSTRIAL MARKET INFORMATION

The McClellan industrial submarket has a vacancy rate of 3.8% as of the first quarter of 2025. McClellan's vacancy rate of 3.8% compares to the submarket's five-year average of 4.7% and the 10-year average of 7.0%.

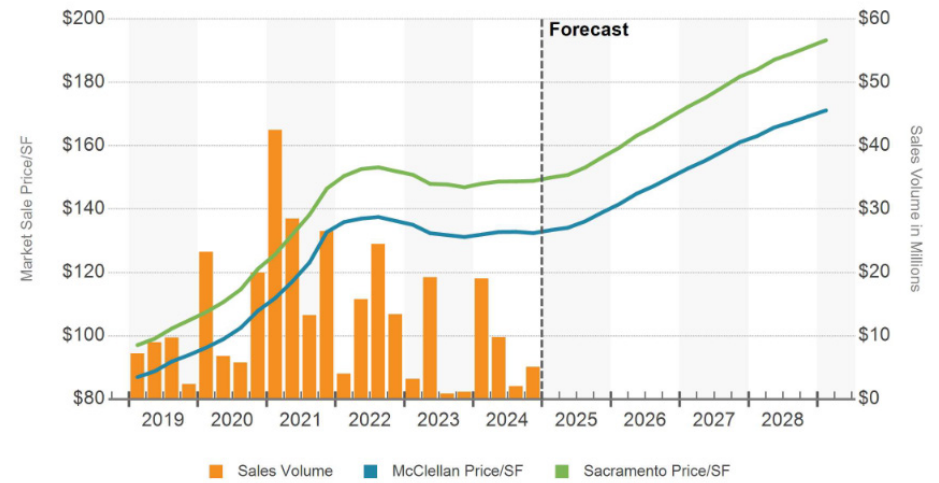
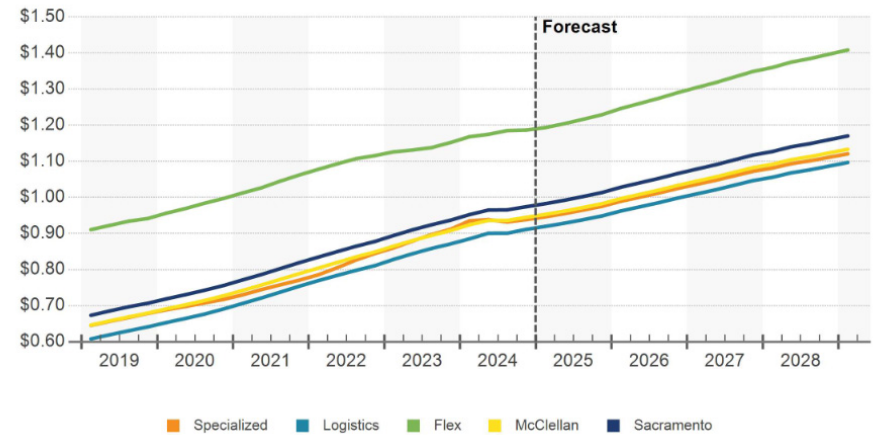
As of the first quarter of 2025, there is 42,000 SF of industrial space under construction in McClellan. In comparison, the submarket has averaged 370,000 SF of under construction inventory over the past 10 years. The McClellan industrial submarket contains roughly 19.7 million SF of inventory (13.7 million SF of logistics, 2.0 million SF of flex, and 4.0 million SF of specialized inventory).

Market rents in McClellan have changed by 3.9% year over year in McClellan, compared to a change of 3.8% market wide. Market rents have changed by 4.5% in logistics buildings year over year, 2.7% in flex buildings, and 2.6% in specialized buildings. Annual rent growth of 3.9% in McClellan compares to the submarket's five-year average of 7.0% and its 10-year average of 7.2%.

AVAILABILITY RATE

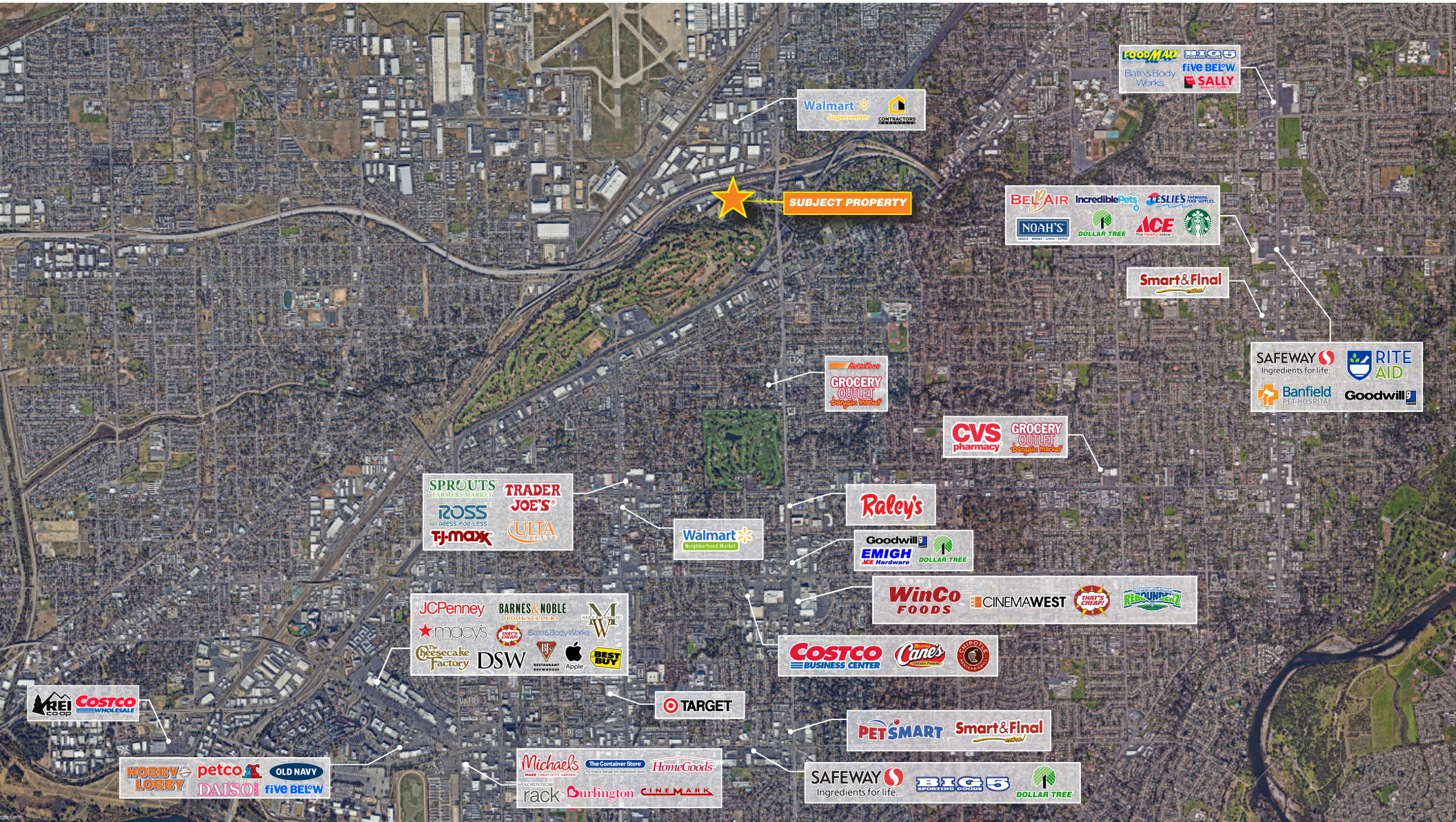


MARKET ASKING RENT PER SQUARE FOOT



Over the past year, 310,000 SF of industrial inventory traded in McClellan across 14 sales. Average annual inventory turnover in McClellan is 140,000 SF over the past five years and 130,000 SF over the past 10 years. Industrial sales volume in McClellan has totaled \$33.2 million over the past year. Estimated industrial market pricing in McClellan is \$133/SF compared to the market average of \$150/SF. Average market pricing for McClellan is estimated at \$134/SF for logistics properties, \$152/SF for flex assets, and \$121/SF for specialized buildings.

TRADE AREA





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