

COMMERCIAL LAND

SEC Gerber Road and Bradshaw Rd
Sacramento, CA

±8.67 ACRES - ZONED SC



THE
EDWARDS
COMPANY
commercial real estate services

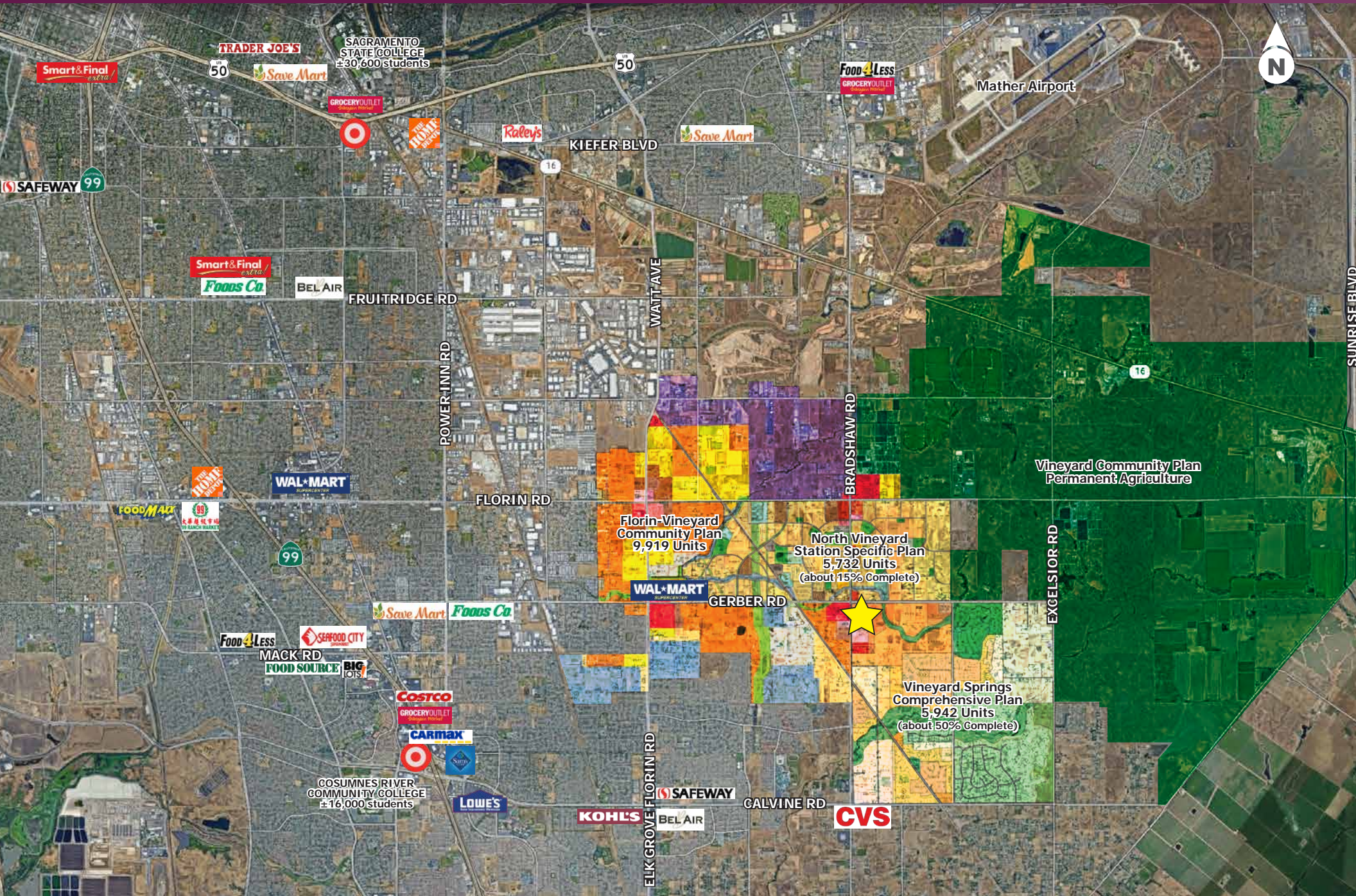
For further information, contact:
Steve Edwards Lic # 00977718
916-277-8123
steve@theedwardsco.com

Miles Edwards Lic # 02186200
916-277-8124
miles@theedwardsco.com



RETAIL & HOUSING GROWTH AERIAL

Sacramento, CA



SACRAMENTO STATE COLLEGE
±30,600 students

Mather Airport

WAL-MART

Florin-Vineyard
Community Plan
9,919 Units

North Vineyard
Station Specific Plan
5,732 Units
(about 15% Complete)

Vineyard Community Plan
Permanent Agriculture

Vineyard Springs
Comprehensive Plan
5,942 Units
(about 50% Complete)

COSUMNES RIVER
COMMUNITY COLLEGE
±16,000 students

KOHL'S

CVS

PARCEL MAP



Sacramento, CA

PARCEL MAP
SUBDIVISION NO. 02-0559
PARCELS A & B, 8 P.M. 8
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

JUNE 2008
 SHEET 2 OF 2

WECKER
SURVEYS

LEGEND:

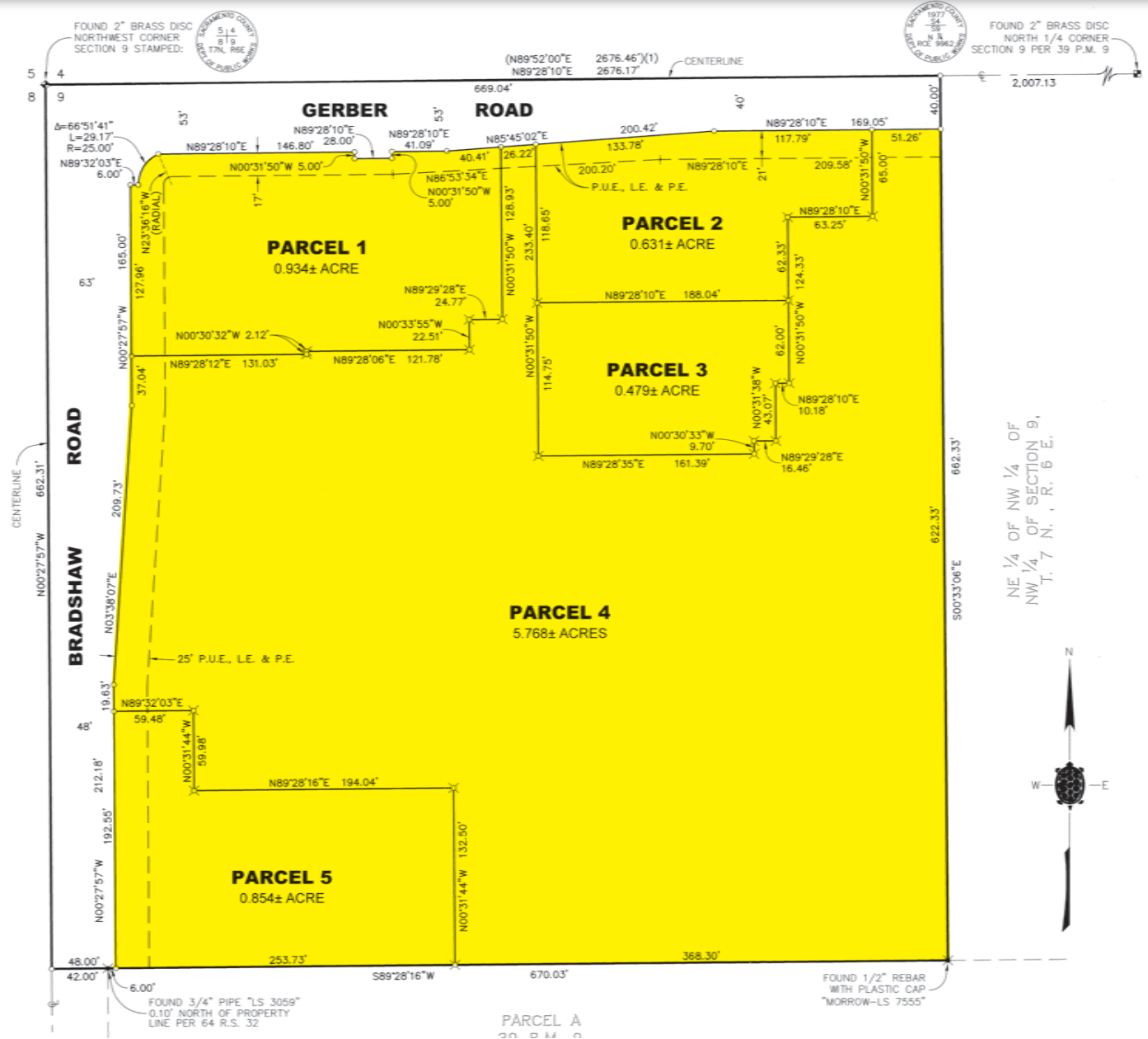
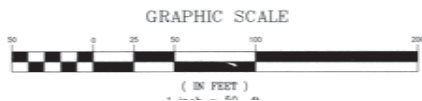
- ◆ ----- FOUND SECTION CORNER AS NOTED
- ----- FOUND QUARTER CORNER AS NOTED
- ✕ ----- FOUND MONUMENT AS NOTED
- ⋈ ----- SET 5/8" REBAR WITH PLASTIC CAP "L.S. 7375"
- ----- DIMENSION POINT (NOTHING FOUND OR SET)
- L.E. ----- LANDSCAPE EASEMENT
- P.E. ----- PEDESTRIAN EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- (1) ----- RECORD DATA PER 39 P.M. 9

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF GERBER ROAD BETWEEN FOUND MONUMENTS PER 64 R.S. 32 AND SHOWN HEREON AS NORTH 89°28'10" EAST.

NOTES:

1. ALL CURVES SHOWN HEREON ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE SUBJECT PROPERTY CONTAINS 10.180± ACRES (GROSS).
3. A PRIVATE SEWER EASEMENT AT A MINIMUM OF 10 FEET IN WIDTH FOR THE INSTALLATION AND/OR MAINTENANCE OF A PRIVATE SANITARY SEWER SERVICE LINE SHALL BE GRANTED/RESERVED PRIOR TO OR CONCURRENT WITH THE SALE AND/OR RECONVEYANCE OF THE PARCELS SHOWN HEREON.
4. RECIPROCAL ACCESS AND PARKING BETWEEN PARCELS SHOWN HEREON SHALL BE GRANTED/RESERVED PRIOR TO OR CONCURRENT WITH THE SALE AND/OR RECONVEYANCE OF THE PARCELS SHOWN HEREON.

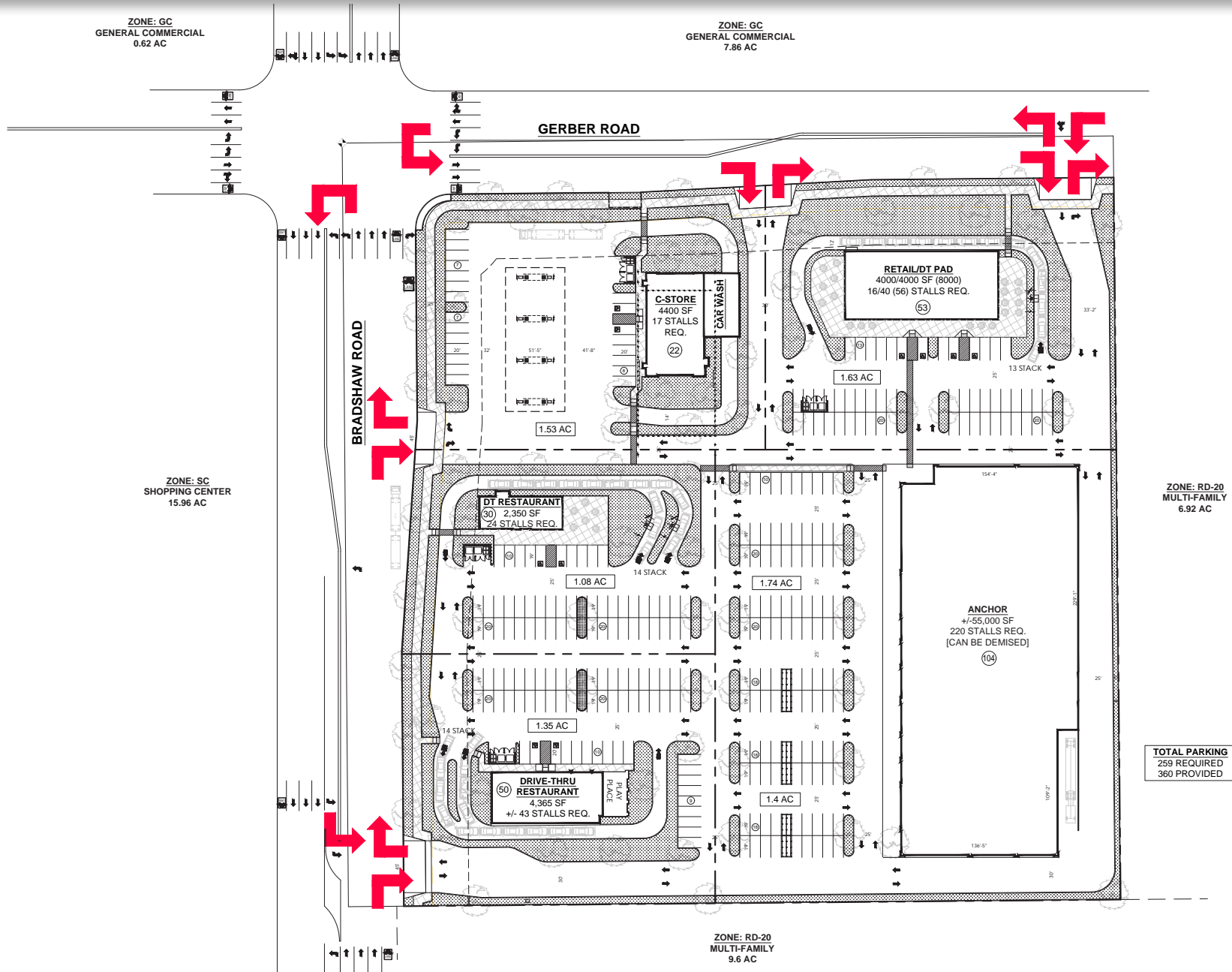


NE 1/4 OF NW 1/4 OF SECTION 9,
 NW 1/4 OF SECTION 9,
 T. 7 N., R. 6 E.



SITE PLAN

Sacramento, CA



FLORIN-VINEYARD COMMUNITY PLAN

Sacramento, CA

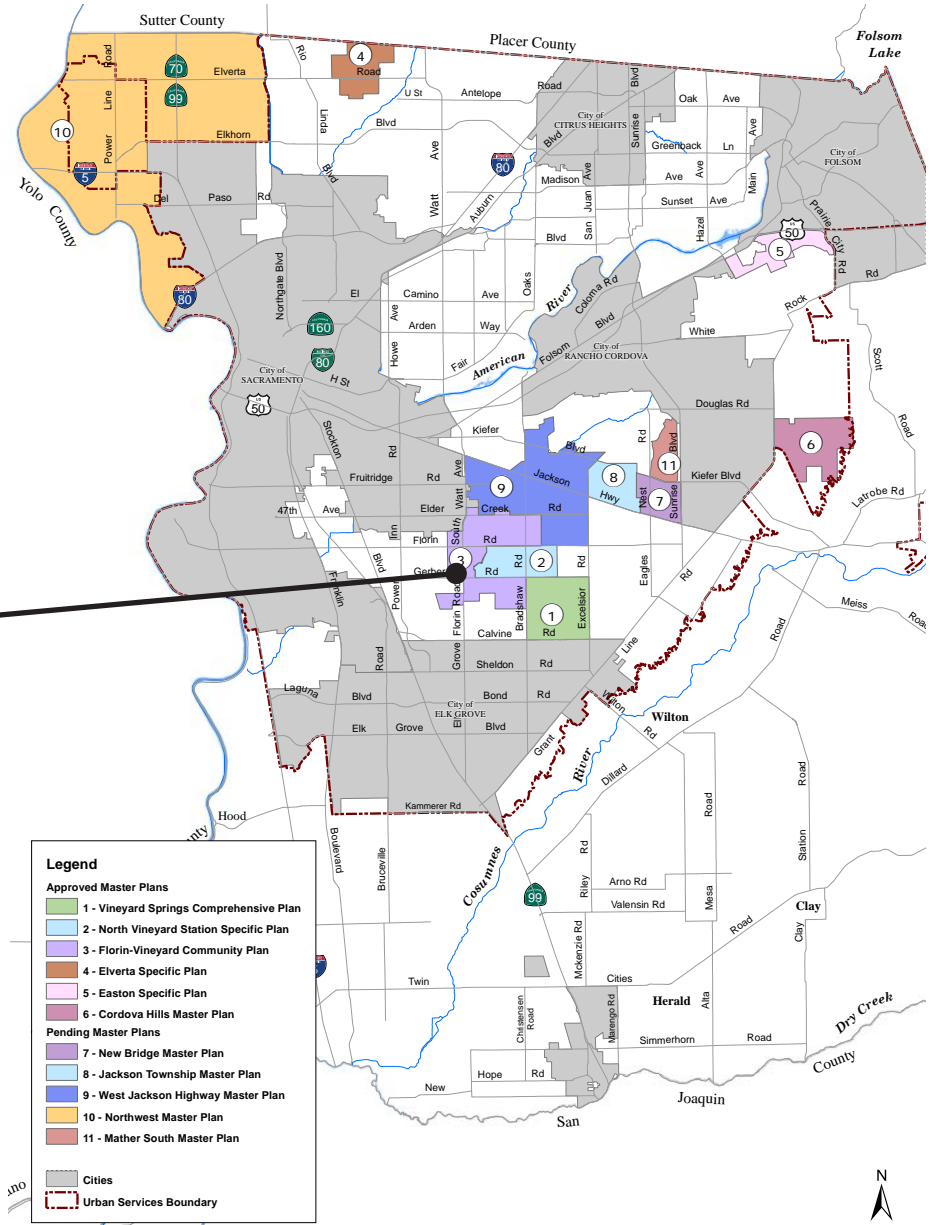
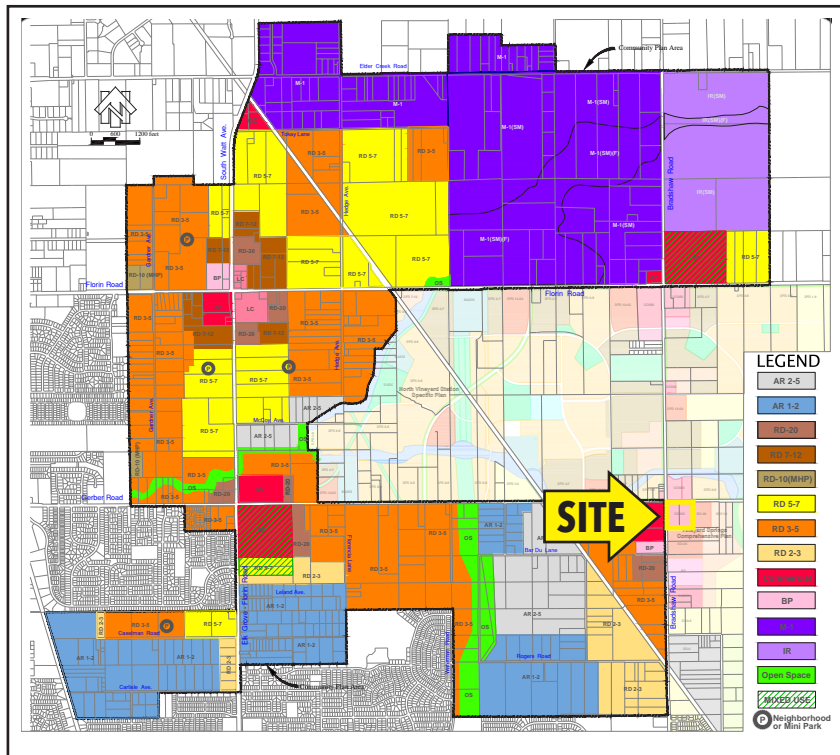


Project Description:

In 1999, the Sacramento County Board of Supervisors initiated a community planning program for the Florin-Vineyard area, also known as the "Gap" area. The term "Gap" has been used to refer to this area because it is located between the existing urban area to the west of Elk Grove-Florin Road and comprehensively planned urban areas to the east (i.e., North Vineyard Station and Vineyard Springs). The goal of this planning process is to provide a vision for the orderly and systematic urbanization of the study area through the establishment of a preferred land use plan and a facilities finance element based upon this plan. The Florin-Vineyard Community Plan was approved by the County Board of Supervisors on December 15, 2010.

Project Location/Boundary:

The Florin-Vineyard Community Plan area covers approximately 3,872 acres and is located within the community planning areas of both Vineyard and South Sacramento. The boundaries of the Florin-Vineyard Community Plan are generally Elder Creek Road on the north, Bradshaw Road on the east, the Churchill Downs neighborhood to the south, and the Union Pacific Railroad tracks on the west.



DEMOGRAPHICS

Sacramento, CA



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2023 Total Population	4,663	23,063	53,803	92,122	167,684
2028 Total Population	4,873	24,004	55,658	95,542	173,619
2023 Total Daytime Population	17,269	44,894	81,584	117,669	147,776
2028 Total Employees	12,196	21,128	33,539	44,433	53,268
2023 Total Daytime at Home Population	617	2,645	4,673	6,963	8,686
% 2023 Female population: Adult	50.2%	50.6%	50.7%	50.7%	50.8%
% 2023 Male population: Adult	49.8%	49.4%	49.3%	49.3%	49.2%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	1,413	7,216	16,378	26,272	50,356
Black or African American	471	2,419	5,970	10,534	20,833
Hispanic	778	4,166	10,964	20,033	37,466
Asian	1,919	8,780	19,450	33,567	55,990
Two or More Races	477	2,540	6,012	10,243	18,915
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	3,823	18,216	42,698	72,947	132,568
White collar	61.5%	63.8%	60.7%	58.3%	60.0%
Blue collar	38.5%	36.2%	39.3%	41.7%	40.0%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	3,259	15,356	35,841	61,087	110,766
No High School Diploma	4.6%	5.2%	6.1%	6.9%	6.8%
High school graduate, GED, or alternative	23.5%	23.5%	22.5%	22.6%	22.7%
College No Degree	21.6%	22.5%	23.1%	24.4%	23.9%
College or Advanced Degree	31.8%	30.3%	28.8%	25.6%	26.1%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2023 Home value: Median	\$374,156	\$417,707	\$418,938	\$414,919	\$407,738

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2023 Household Income: Median	\$114,086	\$114,460	\$105,433	\$100,464	\$95,681
% Median Income Change 2023 to 2028	0.3%	0.6%	0.6%	0.6%	0.5%
% Median Income Change 2000 to 2023	4.3%	3.3%	3.2%	3.1%	3.4%
2000 Household income: Average	\$71,788	\$71,313	\$70,535	\$66,982	\$62,897
2023 Household income: Average	\$125,552	\$141,425	\$127,494	\$122,842	\$121,207
2028 Household income: Average	\$122,623	\$138,176	\$125,447	\$120,646	\$119,367
\$200,000 or More	16.2%	18.0%	16.6%	14.9%	14.0%
\$150,000 to \$199,999	17.3%	14.4%	12.1%	11.3%	11.0%
\$125,000 to \$149,999	11.4%	11.4%	9.2%	9.3%	8.6%
\$100,000 to \$124,999	15.4%	13.8%	14.1%	13.7%	12.2%
\$75,000 to \$99,999	8.0%	10.8%	12.2%	12.9%	13.5%
\$50,000 to \$74,999	9.4%	11.6%	13.0%	13.3%	14.7%
\$35,000 to \$49,999	8.6%	6.8%	7.9%	9.0%	8.6%
\$25,000 to \$34,999	4.1%	3.9%	4.8%	4.9%	5.0%
\$15,000 to \$24,999	5.2%	4.4%	4.5%	4.5%	4.7%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2023 Households	1,556	6,936	16,144	27,091	50,808
2028 Households	1,690	7,519	17,400	29,286	54,805
% Household Change 2010 to 2020	14.1%	2.9%	2.4%	2.2%	1.9%
% Household Change 2023 to 2028	0.9%	0.8%	0.7%	0.7%	0.7%
Average Household Size	3.0	3.3	3.3	3.4	3.3
Owner occupied	76.9%	77.4%	75.9%	73.5%	68.0%
Renter occupied	23.1%	22.6%	24.1%	26.5%	32.0%
% Households with children	50.3%	57.0%	56.4%	57.0%	57.6%
% Households with no children	49.7%	43.0%	43.6%	43.0%	42.4%