

For sale

±9.14 acres

Industrial Land

Sale Price: \$2,400,000
(\$6.02 per land SF)

 **JLL** SEE A BRIGHTER WAY



6830 28th Street
North Highlands, CA 95660

McClellan Submarket

Property information

The property consists of one parcel totaling approximately 9.14 acres with $\pm 601'$ of street frontage along Elkhorn Blvd. The condition of the land is raw with no curb, gutter or sidewalk in place. Most utilities are in the street with SMUD power lines overhead.

Buyer to verify parcel size, street frontage and existence of all utilities.

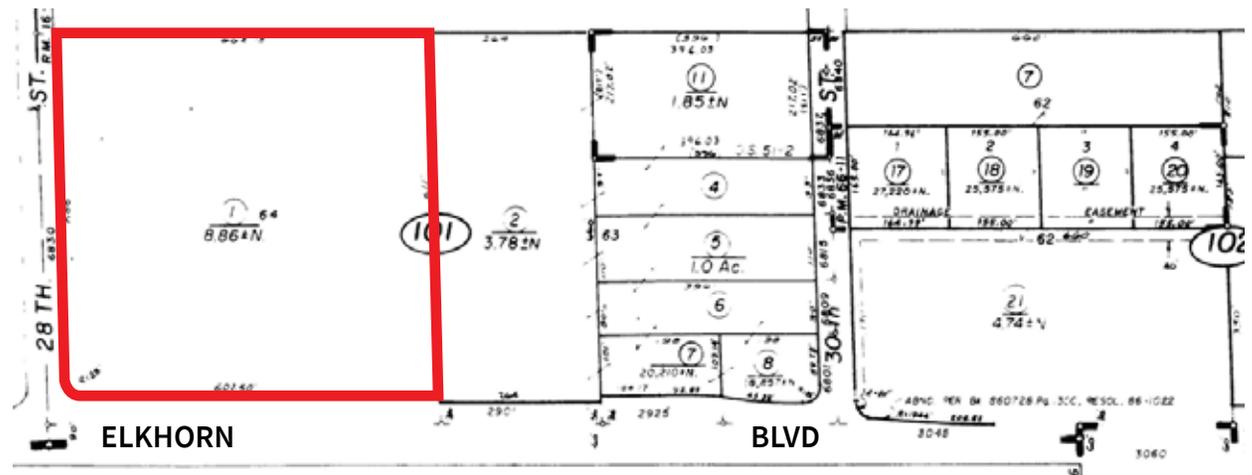
Located in North Highlands, only 9 minutes from I-80, approximately 19 minutes to Downtown Sacramento and 19 minutes to Sacramento International Airport (SMF); with daily traffic volume at approximately 27,555 cars per day (Elkhorn Blvd & 28th Street).

Please confirm all intended uses with the County of Sacramento Planning Department at (916) 874-6141.

Property features

- Available acres: ± 9.14 (one parcel)
- APN: 208-0101-001
- Zoned: SPA - McClellan North (County of Sacramento)
- Possible industrial uses: automobile and truck related, commercial, industrial yard, manufacturing and fabrication, storage and warehousing, and services (see Zoning Tables on page 8 & 9)
- Existing improvements: raw land, no curb, gutter or sidewalk
- Utilities (to be verified by buyer):
 - Water & Sewer: in the street along Elkhorn Blvd
 - Storm Drain: TBD
 - Electrical (SMUD): not connected, but overhead power lines run through the southern portion of the parcel along Elkhorn Blvd
- Existing billboard: currently leased for \$600 per month

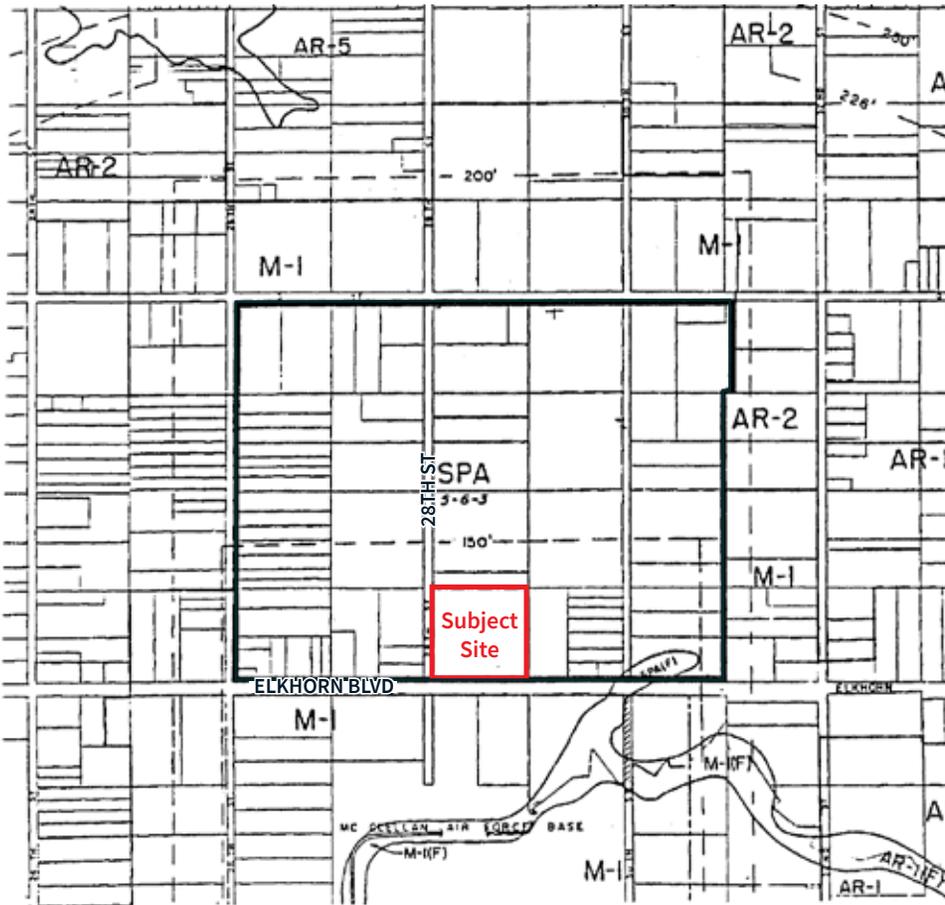
Parcel map



Zoning map

Zoning: SPA (McClellan North Special Planning Area)

Comprehensive Use Tables are attached to this brochure. Please confirm all intended uses with the County of Sacramento Planning Department at (916) 874-6141.



SWC Elkhorn Blvd & 28th St



28th Street looking toward Elkhorn Blvd

Demographics (5 miles radius)



Place of work

2023 Businesses	6,463
2023 Employees	59,618



Population

2023 Population - Current Year Estimate	263,841
2028 Population - Five Year Projection	264,475
2020 Population - Census	261,075
2010 Population - Census	236,231
2020-2023 Annual Population Growth Rate	0.32%
2023-2028 Annual Population Grow Rate	0.05%



Education

2023 Population 25 and Over	176,120
High School Diploma (51,282)	29.1%
Bachelor's Degree (27,936)	15.9%



Households

2023 Population - Current Year Estimate	263,841
2028 Population - Five Year Projection	264,475
2020 Population - Census	261,075
2010 Population - Census	236,231
2020-2023 Annual Population Growth Rate	0.32%
2023-2028 Annual Population Grow Rate	0.05%



Household income

2023 Average Household Income	\$94,046
2028 Average Household Income	\$108,988
2023 Median Household Income	\$70,626
2028 Median Household Income	\$81,321



Housing Units

2023 Housing Units	91,884
2023 Vacant Housing Units (2,634)	2.9%
2023 Occupied Housing Units (89,250)	97.1%
2023 Owner Occupied Housing Units (50,744)	55.2%
2023 Renter Occupied Housing Units (38,506)	41.9%

THE SUBJECT PROPERTY is located in the City of North Highlands, situated between the Northgate/Natomas, McClellan, and I80/Roseville Rd submarkets. It enjoys excellent visibility at the corner of Elkhorn Boulevard and 28th Street, just minutes away from Interstate 5 and Interstate 80. Specifically, it's positioned at the northern end of the McClellan Industrial area in North Highlands, less than 5 miles from Sacramento's prominent shopping centers, including Arden Fair Mall, Natomas Town Center, and The Promenade at Sacramento Gateway.

NORTH HIGHLANDS, CALIFORNIA, is part of the Sacramento metropolitan area. Notably, the subject property is only 12 miles east of the Sacramento Metropolitan Airport and approximately 95 miles from the bustling San Francisco Bay Area. Its strategic location makes it an appealing choice for businesses and residents alike.

Over the past 10 years, the 5-mile radius surrounding the subject property has experienced population growth, with approximately 263,841 people residing there in 2023. From 2010 to 2020, the population increased by 24,844 (10.5%). The area has seen various improvements, including new industrial developments and major chain stores opening within a few miles.

The surrounding area's economy is robust and stable, featuring a mix of office, warehouse, and retail facilities that provide numerous job opportunities. Employers in the vicinity include Sacramento McClellan Airport, Walmart, Amazon, Aerospace Museum of California, and others. The median household income within the 5-mile radius of the subject property was \$70,626 (2023, based on income projections).

STRATEGICALLY LOCATED just 13 miles from downtown, the subject property offers a variety of nearby amenities, including the annual California State Fair, historical and transportation museums, the Sacramento Public Library, and the California State Capitol. Additionally, the broader Sacramento area provides sports facilities, entertainment venues, and multiple medical facilities. The combination of a strong industrial presence and a high quality of life makes this an attractive place to live and work.

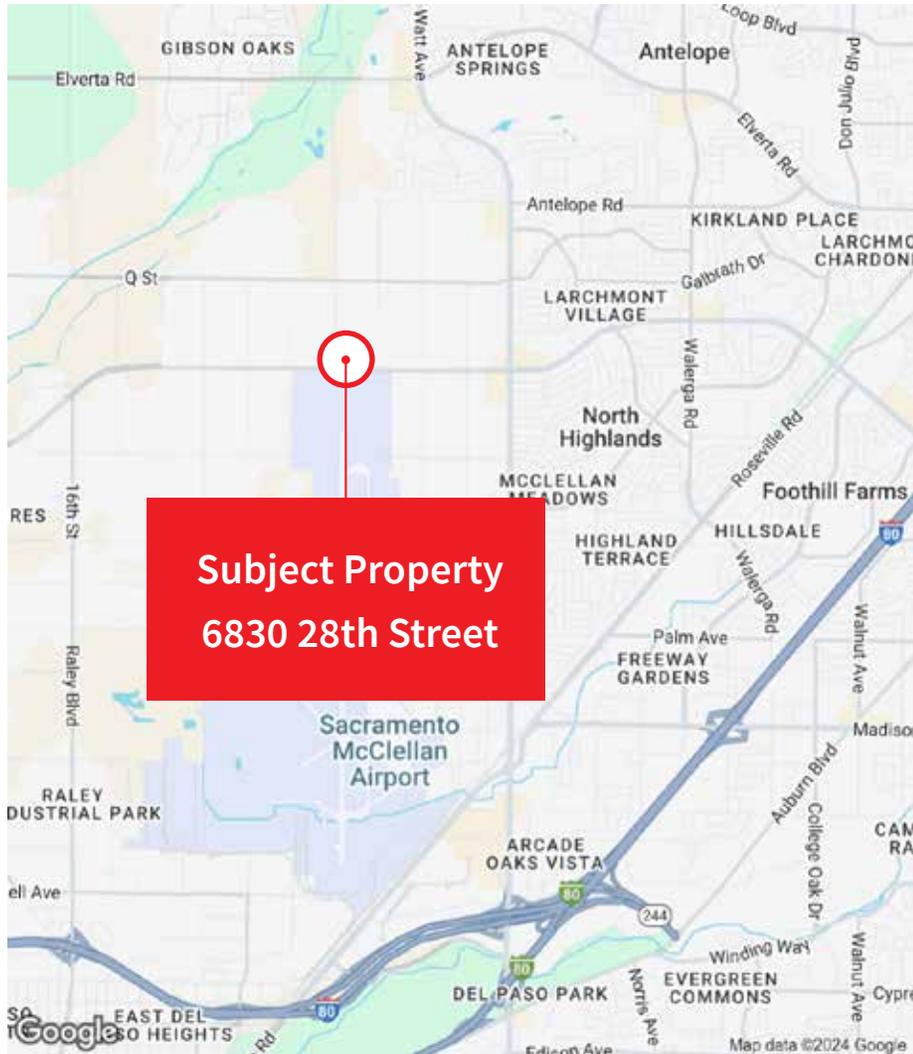
Vicinity neighbors



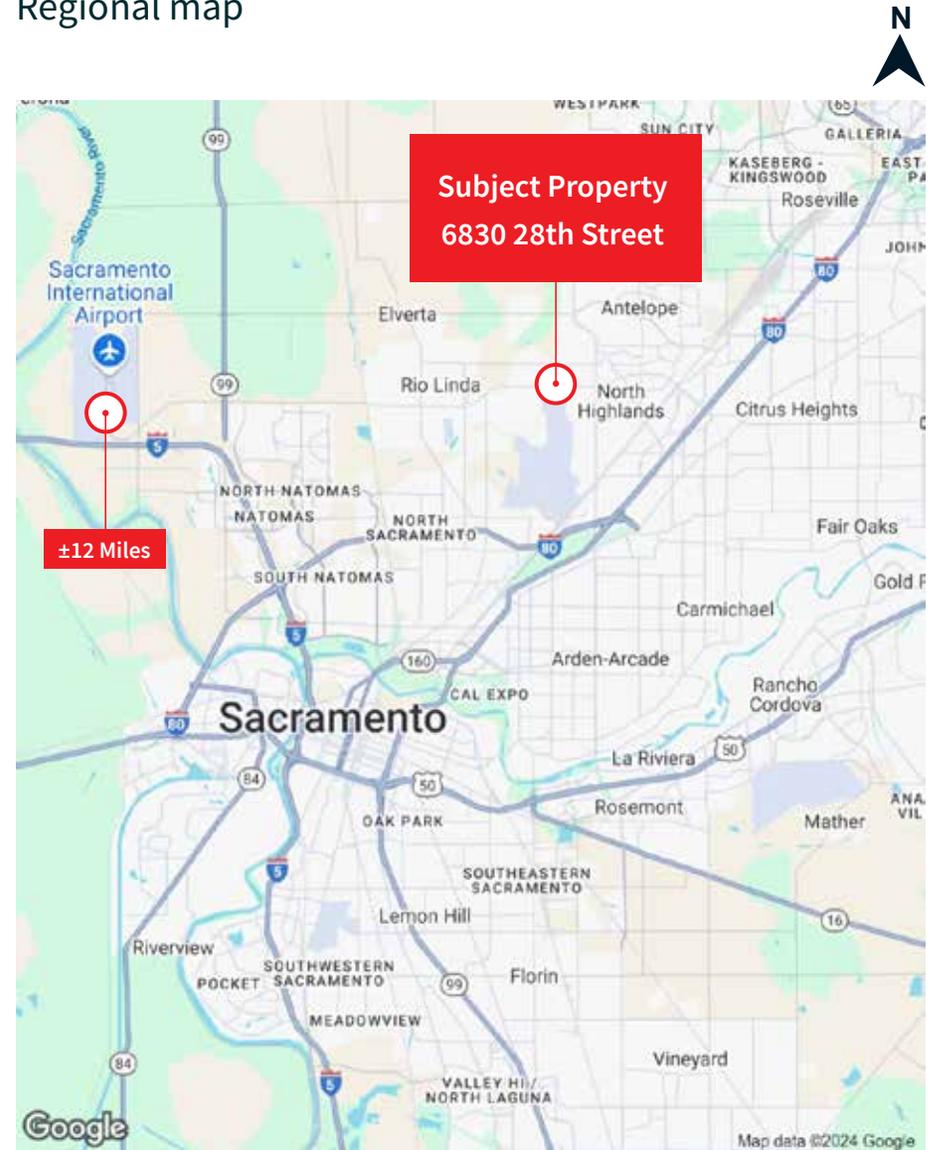
MAP NOT TO SCALE

Location maps

Street map



Regional map



MAPS NOT TO SCALE

Permitted uses

McClellan North Special Planning Area

Adopted January 10, 1990

Automobile and Truck Related Uses (excluding wrecking or dismantling)

Painting, reconditioning, repair and overhauling, upholstering, tire shop, inspection station, auto and truck rental or lease agency (1)

Commercial Uses

Building trades contractor's office, service yard, workshop (1)

Lumber yard (new and used, storage only) (1)

Firewood, fuel (sales and storage) (1)

Hay, seed, grain and farm equipment store (1)

Nursery (wholesale) (X)

Auto, boat, appliance and other parts sales (X)

Manufacturing and distribution of pools, spas (sales and display) (1)

Food and Fiber Processing Uses

Manufacturing, compounding, or processing food products (1)

Industrial Yard Uses

Draying and freight yard (5)

Feed and fuel (5)

Truck terminal yard (5)

Contractor's storage yard (5)

Machinery rental yard (5)

Public utility service yard (5)

Building materials storage yard (6)

Parking yard for damaged vehicles (5)

Recycling center (1)

NOTES: (X), (1), (5), (6) and (8) are conditions to permitted uses. Please see explanation of use conditions on page 9.

This information is provided as a courtesy only, and is any tenant's, or buyer's, responsibility to confirm any intended use for the property with Sacramento County Planning Department at (916) 874-3104.

Please see the full list of uses here: [McClellan North SPA Permitted Uses](#).

Permitted uses (continued)

Manufacturing and Fabrication Uses

Blacksmith, carpenter, machine, sheet metal, welding, and plumbing shops (5)

Electric motor rebuilding (8)

Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals (8)

Service Uses

Janitorial (1)

Gardening and landscaping, service yard and workshop (1)

Boat service and repair (1)

Equipment rental agency (1)

Towing service (1)

Storage and Warehouse Uses

Wholesaling and warehousing (1)

Automobile, recreational vehicle, mobile-home commercial coach (storage) (2)

Storage building-mini (1)

Moving and storage (1)

Use Conditions

X Use is permitted.

(1) Permitted, provided the entire operation, including the parking and storage of vehicles used in connection with the operation is conducted within a completely enclosed building or within a fenced area, as specified in Section 506-36.

(2) Permitted, subject to the issuance of a conditional use permit by the Zoning Administrator.

(5) Permitted, subject to issuance of a conditional use permit by the Project Planning Commission and provided the uses are conducted entirely within a building or enclosed structure or within an area enclosed on all sides by a solid wall fence or wall at least six feet in height. There may be an additional three feet of wire fencing above the six-foot solid fence or wall, but no to exceed nine feet overall.

(6) Permitted, including rock, sand, gravel and mixed small batch concrete in quantities of two cubic yards or less provided that only one concrete mixer with a capacity of two cubic yards or less may be located on the premises and subject to the provisions enumerated in Condition number 5.

(8) Permitted, (excluding punch presses over 20 tons, drop hammers, and automatic screw machines) provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area on the build-able area of the lot.

Use development standards

Lot Size and Location

No building or structure, nor the enlargement of any building or structure shall be erected for any use permitted in Section 506-34 unless the following standards are met and maintained.

- Lot Area: each lot shall have a minimum gross area of one acre.
- Lot Width: each lot shall have a minimum width of 75 feet.
- Public Street Frontage: public street frontage is not required except for parcels in residential use and those located predominantly behind an existing residential dwelling and having primary vehicular access from the same public street as the dwelling, in which case, 75 feet of public street frontage shall be required.

Nose Attenuating Building Design

Any building to be erected or rebuilt for any use permitted in Section V., shall incorporate noise attenuating design features in accordance with AICUZ standards.

The residential, agricultural, and incidental agricultural use development standards, as specified in Title III, shall apply.

Employee Limitation

The number of employees reporting for work on-site for any use permitted pursuant to Section 506-34(c) is limited to a maximum of 20 per gross acre.

Residential and Agricultural Use Development Standards

The residential, agricultural, and incidental agricultural use development standards, as specified in Title III, shall apply.

The industrial use development standards, as specified in Title III, shall apply to all uses permitted pursuant to Section 506-34(c), except for the following:

Building Height. Permits for construction of buildings or structures exceeding 24 feet in height or one story may be authorized subject to the approval of the Planning Director providing:

1. The maximum height of the building or structure is no closer than 15 feet below the airfield’s minimum approach-departure clearance surface (“glide angle”) as defined in the McClellan Air Force Base AICUZ Report, and
2. The prospective use of the building or structure is consistent with the intent and findings incorporated in this Ordinance, and
3. The parcel is not contiguous to a parcel zoned AR-2. For cases in which the parcel is contiguous to a parcel zoned AR-2, the provisions of Section 325-04 shall apply.

Yards. Yard requirements shall be those specified in Title III except where the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:

1. Rear Yard. A rear yard of not less than 50 feet.
2. Side Yard. A side yard of not less than ten (10) feet.

Development Requirements. Development requirements for screening and landscaping shall be those specified in Title III, Chapter 25, Article 1, except where the lot abuts a lot with an existing principal residential use, in which case, the following requirements shall apply:

1. Screening. A six-foot high perimeter fence of solid wood, masonry, or chain link with wood slats shall be installed along the interior boundary lines adjacent to any lot with an existing principal residential use. Said perimeter fence shall be reduced in height to two and one-half feet wherever it is located within 25 feet of a street right-of-way.
2. Landscaping. Landscaping shall consist of trees planted a maximum of 30 feet on center next to the interior boundary lines adjacent to any lot with an existing principal residential use. Said landscaping shall be in individual or continuous planter areas sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four foot tree planting areas which shall include ground cover, shrubs, or climbing plants.

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North Highlands, CA 95661

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