

2751 LAND AVE

GRAND AUTO SALES, INC. | SACRAMENTO, CALIFORNIA



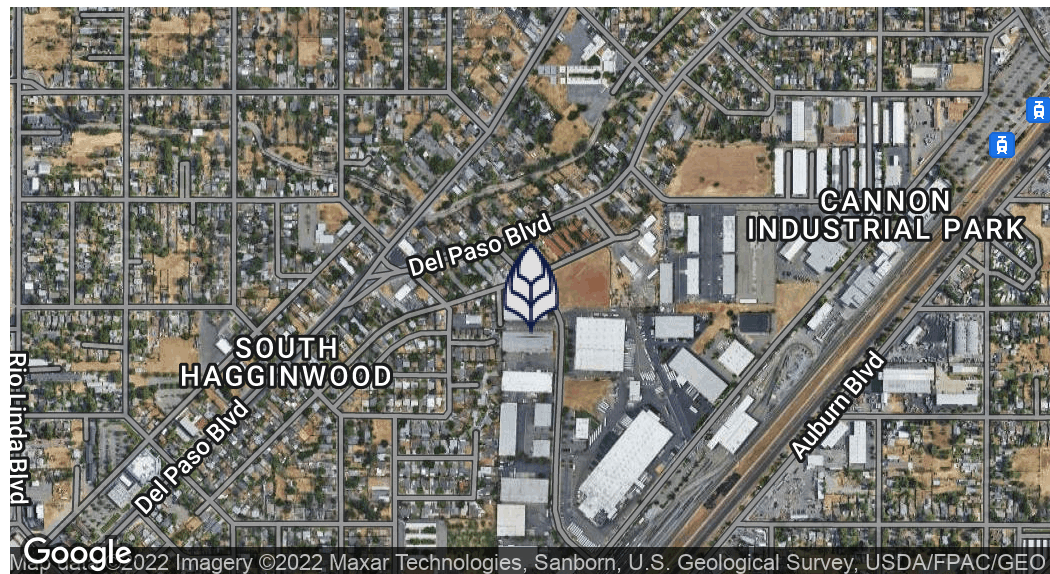
SEQUOIA
COMMERCIAL GROUP

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Sale Price

\$4,836,000

OFFERING SUMMARY

| | |
|----------------|---------------|
| Building Size: | 37,200 SF |
| Lot Size: | 1.66 Acres |
| Price / SF: | \$130.00 |
| Year Built: | 1982 |
| Zoning: | M-2 |
| Market: | Sacramento |
| Submarket: | NE Sacramento |

PROPERTY OVERVIEW

Sequoia Commercial Group is proud to be the exclusive advisor to this industrial building in the heart of Sacramento City. It features a 20' ceiling with sprinklers and a 1 tot./12' w x 14' h drive-in. The property also has 3,165 sqft office space available. It has a 4,000a/480v 3p Heavy with 40 surface parking spaces. It was formerly occupied by an auto sales shop, Grand Auto Sales. It's heavily zoned throughout and is available with estimated monthly revenues of \$4.32 sqft/month.

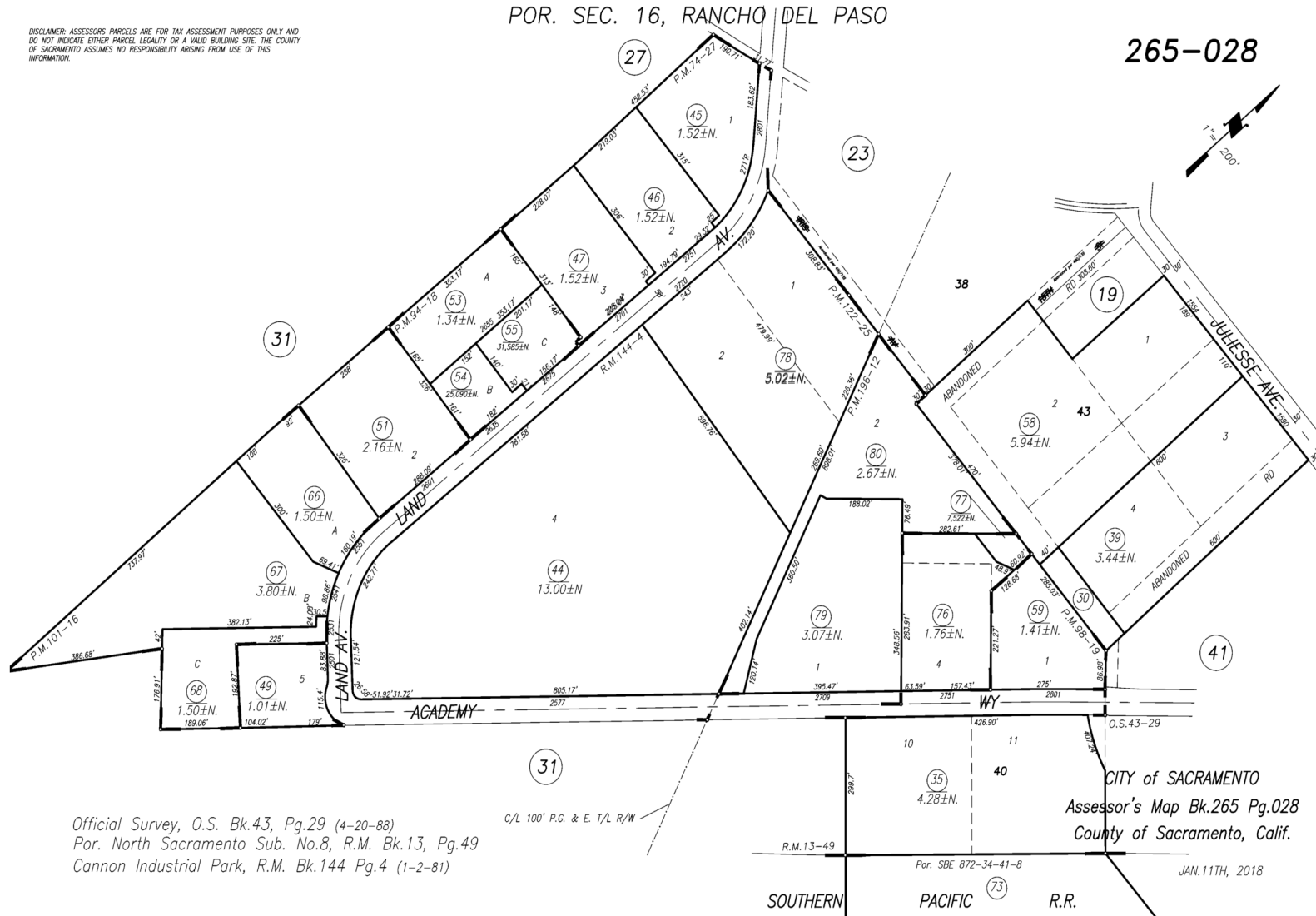
LOCATION OVERVIEW

Situated in America's "Farm-to-Fork" Capital, this modern structure is a 10-minute stroll from the Blue Meadowview - Watt/I-80 at the Employee Platform Station (WB) stop. Close parks incorporate Hagginwood School Park, Ben Ali School Park, and Dixieland Park.

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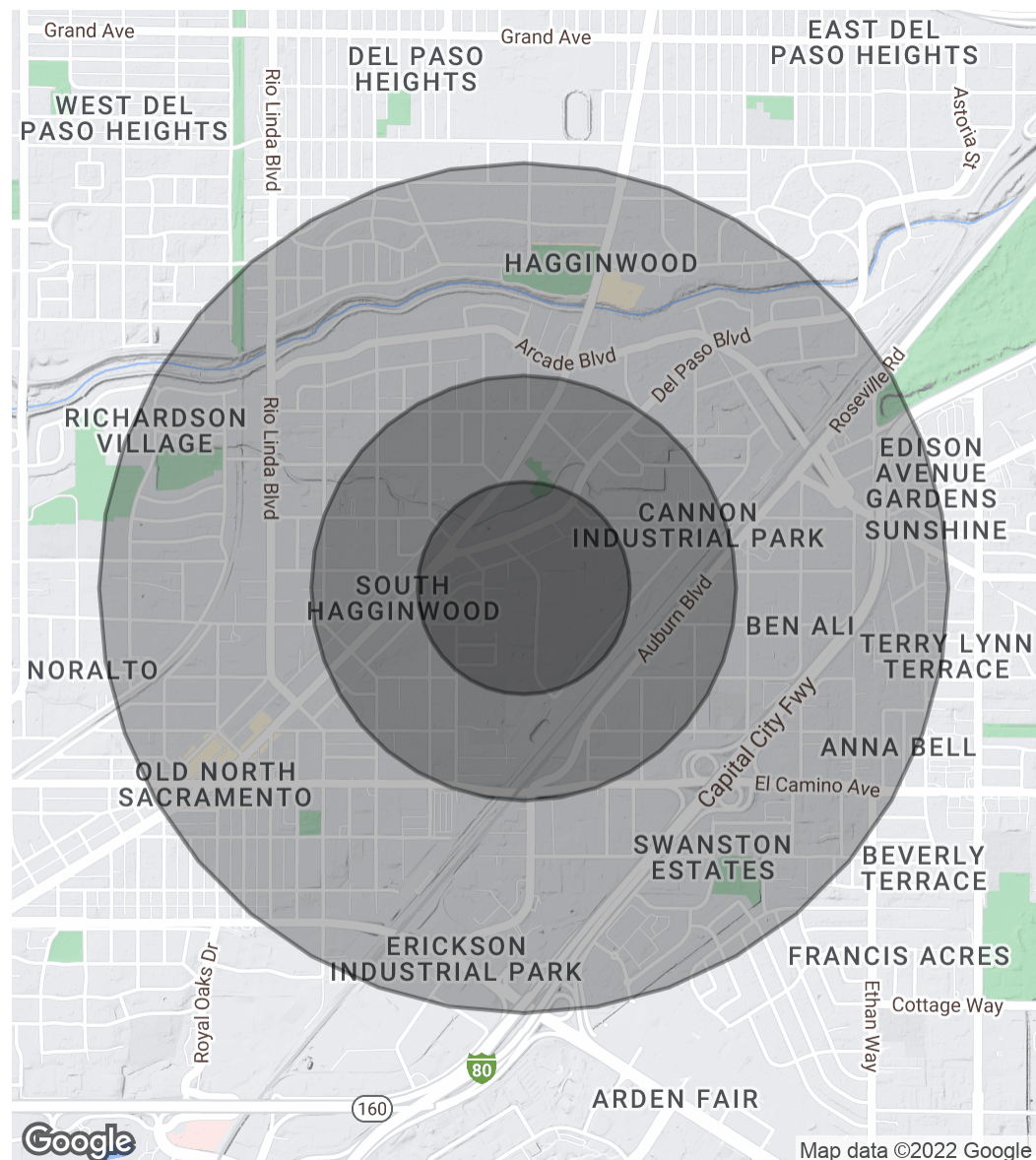
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 578 | 4,197 | 13,050 |
| Average Age | 36.5 | 32.0 | 33.3 |
| Average Age (Male) | 38.7 | 32.5 | 32.1 |
| Average Age (Female) | 33.8 | 31.6 | 34.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 208 | 1,507 | 5,032 |
| # of Persons per HH | 2.8 | 2.8 | 2.6 |
| Average HH Income | \$61,049 | \$58,059 | \$52,529 |
| Average House Value | \$675,555 | \$263,494 | \$286,816 |

* Demographic data derived from 2020 ACS - US Census





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PROFESSIONAL BACKGROUND

Mr. Carlos Serrano-Quan is a Co-Founder and Managing Partner of Sequoia Commercial Group (SCG), a commercial real estate brokerage with four offices in the San Francisco Bay Area. Recently awarded the prestigious CoStar Power Broker Awards for the highest volume of deals in Q1 of 2020, SCG and Carlos have helped their private clients with complex commercial real estate transactions specializing in sourcing investment opportunities for local and international developers and investors and asset management. Previously, Carlos was a partner at Verakin Asset Management, a global real estate investment company with offices in China and the San Francisco Bay Area.

EDUCATION

In addition to his business accomplishments, Carlos has proudly served the City and County of San Francisco in various positions. He was appointed by the S.F. Board of Supervisors and the Mayor as a Citizen's Advisory Committee member of the San Francisco Department of Aging and Adult Services; and a member of the San Francisco Department of Youth and Families Community Advisory Committee. Among Carlos' favorite activities is helping the community by serving in various roles, i.e., as the former Executive Director of 3 community-based nonprofit organizations, HomeownershipSF, Chinatown Youth Center, Chinese Newcomers Service Center; and two international nonprofits, the American Diabetes Association, and Goodwill Industries.

MEMBERSHIPS

Carlos is active in the organized Real Estate Industry, serving as an advisor to real estate tech startup companies and real estate industry associations. He is a Past President and Chairman of the Chinese Real Estate Association of America (CREAA) – a leading ethnic real estate industry organization in the United States; an Advisory Member of Sterling Bank & Trust, and a member of the Asian Commercial Professionals (ACP).

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