

Commercial Development Corner Lot For Sale / Ground Lease - Freeway Exit 47th Avenue / Martin Luther King Jr Blvd, Sacramento



3725-3735 47th Avenue

approx. .70 acres

PRICE: \$1,000,000



APN's: 037-0243-028 & 037-0243-029

Zoned: LC - Limited Commercial Land

ALL UTILITIES ON LOTS

Traffic count South Sacramento Freeway / HWY 99

222,478 per day

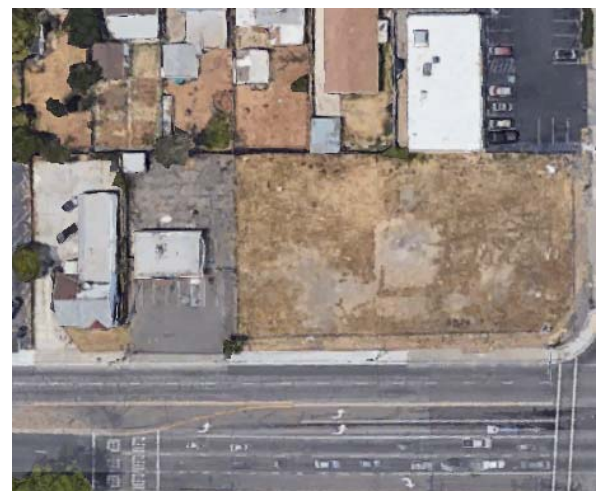
Traffic count 47th Ave / Martin Luther King Jr Blvd

40,000 / per day

**169 Industrial / Distribution Warehousing
within 1 mile**

66 Retail / Office Businesses within 1 mile

6 Religious Facilities within 1 mile



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Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	23,090	197,980	394,948
2023 Population:	24,455	208,956	416,314
Pop Growth 2018-2023:	5.91%	5.54%	5.41%
Average Age:	33.80	36.10	37.30
Households			
2018 Total Households:	7,021	64,823	146,790
HH Growth 2018-2023:	5.88%	5.49%	5.35%
Median Household Inc:	\$30,579	\$41,280	\$51,649
Avg Household Size:	3.30	3.00	2.60
2018 Avg HH Vehicles:	1.00	2.00	2.00

