



FOR SALE/LEASE

# ±8,500 SF INDUSTRIAL BUILDING

6060 STOCKTON BLVD | SACRAMENTO, CA 95824

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

## EXCLUSIVELY LISTED BY:



**BELALL AHMED**

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**DAVID HARRINGTON**

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## INVESTMENT HIGHLIGHTS

- **Multi-Tenant Industrial Property** – ±8,500 SF of functional warehouse space
- **Lot Size** – ±1.06 acres with an 18% FAR
- **Zoning** – C-2 (General Commercial), allowing for a variety of uses
- **Power** – 200 amps, 2 separate meters
- **Divisibility** – Can be split into 3 units for flexible occupancy
- **Existing Tenant** – Month-to-month mechanic shop provides immediate rental income
- **Loading & Access** – 6 grade-level roll-up doors for efficient operations
- **High Traffic Exposure** – ±29,200 vehicles per day on Stockton Blvd
- **Construction** – Durable metal building with a functional layout
- **Secure Yard** – Fully fenced and paved for vehicle storage, deliveries, or additional workspace
- **Convenient Location** – Easy access to major highways and business hubs
- **Investment Potential** – Ideal for owner-users or investors seeking rental income

6060 STOCKTON BLVD | SACRAMENTO, CA

# PROPERTY OVERVIEW

## PROPERTY DETAILS

**Address** 6060 Stockton Blvd Sacramento CA 95824

**Lot Size** ±1.06 AC

**Building Area** ±8,500 SF

**Clear Height** Varies

**Power** 200 Amps

**Door** 6 Grade Doors

**Zoning** C-2



**\$1,600,000**

LIST PRICE



**CONTACT BROKER**

RENTAL RATE

6060 STOCKTON BLVD | SACRAMENTO, CA





City of SACRAMENTO  
Department of Public Works

**GUARDIAN**  
SELF-STORAGE

**SECURITY**  
PUBLIC STORAGE

99

**STOCKRIDGE PLAZA**  
**DOLLAR TREE**  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES  
**Jack**  
**AutoZone** in the box

STOCKTON BLVD #29,500 VPD  
#29,500 VPD

STOCKTON BOULEVARD  
**MINI STORAGE**

**Firestone**

**SPARTAN OAKS APARTMENTS**  
60 UNITS

**SILGAN**  
CONTAINERS

**UNITED STATES**  
POSTAL SERVICE

**O'Reilly** AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

**SUBJECT**  
**PROPERTY**

**SACRAMENTO**  
**EXECUTIVE AIRPORT**

**ABF**  
Freight  
An ArcBest Company

**U-HAUL**

**VALERO**

**ALTA REDWOOD TERRACE APARTMENTS**  
42 UNITS

**XPO**

**Exxon**

**Pepp Boys**

**AMERICAN**  
BUILDINGS J&S

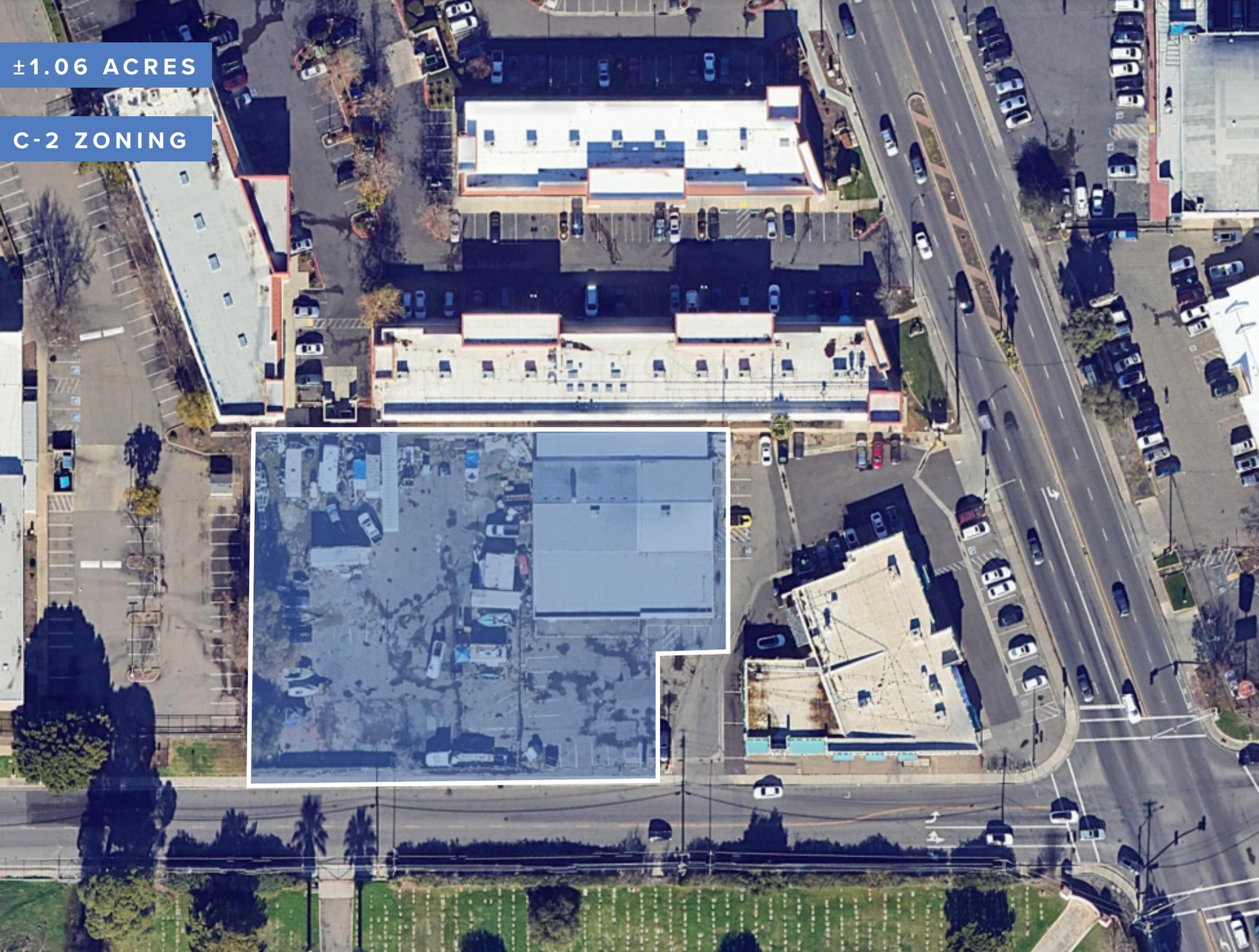
**Public Storage** **ExtraSpace Storage**

**CHATEAU LANG APARTMENTS**  
120 UNITS

99

±1.06 ACRES

C-2 ZONING

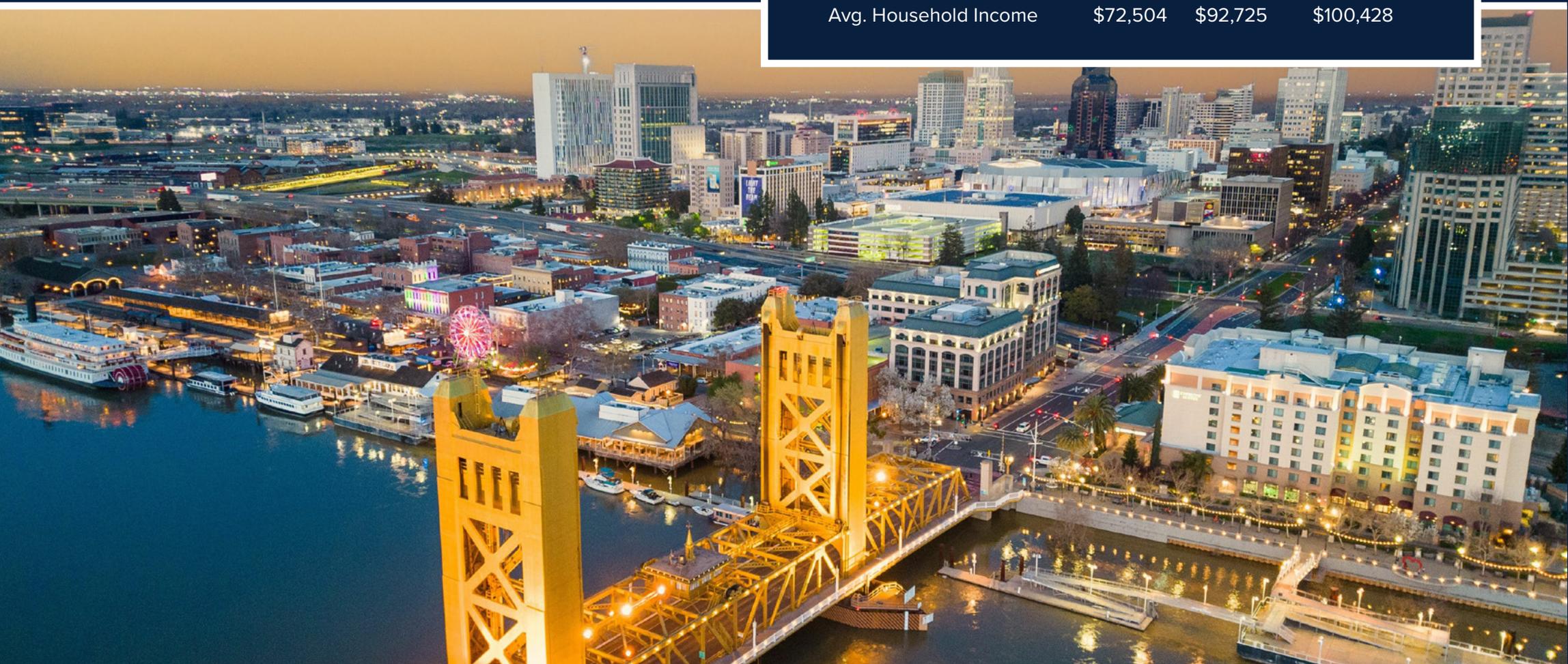


# MARKET OVERVIEW

## SACRAMENTO, CA

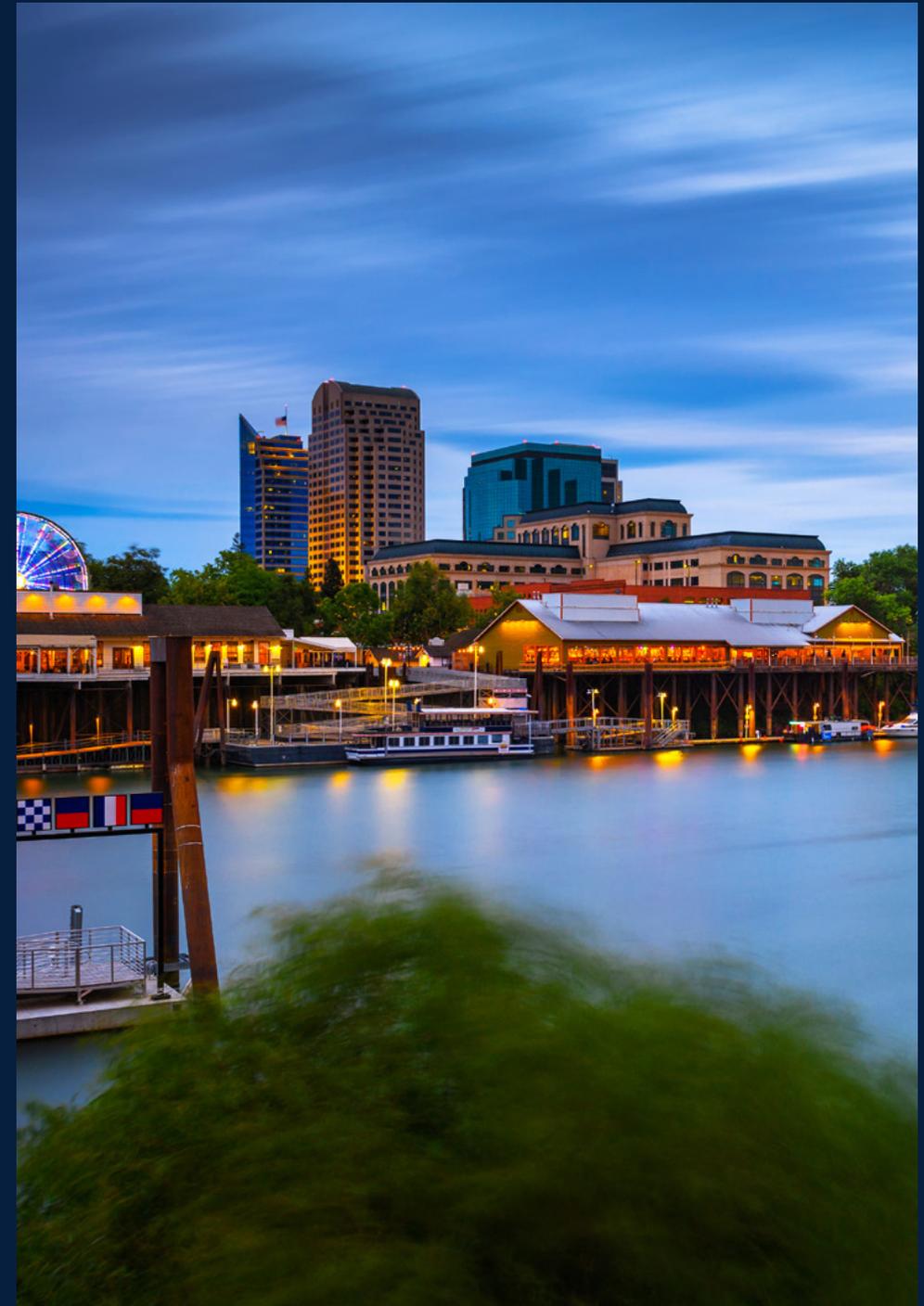
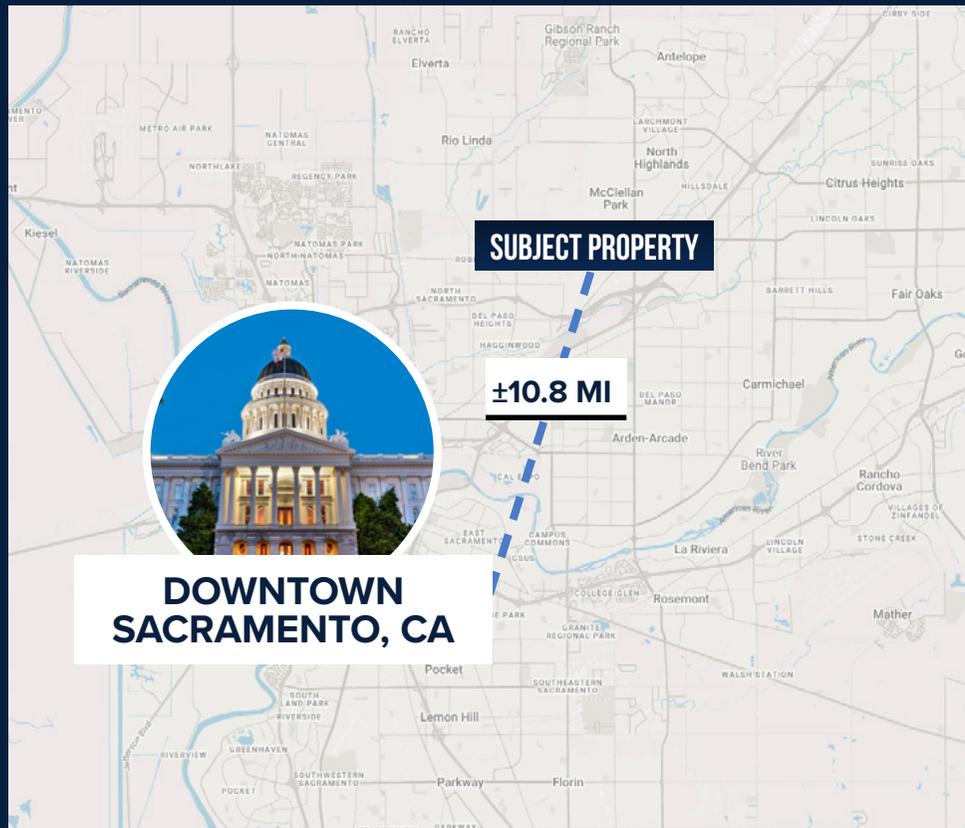
Sacramento, the capital of California, is a strategic location for owning an industrial building due to its central positioning within the state, strong transportation infrastructure, and growing economy. With major highways like I-5 and I-80, proximity to major ports, and access to rail and air freight, the city serves as a logistical hub for businesses looking to distribute goods efficiently across the West Coast. The region offers a business-friendly environment with relatively lower real estate costs compared to larger metro areas like San Francisco and Los Angeles, making it an attractive option for industrial investments. Additionally, Sacramento's expanding population and diverse workforce provide a steady labor pool for manufacturing, warehousing, and distribution operations. With increasing demand for industrial space driven by e-commerce and supply chain needs, Sacramento presents a strong opportunity for industrial property owners.

POPULATION	3-MILE	5-MILE	10-MILE
2030 Population Projection	177,741	424,353	1,068,914
2025 Population	176,587	421,045	1,060,292
2025-2030 Growth	0.1%	0.2%	0.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2030 Household Projection	57,714	154,567	376,620
2025 Household	58,076	155,920	379,885
2025-2030 Growth	0.1%	0.2%	0.2%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$72,504	\$92,725	\$100,428



# ECONOMY

Sacramento's economy is diverse, driven by government, healthcare, education, technology, and a growing industrial sector. As the capital of California, government employment plays a significant role, providing stability and job opportunities. The healthcare industry continues to expand, with major institutions like UC Davis Health and Sutter Health contributing to job growth and innovation. The city has also seen an increase in tech startups and green energy initiatives, benefiting from its proximity to the Bay Area while maintaining lower operational costs. Agriculture and food processing remain important due to the region's fertile land and access to distribution networks. Additionally, Sacramento's industrial and logistics sectors are growing, fueled by e-commerce demand and its strategic location along key transportation routes. With a lower cost of living than other major California cities and ongoing investment in infrastructure and business development, Sacramento's economy remains well-positioned for continued expansion.



**6060 STOCKTON BLVD | SACRAMENTO, CA**

# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6060 Stockton Blvd, Sacramento, CA 95824** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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