

400
Harris Avenue
Sacramento, CA

SINGLE TENANT FREESTANDING BUILDING FOR SALE OR LEASE

±9,026 SF Building on ±67,953 SF Parcel



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A PROUD MEMBER OF
CHAINLINKS
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ABOUT THE PROPERTY

400 Harris Avenue features a ±9,026-square-foot freestanding former Dollar General building situated on a prominent corner parcel in Sacramento, California. With a parcel size of approximately ±67,953 square feet, the property is currently zoned M-1 which allows a variety of commercial and retail uses. Located just minutes from Interstate 80, the property offers prominent signage and excellent visibility from traffic along Norwood Avenue and Harris Avenue.

Address	400 Harris Avenue Sacramento, CA 95838
Parcel Number	250-0061-024-0000
Gross Parcel Area	±67,953 Square Feet
Building Area	±9,026 Square Feet
Land Use	Commercial - Retail Outlet
Zoning Code	M1 - Light Industrial Zone - is to permit the manufacture or treatment of goods.
Permitted Uses	Permitted uses include but not limited to: Gas Station, General Retail, Restaurant, Warehouse, Hotel-Motel, Office, Multiple Unit Housing, Senior Housing, Laundromat, Manufacturing

	1-Mile	2-Mile	3-Mile
 2025 Total Population	20,775	67,523	124,463
 2025 Daytime Population	16,887	54,186	115,640
 2025 Total Employees	2,485	15,850	43,482
 2025 Total Households	5,677	20,012	39,911
 2025 Average Household Income	\$79,484	\$91,573	\$98,808
		Interstate 80	Norwood Ave (at Harris Ave)
 Traffic Counts		±144,550	±16,096

SITE PLAN & LEASING

400 HARRIS AVENUE

400 HARRIS AVE - SACRAMENTO, CA 95838



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GALLELLI RETAIL TEAM

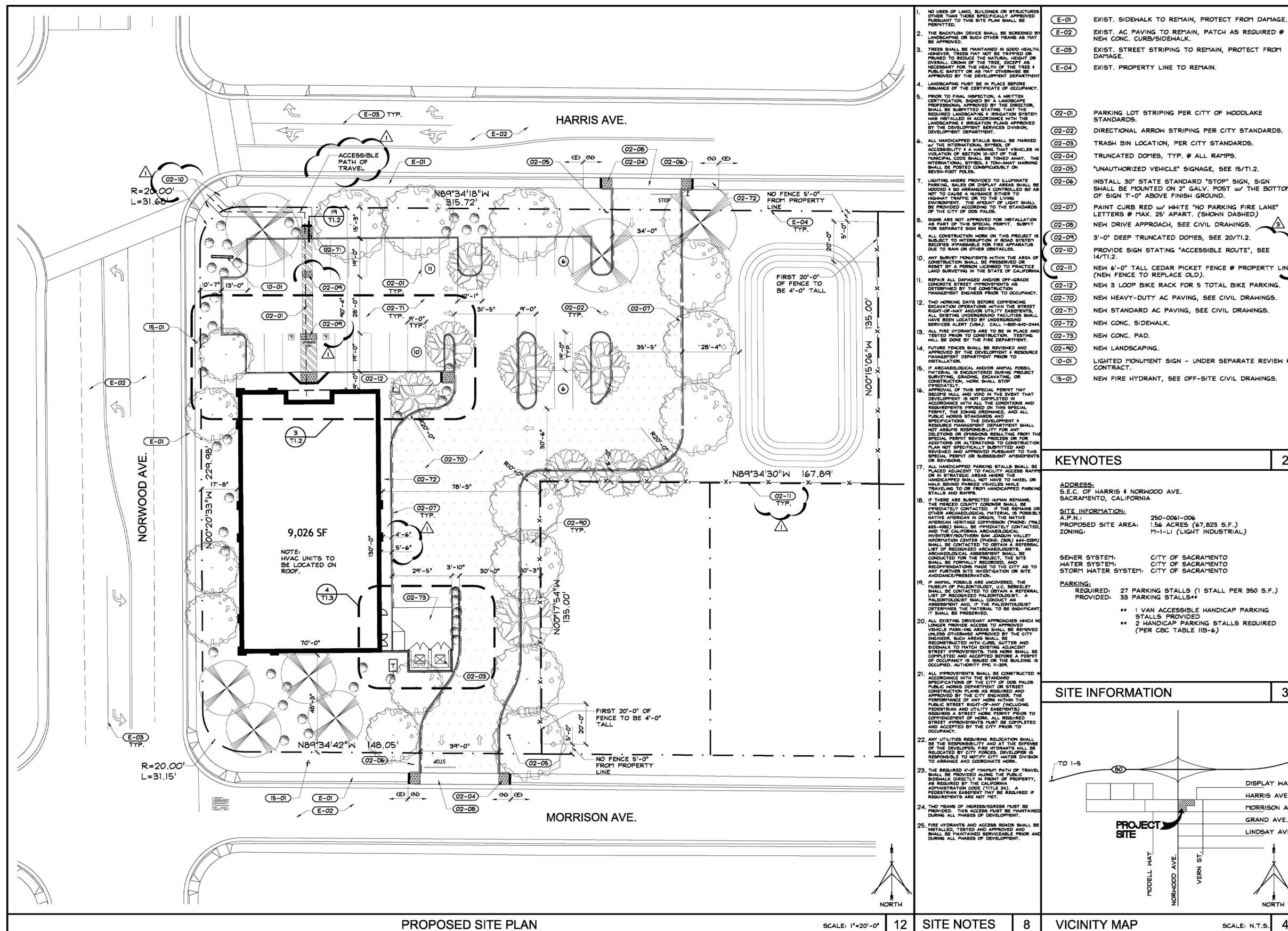
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1. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED. 2. THE BACKFILL DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED. 3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT. 4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. 5. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPE & IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPE & IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT. 6. ALL HANDICAPPED STALLS SHALL BE MARKED W/ THE INTERNATIONAL SYMBOL OF VEHICLES IN VIOLATION OF SECTION 15-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL & TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. 7. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING AREAS SHALL BE CONTROLLED SO AS NOT TO CAUSE A BLIND SPOT TO TRAVELERS ON HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE LIGHTING SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE CITY OF SACRAMENTO. 8. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE REVIEW. 9. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO THE CITY OF SACRAMENTO'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. ANY VIOLATION OF THESE STANDARDS SHALL BE SUBJECT TO THE CITY OF SACRAMENTO'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. 10. ANY SURVEY MONUMENTS OR BENCHMARKS FOUND DURING THE COURSE OF CONSTRUCTION SHALL BE PRESERVED OR REPLACED AT THE DEVELOPER'S EXPENSE. LAND SURVEYING IN THE STATE OF CALIFORNIA. 11. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET PAVING TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMP. 12. THE WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET SHALL BE REVIEWED AND APPROVED BY THE CITY OF SACRAMENTO'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. ANY VIOLATION OF THESE STANDARDS SHALL BE SUBJECT TO THE CITY OF SACRAMENTO'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. 13. ALL FIRE HYDRANTS ARE TO BE IN PLACE AND TESTED PRIOR TO CONSTRUCTION. TESTING WILL BE DONE BY THE FIRE DEPARTMENT. 14. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION. 15. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS DISCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. 16. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT THE DEVELOPER IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPER & RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS. 17. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMP. 18. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MERCED COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS ON OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 688-4000) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (909) 444-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. 19. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT IT SHALL BE PRESERVED. 20. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALKS TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. AUTHORITY: PUC 1-204. 21. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF DOB PALOS PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS AS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY (INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) SHALL BE SUBJECT TO THE CITY OF SACRAMENTO'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO CONSTRUCTION. 22. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS TO BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION TO ARRANGE AND COORDINATE WORK. 23. THE REQUIRED 4'-0" MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG PUBLIC SIDEWALKS DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT THAT BE REQUIRED IF REQUIREMENTS ARE NOT MET. 24. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. 25. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR AND DURING ALL PHASES OF DEVELOPMENT.	
(E-01) EXIST. SIDEWALK TO REMAIN, PROTECT FROM DAMAGE. (E-02) EXIST. AC PAVING TO REMAIN, PATCH AS REQUIRED @ NEW CONC. CURB/SIDEWALK. (E-03) EXIST. STREET STRIPING TO REMAIN, PROTECT FROM DAMAGE. (E-04) EXIST. PROPERTY LINE TO REMAIN.	(02-01) PARKING LOT STRIPING PER CITY OF WOODLAKE STANDARDS. (02-02) DIRECTIONAL ARROW STRIPING PER CITY STANDARDS. (02-03) TRASH BIN LOCATION, PER CITY STANDARDS. (02-04) TRUNCATED DOMES, TYP. @ ALL RAMP. (02-05) "UNAUTHORIZED VEHICLE" SIGNAGE, SEE 15/TI.2. (02-06) INSTALL 30" STATE STANDARD "STOP" SIGN, SIGN SHALL BE MOUNTED ON 2" GALV. POST W/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GROUND. (02-07) PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART. (SHOWN DASHED). (02-08) NEW DRIVE APPROACH, SEE CIVIL DRAWINGS. (02-09) 3'-0" DEEP TRUNCATED DOMES, SEE 20/TI.2. (02-10) PROVIDE SIGN STATING "ACCESSIBLE ROUTE", SEE 14/TI.2. (02-11) NEW 6'-0" TALL CEDAR PICKET FENCE @ PROPERTY LINE (NEW FENCE TO REPLACE OLD). (02-12) NEW 3 LOOP BIKE RACK FOR 5 TOTAL BIKE PARKING. (02-13) NEW HEAVY-DUTY AC PAVING, SEE CIVIL DRAWINGS. (02-14) NEW STANDARD AC PAVING, SEE CIVIL DRAWINGS. (02-15) NEW CONC. SIDEWALK. (02-16) NEW CONC. PAD. (02-17) NEW LANDSCAPING. (02-18) LIGHTED MONUMENT SIGN - UNDER SEPARATE REVIEW & CONTRACT. (02-19) NEW FIRE HYDRANT, SEE OFF-SITE CIVIL DRAWINGS.
KEYNOTES 2	
ADDRESS: S.E.C. OF HARRIS & NORWOOD AVE. SACRAMENTO, CALIFORNIA SITE INFORMATION: A.P.N.: 250-0061-006 PROPOSED SITE AREA: 1.56 ACRES (67,823 S.F.) ZONING: M-1-LI (LIGHT INDUSTRIAL) SEWER SYSTEM: CITY OF SACRAMENTO WATER SYSTEM: CITY OF SACRAMENTO STORM WATER SYSTEM: CITY OF SACRAMENTO PARKING: REQUIRED: 27 PARKING STALLS (1 STALL PER 350 S.F.) PROVIDED: 33 PARKING STALLS** ** 1 VAN ACCESSIBLE HANDICAP PARKING STALLS PROVIDED ** 2 HANDICAP PARKING STALLS REQUIRED (PER CBC TABLE 11B-6)	
SITE INFORMATION 3	
VICINITY MAP SCALE: N.T.S. 4	

SITE PLAN & LEASING

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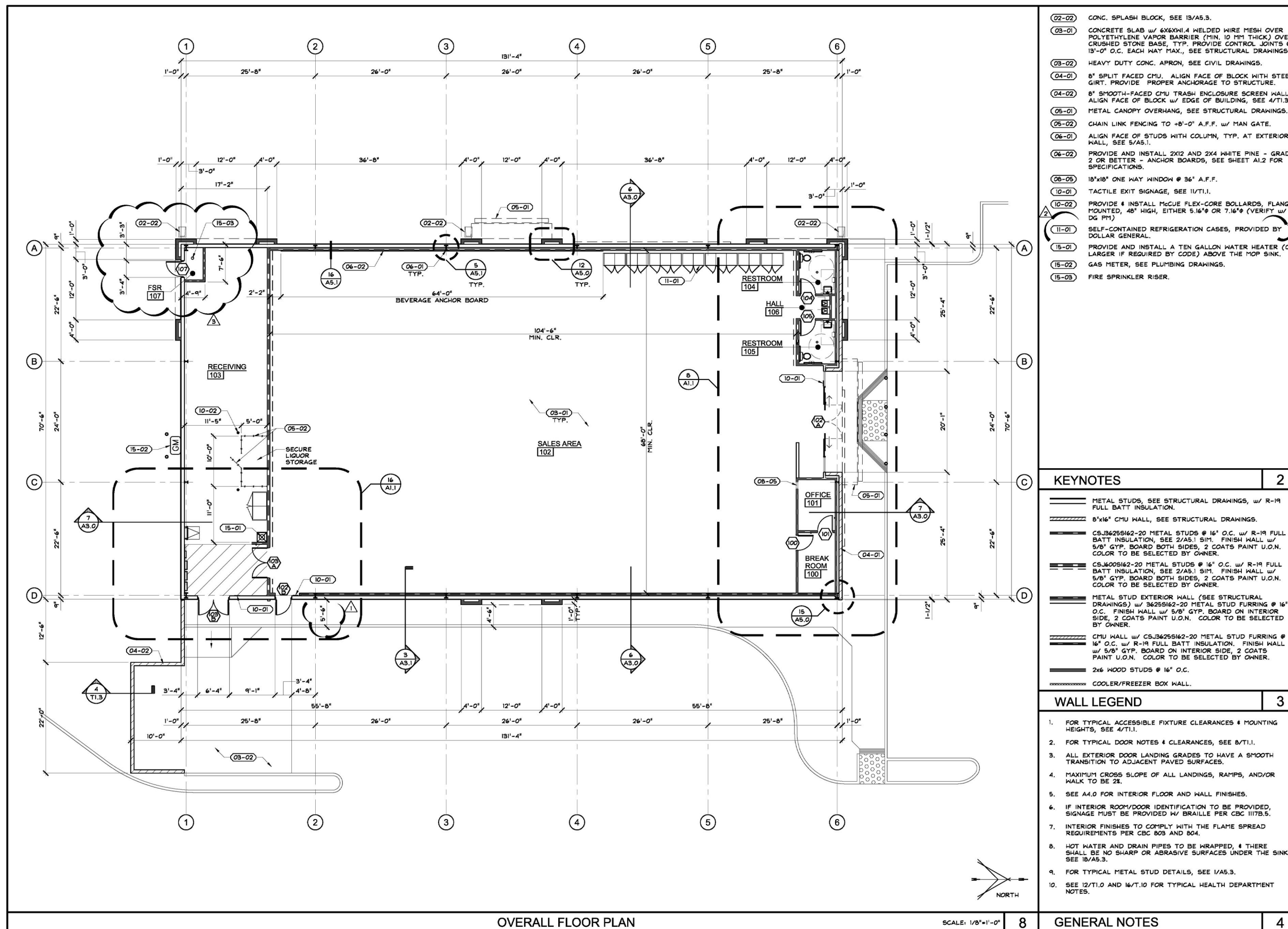
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OVERALL FLOOR PLAN

SCALE: 1/8"=1'-0"

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- (02-02) CONC. SPLASH BLOCK, SEE 13/A5.3.
(03-01) CONCRETE SLAB w/ 6X6XW1.4 WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN. 10 MM THICK) OVER CRUSHED STONE BASE, TYP. PROVIDE CONTROL JOINTS @ 13'-0" O.C. EACH WAY MAX., SEE STRUCTURAL DRAWINGS.
(03-02) HEAVY DUTY CONC. APRON, SEE CIVIL DRAWINGS.
(04-01) 8" SPLIT FACED CMU. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
(04-02) 8" SMOOTH-FACED CMU TRASH ENCLOSURE SCREEN WALL, ALIGN FACE OF BLOCK w/ EDGE OF BUILDING, SEE 4/T1.3.
(05-01) METAL CANOPY OVERHANG, SEE STRUCTURAL DRAWINGS.
(05-02) CHAIN LINK FENCING TO +8'-0" A.F.F. w/ MAN GATE.
(06-01) ALIGN FACE OF STUDS WITH COLUMN, TYP. AT EXTERIOR WALL, SEE 5/A5.1.
(06-02) PROVIDE AND INSTALL 2X12 AND 2X4 WHITE PINE - GRADE 2 OR BETTER - ANCHOR BOARDS, SEE SHEET A1.2 FOR SPECIFICATIONS.
(08-05) 18"x18" ONE WAY WINDOW @ 36" A.F.F.
(10-01) TACTILE EXIT SIGNAGE, SEE 11/T1.1.
(10-02) PROVIDE & INSTALL MCUE FLEX-CORE BOLLARDS, FLANGE MOUNTED, 48" HIGH, EITHER 5.16" OR 7.16" (VERIFY w/ DG PM)
(11-01) SELF-CONTAINED REFRIGERATION CASES, PROVIDED BY DOLLAR GENERAL.
(15-01) PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK.
(15-02) GAS METER, SEE PLUMBING DRAWINGS.
(15-03) FIRE SPRINKLER RISER.

KEYNOTES

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- METAL STUDS, SEE STRUCTURAL DRAWINGS, w/ R-19 FULL BATT INSULATION.
8"x16" CMU WALL, SEE STRUCTURAL DRAWINGS.
CSJ3625S162-20 METAL STUDS @ 16" O.C. w/ R-19 FULL BATT INSULATION, SEE 2/A5.1 SIM. FINISH WALL w/ 5/8" GYP. BOARD BOTH SIDES, 2 COATS PAINT U.O.N. COLOR TO BE SELECTED BY OWNER.
CSJ600S162-20 METAL STUDS @ 16" O.C. w/ R-19 FULL BATT INSULATION, SEE 2/A5.1 SIM. FINISH WALL w/ 5/8" GYP. BOARD BOTH SIDES, 2 COATS PAINT U.O.N. COLOR TO BE SELECTED BY OWNER.
METAL STUD EXTERIOR WALL (SEE STRUCTURAL DRAWINGS) w/ 3625S162-20 METAL STUD FURRING @ 16" O.C. FINISH WALL w/ 5/8" GYP. BOARD ON INTERIOR SIDE, 2 COATS PAINT U.O.N. COLOR TO BE SELECTED BY OWNER.
CMU WALL w/ CSJ3625S162-20 METAL STUD FURRING @ 16" O.C. w/ R-19 FULL BATT INSULATION. FINISH WALL w/ 5/8" GYP. BOARD ON INTERIOR SIDE, 2 COATS PAINT U.O.N. COLOR TO BE SELECTED BY OWNER.
2x6 WOOD STUDS @ 16" O.C.
COOLER/FREEZER BOX WALL.

WALL LEGEND

3

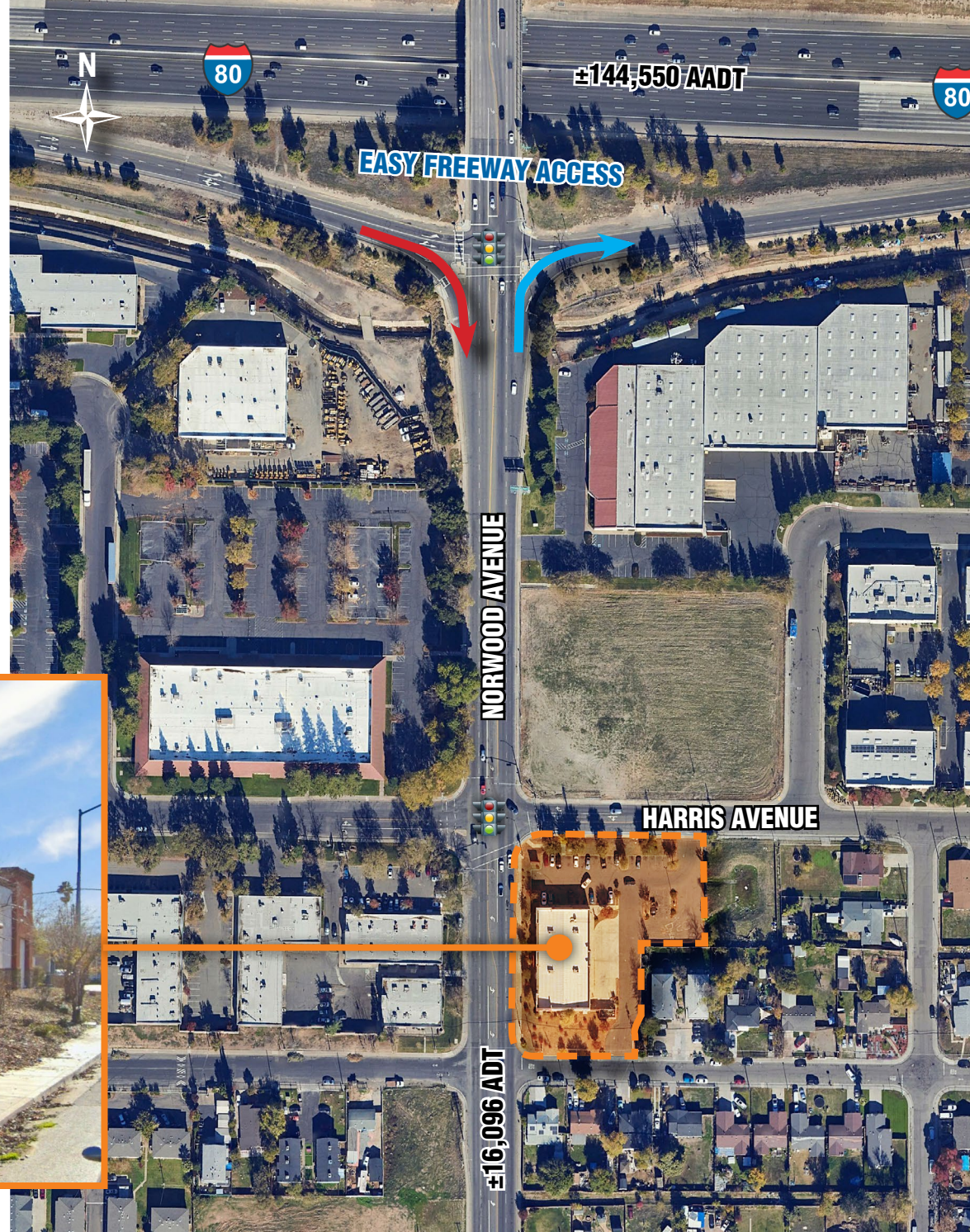
- FOR TYPICAL ACCESSIBLE FIXTURE CLEARANCES & MOUNTING HEIGHTS, SEE 4/T1.1.
- FOR TYPICAL DOOR NOTES & CLEARANCES, SEE 8/T1.1.
- ALL EXTERIOR DOOR LANDING GRADES TO HAVE A SMOOTH TRANSITION TO ADJACENT PAVED SURFACES.
- MAXIMUM CROSS SLOPE OF ALL LANDINGS, RAMPS, AND/OR WALK TO BE 2%.
- SEE A4.0 FOR INTERIOR FLOOR AND WALL FINISHES.
- IF INTERIOR ROOM/DOOR IDENTIFICATION TO BE PROVIDED, SIGNAGE MUST BE PROVIDED w/ BRAILLE PER CBC 117B.5.
- INTERIOR FINISHES TO COMPLY WITH THE FLAME SPREAD REQUIREMENTS PER CBC 803 AND 804.
- HOT WATER AND DRAIN PIPES TO BE WRAPPED, & THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK, SEE 18/A5.3.
- FOR TYPICAL METAL STUD DETAILS, SEE 1/A5.3.
- SEE 12/T1.0 AND 16/T1.0 FOR TYPICAL HEALTH DEPARTMENT NOTES.

GENERAL NOTES

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ABOUT THE LOCATION

North Natomas is a dynamic and growing trade area supported by an expanding residential population, strong regional accessibility, and a substantial concentration of retail, dining, and entertainment options. Major shopping destinations include Natomas Marketplace and The Promenade at Sacramento Gateway, which feature prominent national retailers and restaurants such as Target, Walmart, Home Depot, Best Buy, Nordstrom Rack, Burlington, Ross Dress for Less, TJ Maxx, Michaels, Ulta Beauty, Old Navy, BJ's Restaurant & Brewhouse, and Olive Garden. The area benefits from direct access to Interstates 5 and 80, proximity to Sacramento International Airport and Downtown Sacramento, and community attractions such as North Natomas Regional Park and the North Natomas Aquatic Complex. Together, these amenities generate consistent local and regional traffic and reinforce North Natomas as one of Sacramento's most active retail and commercial destinations.



NORTH SACRAMENTO / NORTH NATOMAS TRADE AERIAL



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