

**±3,840 SF FREESTANDING WAREHOUSE**

**WITH OFFICE & YARD**

**4095 Deeble St. Sacramento, CA**

**Available For Lease**



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Freestanding commercial/warehouse building measuring approximately +/- 3,840 rentable square feet, together with gated yard space located at a portion of 4045 and 4095 Deeble Street, Sacramento CA.

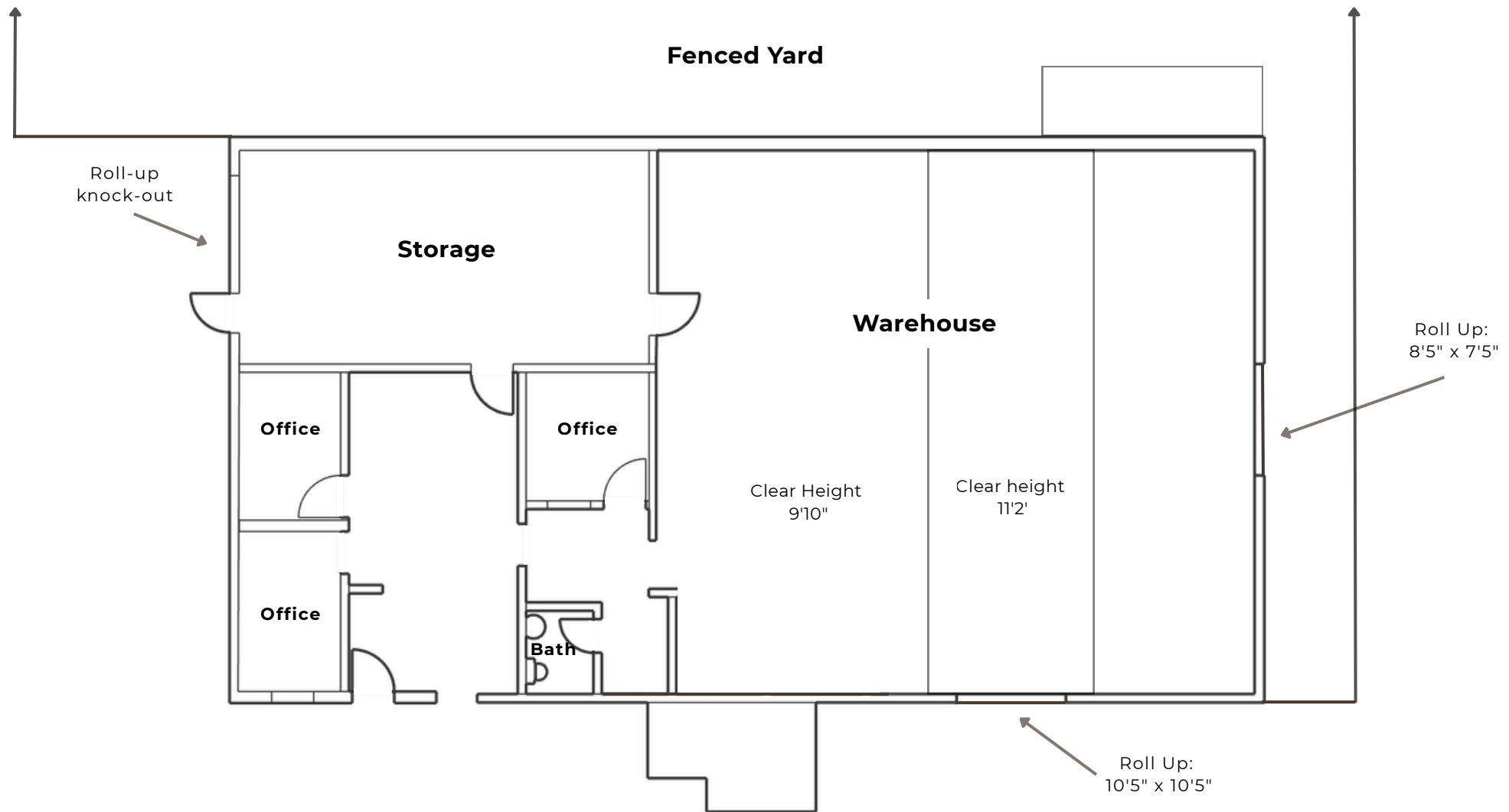
### HIGHLIGHTS

- ±3,840 rentable SF
- Building parcel zoned C-2-R; yard parcel zoned C-4-R
- Negotiable rent, NNN lease
- 2 existing roll up doors + knockout for 1 more
- HVAC in office portion, swamp cooler in warehouse
- Office portion includes: storage room, 3 private offices, single occupant restroom
- Bonus ±6,000 SF of yard space
- Cinderblock construction
- Electrical: 200 Amp, 120/240 Volt; Lessee to verify service capacity

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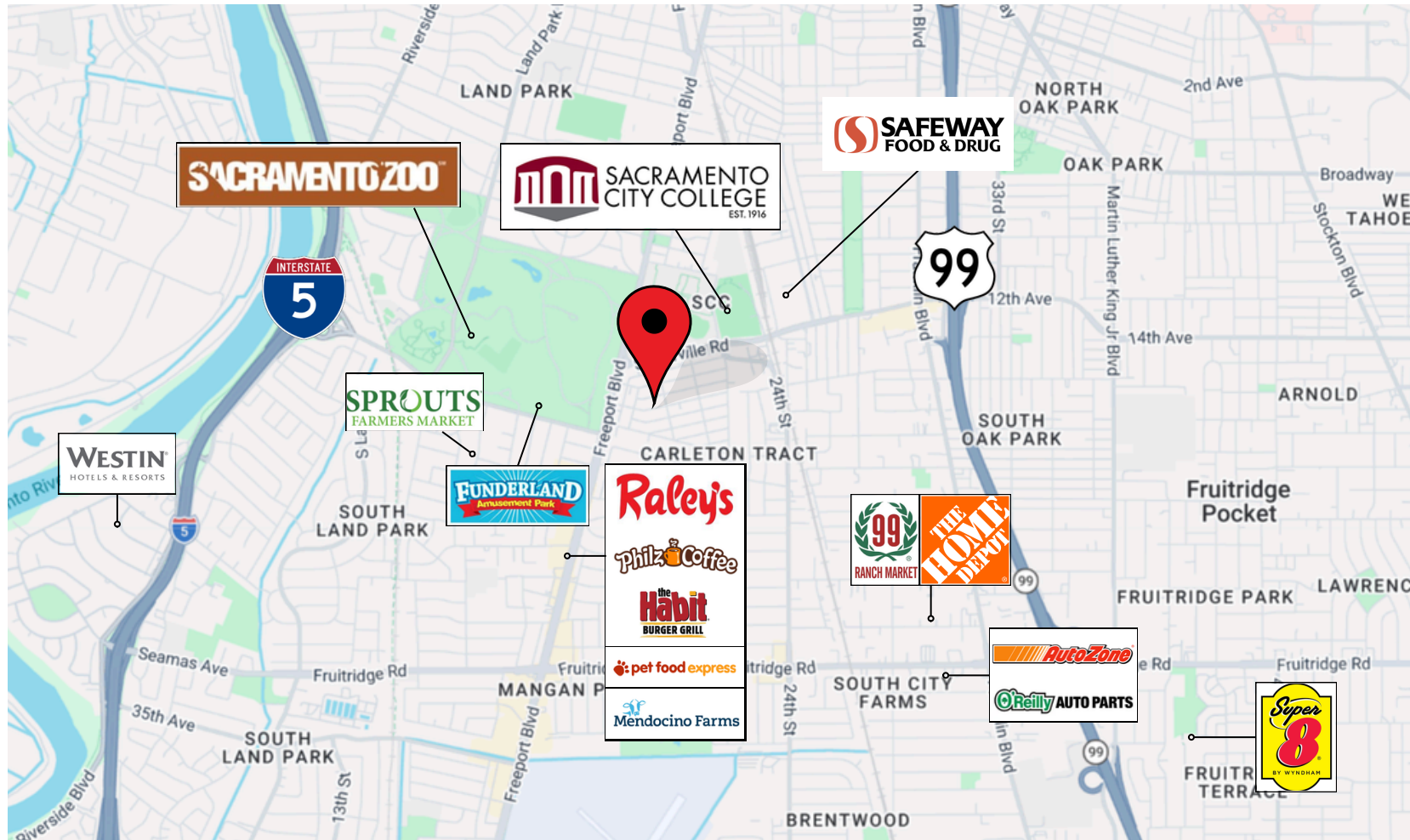
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Information herein deemed reliable but not guaranteed.  
Site Plan is not to scale.

## LOCATION



| DEMOGRAPHICS               | 2 miles  | 5 miles  | 10 miles  |
|----------------------------|----------|----------|-----------|
| <b>POPULATION</b>          |          |          |           |
| 2025 Population            | 75,027   | 411,617  | 1,002,667 |
| Median Age                 | 39       | 38       | 38        |
| Bachelors Degree or Higher | 34%      | 32%      | 30%       |
| <b>HOUSEHOLDS</b>          |          |          |           |
| 2025 Total Households      | 29,304   | 156,885  | 359,580   |
| 2030 Household Projection  | 29,803   | 160,024  | 365,370   |
| <b>INCOME</b>              |          |          |           |
| Median Household Income    | \$84,693 | \$82,153 | \$86,848  |
| Households above \$100k    | 12,536   | 64,270   | 154,545   |

| CONSUMER SPENDING         | 10 miles / yr    |
|---------------------------|------------------|
| <b>TOTAL</b>              | \$12,143,232,721 |
| Auto Maintenance & Repair | \$376,420,155    |
| Food & Alcohol            | \$3,342,621,238  |
| Medical Services          | \$329,827,538    |

| DAYTIME POPULATION               | 10 miles |
|----------------------------------|----------|
| <b>TOTAL</b>                     | 442,247  |
| Professional & Business Services | 58,528   |
| Goods-Producing Industries       | 43,247   |
| Trade Transportation & Utilities | 59,754   |

Source: Costar 2026

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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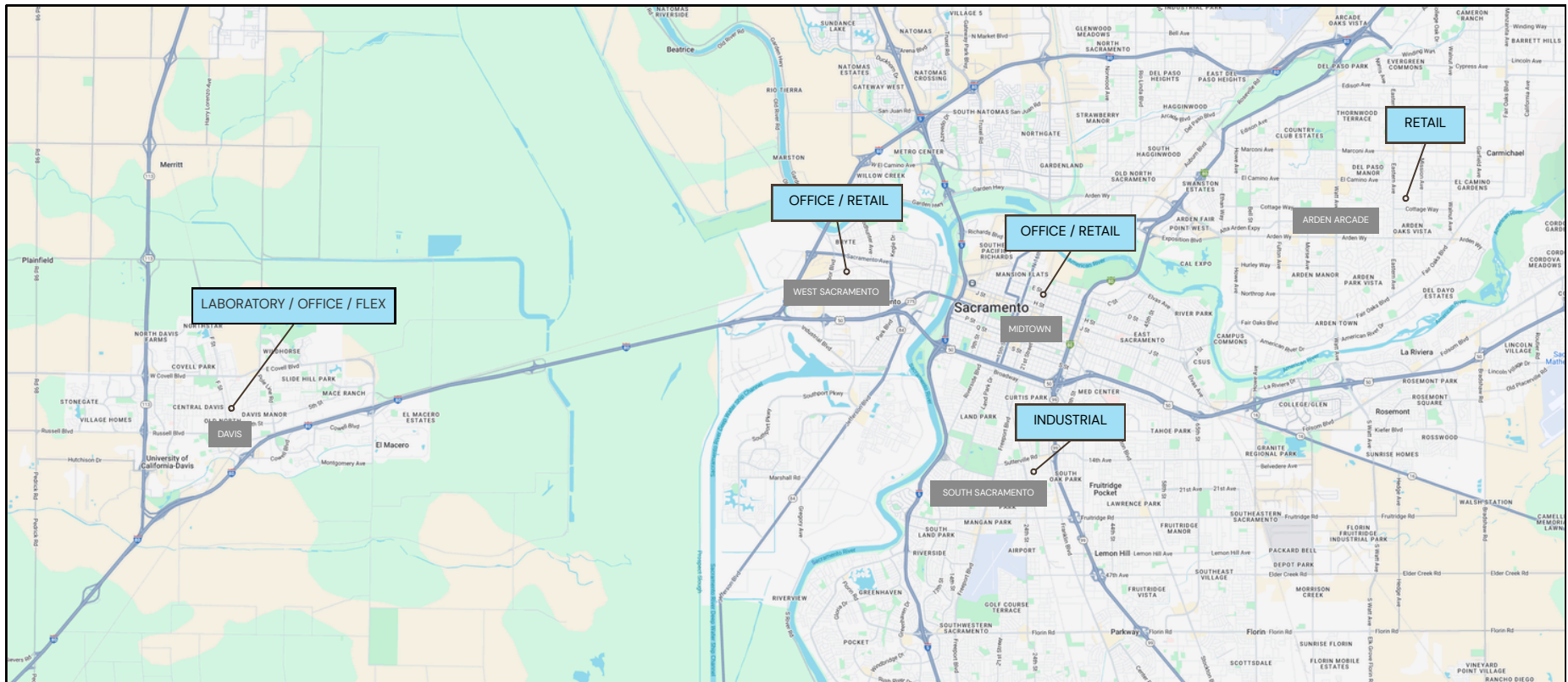
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Lessee should conduct independent verification of all matters deemed to be material.

