

# For Lease or Build –to--Suit on .79 of an acre parcel fenced concrete yard space

7935 Cacamonga Ave. Sacramento, CA 95826



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## **Located on parcel off the corner of Power Inn Road & Cucamonga Ave**

- Located on the new direct route into the CSUC campus
- Existing improved concrete yard
- Utilities are installed for a planned 4,800 sq ft building
- Easy access to Hwy 50
- Just a few steps to the Power Inn Road Light Rail Station & Bus Service
- ~.79 of an acre or 34,217 SQ FT parcel
- Zoned MRD-SW
- Nearby Tenants include: Starbucks, Sac. County Public Administration, Sac. County Propate Court, Sac. County Child Suport,
- Large concrete yard area
- Excellent site of redevelopment path of future growth
- APN: 079-0270-015-0000
- **Located in an Opportunity Zone & Sacramento Center for Innovations**

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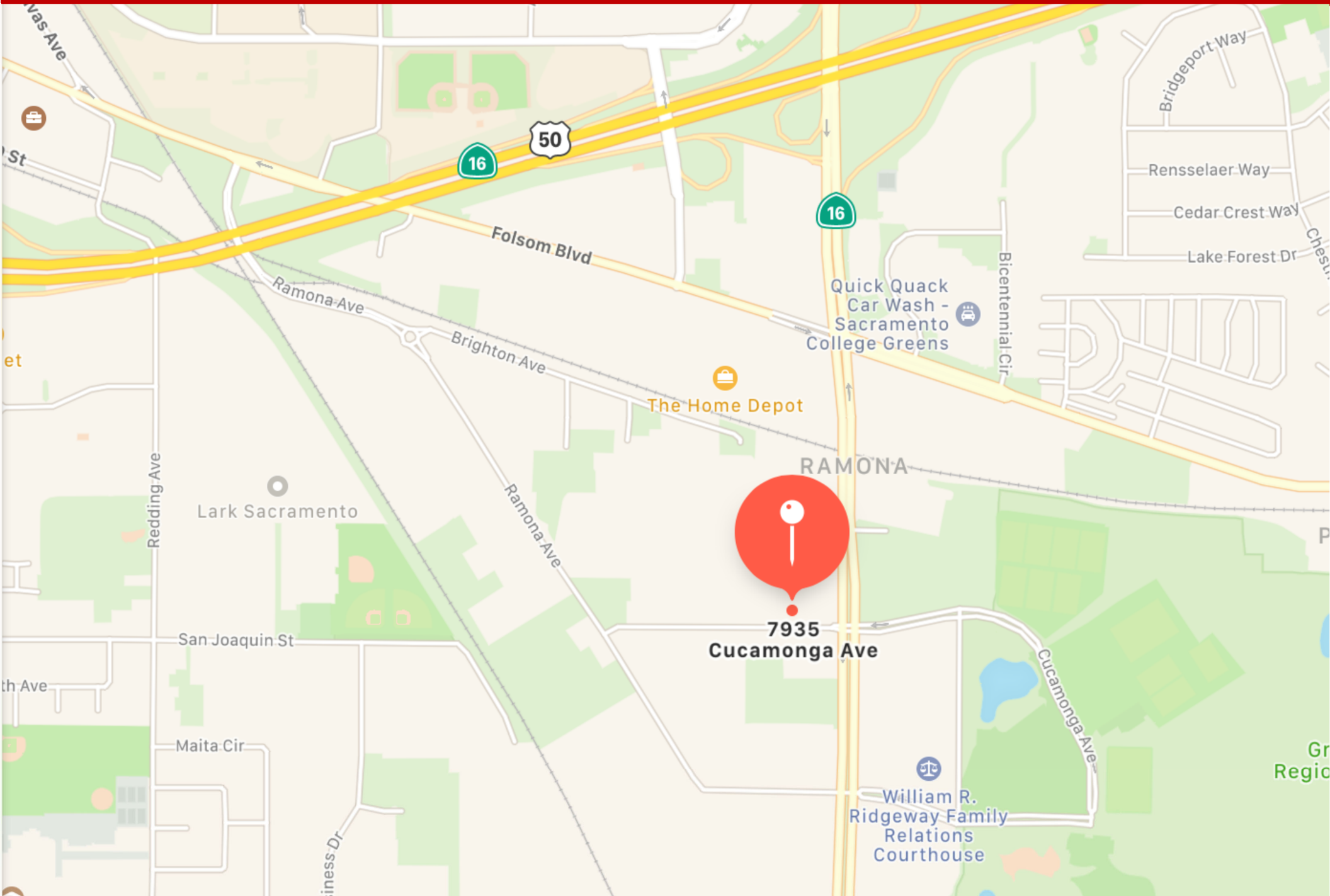
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