Office / Redevelopment Site

FOR SALE

±51,946 SF / ±4.01 Acres

2125 Butano Drive, Sacramento, 95825

JLL

Total size
±51,946 SF

Zoning: BP

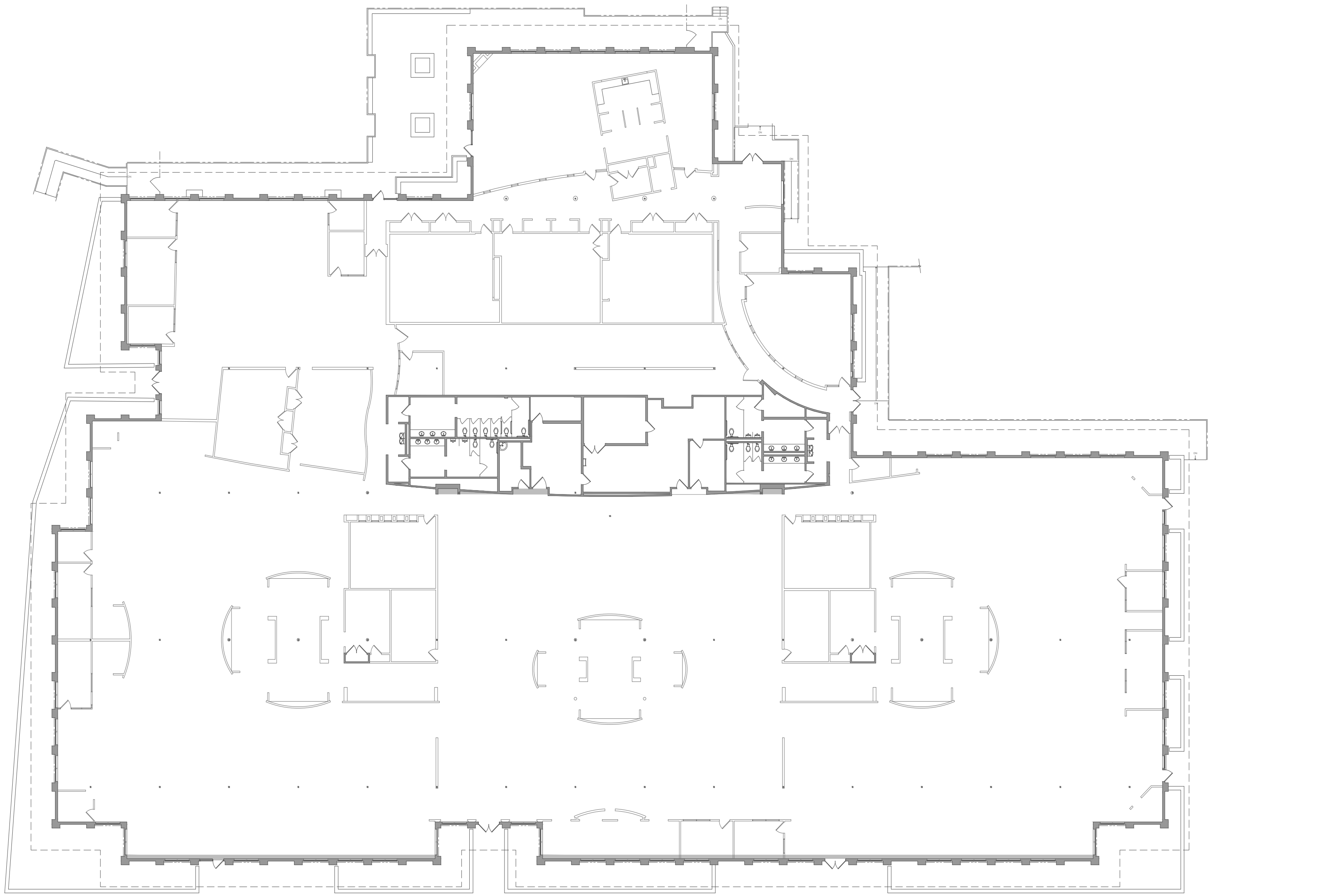
±4.01 AC

148 stalls

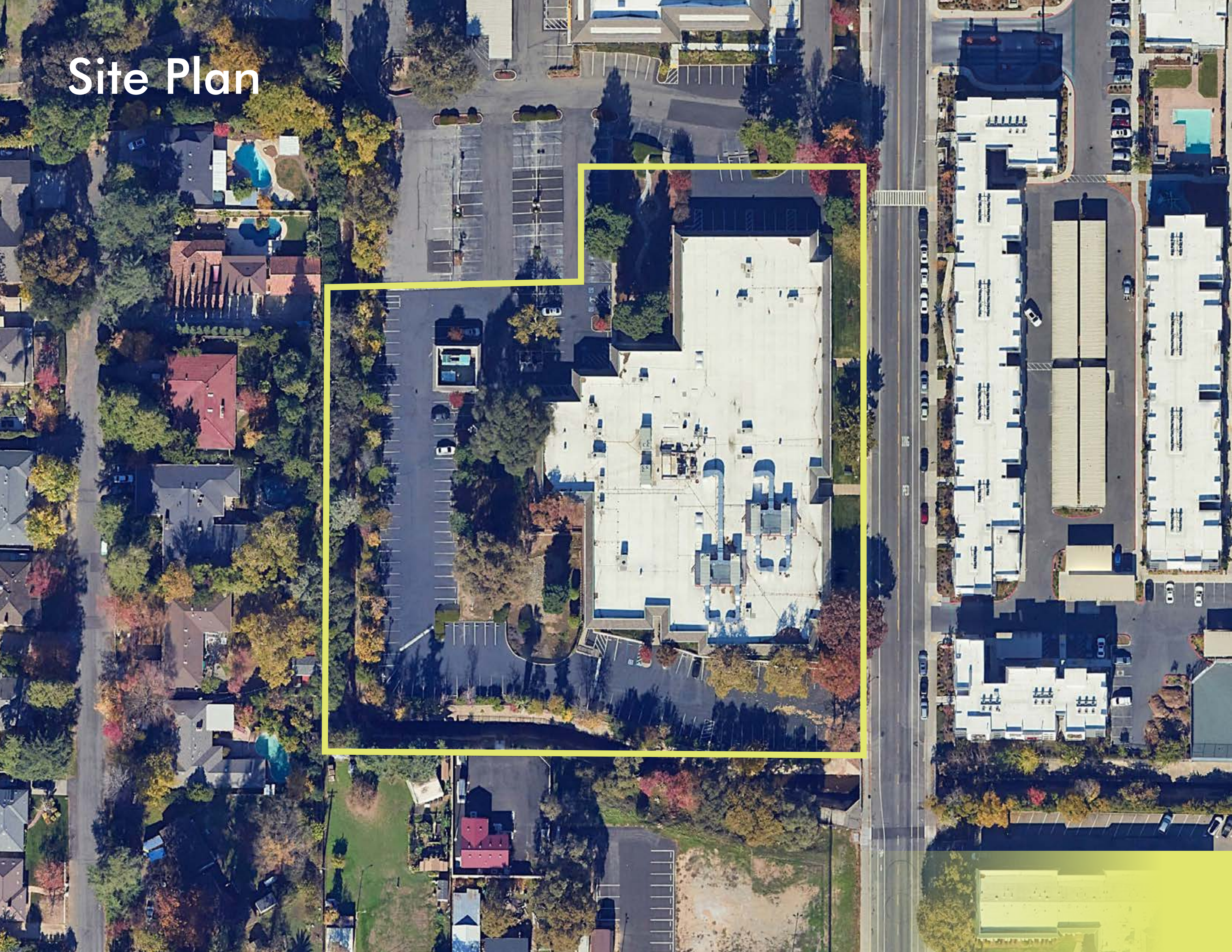
BUILDING FACTS

Price	Unpriced
Property Type	Office
Lot Size	±4.01 Acres
Building Size	±51,946 SF
Year Built	1983
Tenancy	100% Vacant
Parking	148 stalls
APN / Parcel ID	279-0110-066

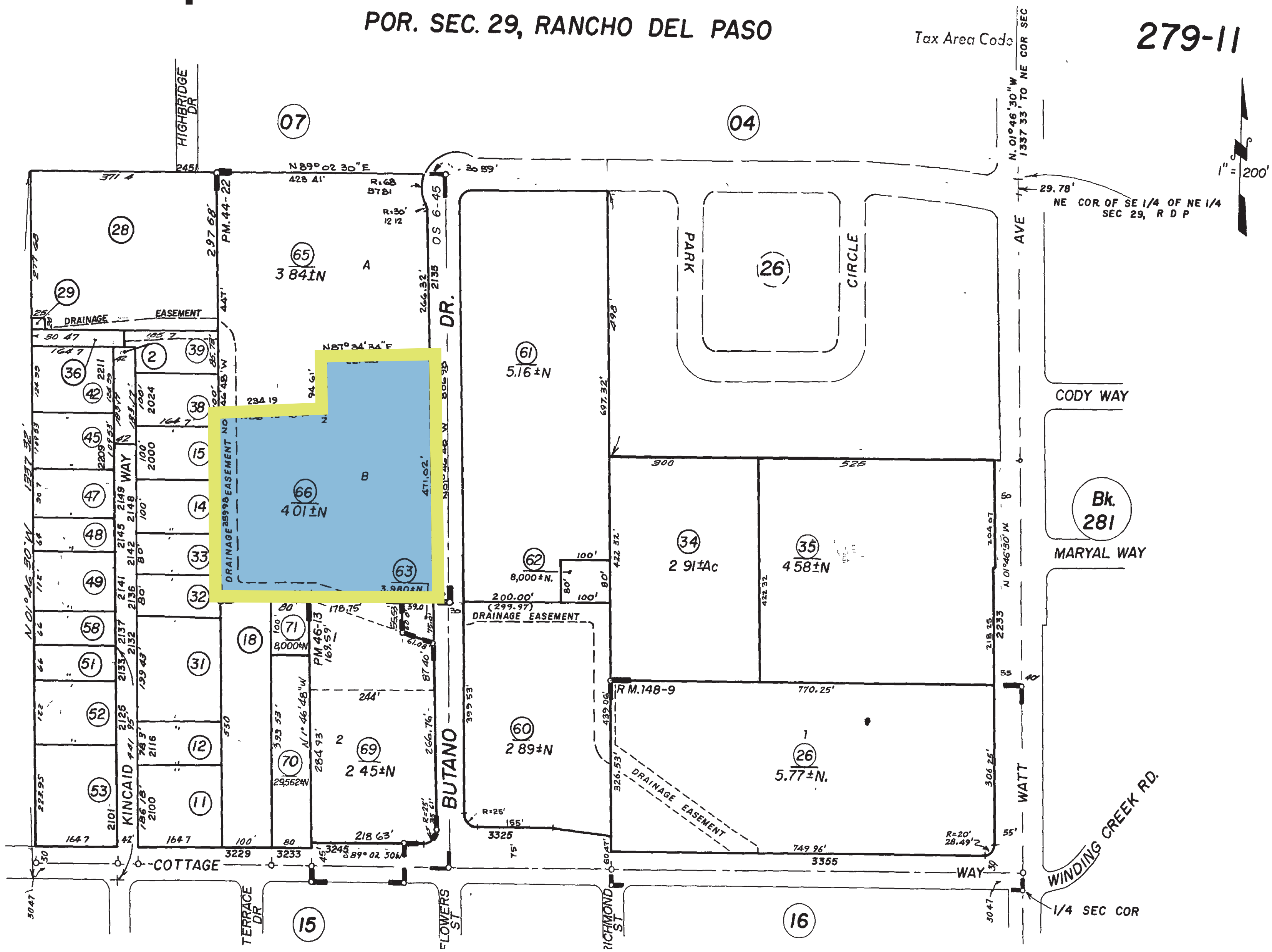
Floor Plan



Site Plan



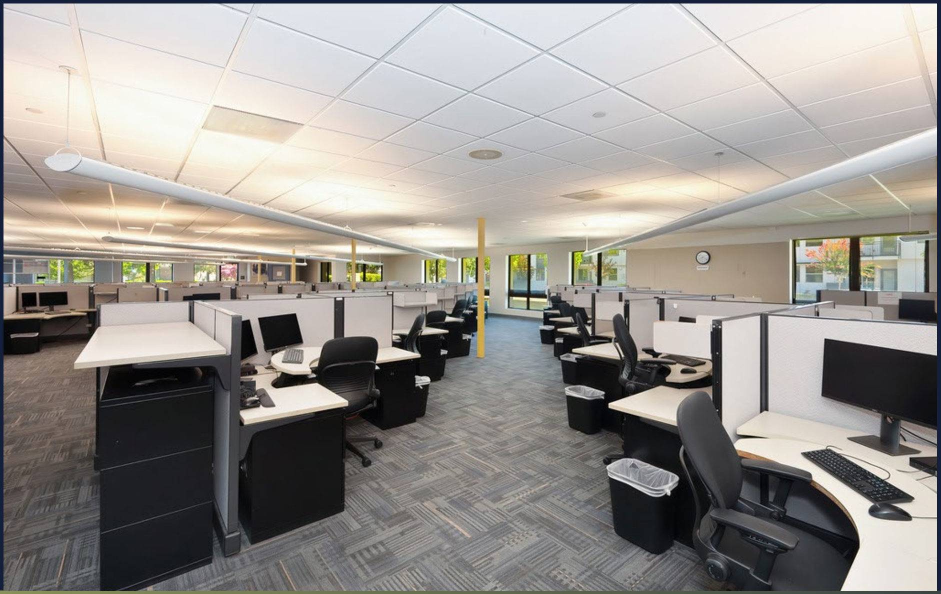
Parcel Map


POR. SEC. 29, RANCHO DEL PASO
Tax Area Code
279-11
1" = 200'
HIGHBRIDGE DR
BUTANO DR.
PARK CIRCLE
WATT AVE
CODY WAY
MARYAL WAY
Bk. 281
KINCAID WAY
COTTAGE WAY
TERRACE DR
FLOWERS ST
RICHMOND ST
WINDING CREEK RD.
DRAINAGE EASEMENT
NE COR OF SE 1/4 OF NE 1/4 SEC 29, R D P
1/4 SEC COR
R M.148-9
PM.44-22
PM 46-13
OS 6-45


Country Club Plaza
Country Club Center
2260 Park Towne Circle
27 units planned
Costco Business Center
Garden Plaza Apartments
144 units
Anton Arcade
148 units
2125 Butano Drive
Sacramento, 95825

Exterior Photos

Interior Photos



Amenity Map

80
ULTA
five BELOW
SPROUTS
TRADER JOE'S
T.J.maxx
ROSS
CVS pharmacy
Walmart
Raley's
El Camino Ave
WinCo FOODS
CINEMAWEST
THAT'S CHEAP!
Howe Ave
Fulton Ave
Watt Ave
Eastern Ave
COSTCO WHOLESALE
BARNES&NOBLE
BEST BUY
DSW
macy's
JCPenney
TARGET
2125 Butano Drive
Sacramento, 95825
WORLD MARKET
Alta Arden Expy
WHOLE FOODS
BevMo!
OfficeMax
Smart&Final
PETSMART
Walgreens
Arden Way
OLD NAVY
five BELOW
HOBBY LOBBY
petco
Total Wine & MORE
Walgreens
SAFEWAY
CVS pharmacy
BEL AIR
BIG 5
DOLLAR TREE
NORDSTROM rack
Burlington
HomeGoods
Michaels
The Container Store
CINEMARK
ULTA
MATTRESS FIRM
CAL EXPO

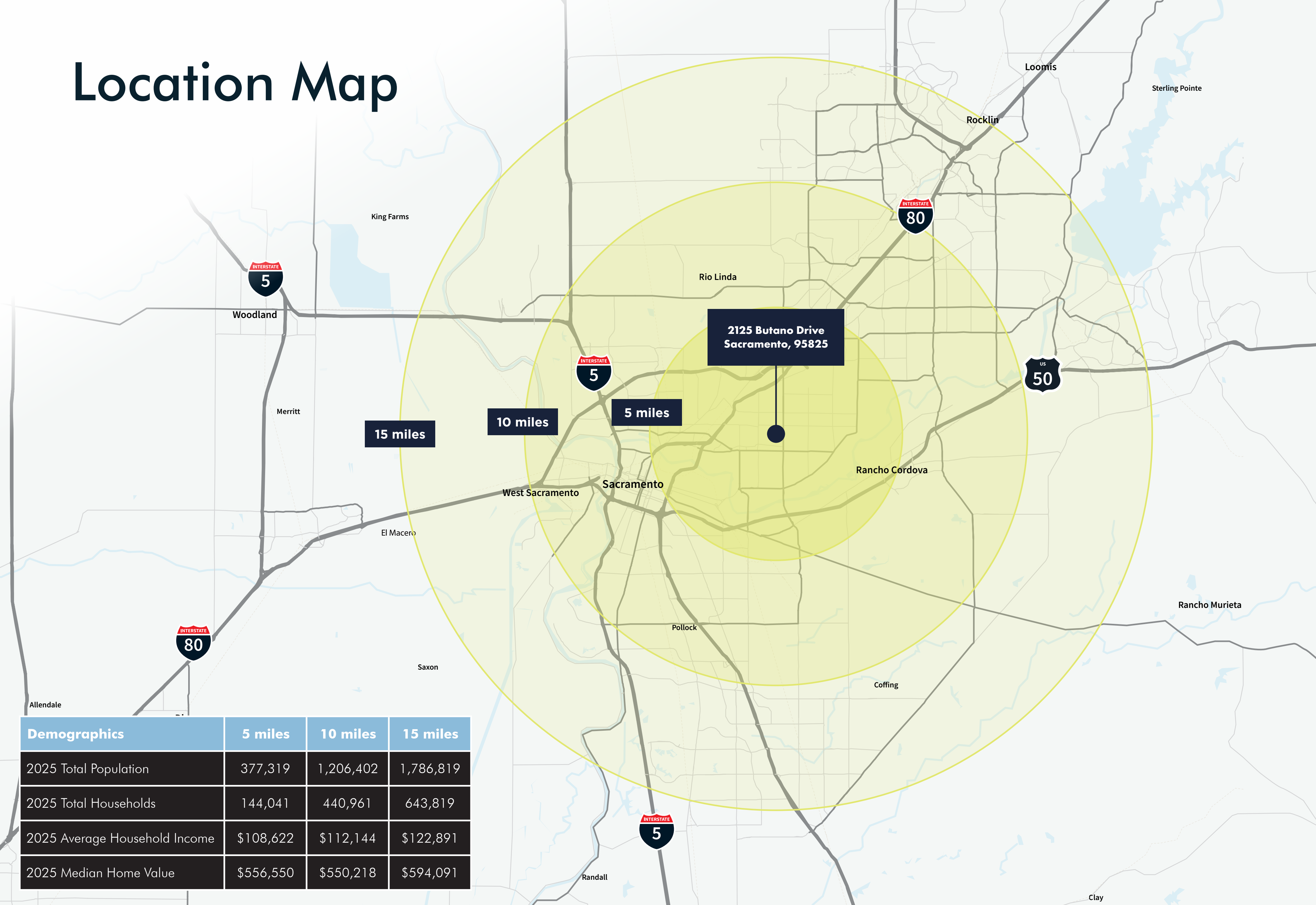
Regional Market Overview

Sacramento represents a compelling investment opportunity as California's capital city and one of the state's fastest-growing major metropolitan areas. Home to approximately 530,000 residents within the city limits and 2.24 million across the MSA, Sacramento has emerged as the sixth most populous city and fourth largest MSA in California. The region's strategic location at the intersection of Interstates 5 and 80 provides unparalleled access to Northern California's key markets, positioning residents and businesses within two hours of the Bay Area, Lake Tahoe, and Napa Valley while offering significantly lower operating costs and cost of living compared to these premium markets.

The Sacramento economy demonstrates exceptional strength and resilience, benefiting from California's position as the world's fourth largest economy with $4.1 trillion in GDP. Sacramento's regional economy has grown at an impressive 4.5% compound annual rate over the past 20 years, reaching approximately $176 billion as of 2022. Post-pandemic performance has been particularly robust, with year-over-year growth rates exceeding 7.5% in both 2021 and 2022—surpassing historical growth patterns and demonstrating the region's economic vitality. As the seat of California's legislative government, Sacramento benefits from stable government employment while also attracting diverse private sector investment.

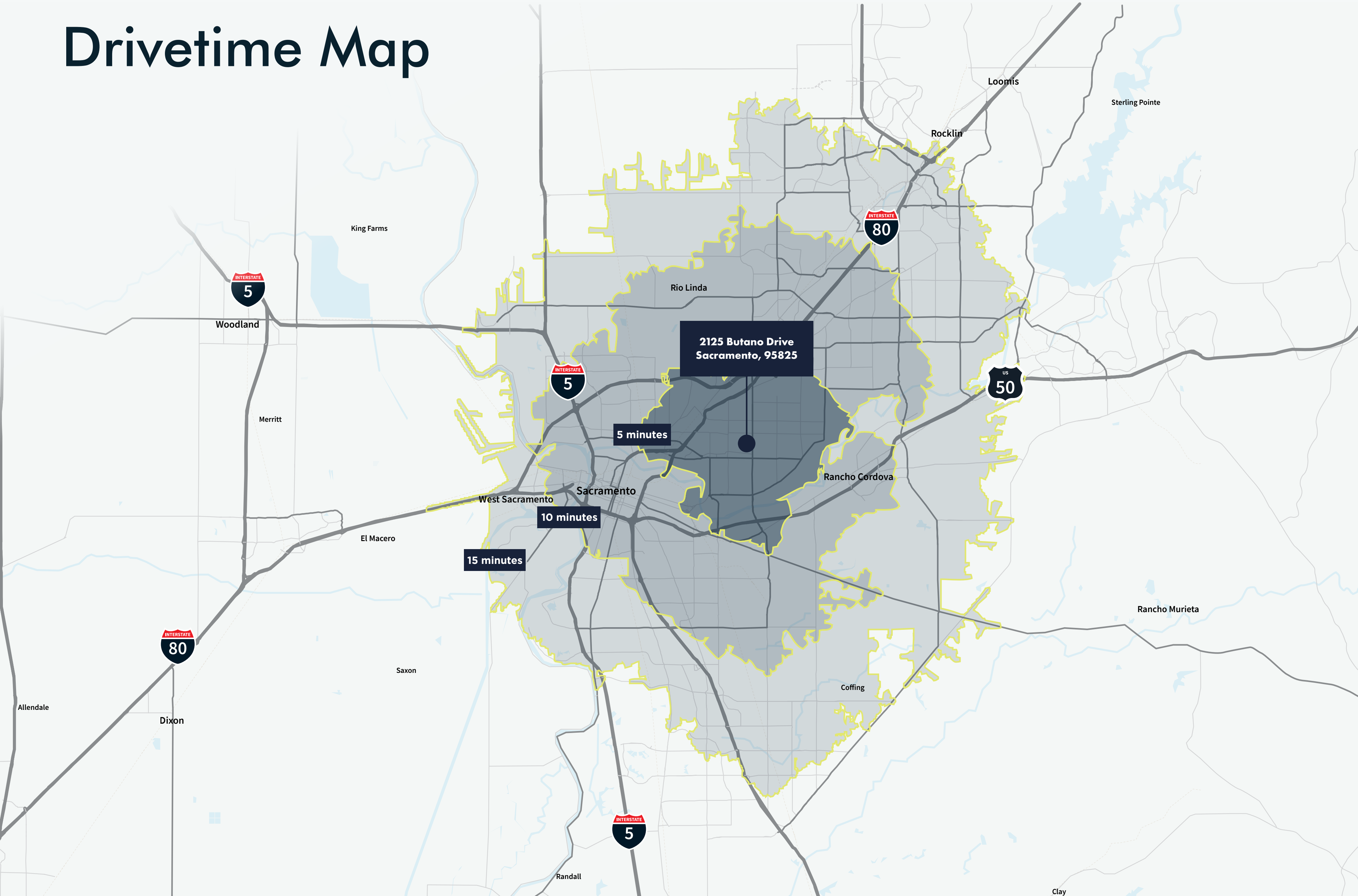
Sacramento's demographic trends underscore its investment appeal, with the region experiencing 20% population growth over the last decade—making it one of the fastest-growing large cities in California. Unlike many major metropolitan areas that experienced population declines during the pandemic, Sacramento maintained positive growth through sustained domestic in-migration and the return of international migration. The region ranks among the top ten metros nationally by net inflow of home buyers, driven by individuals and families seeking more affordable housing markets while maintaining access to major employment centers. This continued population growth creates sustained demand for commercial real estate across all property types.

Location Map



Demographics	5 miles	10 miles	15 miles
2025 Total Population	377,319	1,206,402	1,786,819
2025 Total Households	144,041	440,961	643,819
2025 Average Household Income	$108,622	$112,144	$122,891
2025 Median Home Value	$556,550	$550,218	$594,091

Drivetime Map



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MICHAEL STASSI
+1 916 440 1824
michael.stassi@jll.com
RE License #01198564

DANIEL BAKER
+1 916 440 1839
daniel.baker@jll.com
RE License #01705912