

FOR SALE
OWNER-USER



COMMERCIAL BAKERY & PRODUCTION KITCHEN • ARDEN-ARCADE

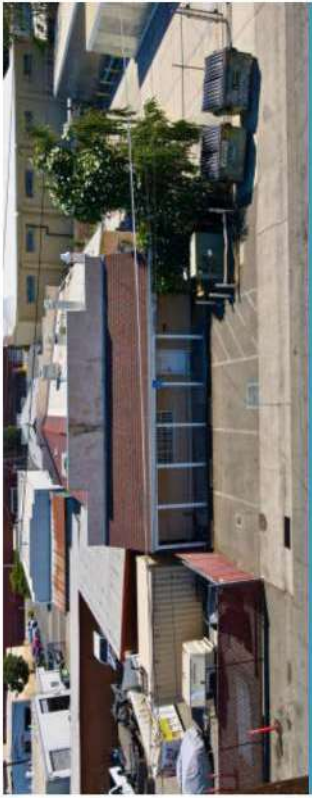
2530 Tesla Way

SACRAMENTO, CALIFORNIA 95825

BUILDING	COLD STORAGE	LOT	PARKING	PRICE
±3,500 SF	±1,600 SF	±12,415 SF	6 Spaces	\$950,000



PROPERTY	BUILDING / LOT	PRICE	INCLUDED
2530 Tesla Way	±3,500 SF building on a ±12,415 SF lot	\$950,000 \$271.43 per SF	Production kitchen, hood infrastructure, ±1,600 SF walk-in cold room, ±200 SF shed, fenced yard
WHY THIS BUILDING ■ Food production already built. Roughly 3,500 square feet configured and operated for years as a wholesale bakery — the plumbing, drainage, hoods and power are in place rather than on a permit drawing. ■ ±1,600 SF walk-in cold room, at no cost in the price per foot. The cold room is not counted in the ±3,500 SF figure above, so the quoted \$271.43 per square foot overstates what a buyer actually pays per usable foot. Delivered as an operable insulated shell; refrigeration compressors are not included. ■ More than \$500,000 in food-service improvements. Prior ownership invested in the plumbing, hood systems and production infrastructure — capital a new operator does not have to spend or wait on. ■ Secured yard for fleet operations. Fenced, gated and paved, with direct loading from the building. Vans and box trucks park overnight on site — a hard combination to find at this size in central Sacramento. ■ Arden-Arcade, minutes from everything. Business 80 access reaching I-80, US 50 and Highway 99, in a corridor anchored by Arden Fair and Cal Expo with a dense residential base surrounding it. ■ Suited to an owner-operator. Bakers, caterers, commissary and ghost-kitchen operators can occupy a working plant instead of underwriting a two-year build-out. SBA 504 financing is typically available to qualified owner-users at 10% down.			
TRAFFIC COUNTS 27,801 ADT Fulton Ave & Arden Way • 11.868 ADT on Cottage Way			
AVERAGE HOUSEHOLD INCOME \$99,958 Within a 3-mile radius			
POPULATION, 3-MILE RADIUS 145,552 389,353 within 5 miles • 2025 estimate			
ZONING & USE Commercial Kitchen Verify zoning and permitted use with Sacramento County			





The parcel carries three separate structures. The production building fronts Tesla Way, the walk-in cold room sits immediately west with direct interior access, and a small storage shed occupies the northwest corner. The balance of the lot is paved, fenced and usable for loading and vehicle storage.



01 • PRODUCTION BUILDING

±3,500 SF
Kitchen and bakery floor, hood infrastructure, restroom and office area.

02 • WALK-IN COLD ROOM

±1,600 SF
Bonus area, excluded from the ±3,500 SF quoted figure. Shell operable; compressors not included.

03 • STORAGE SHED

±200 SF
Detached dry storage at the northwest corner of the lot.

YARD & PARKING

6 Spaces
Paved, fenced and gated. Areas approximate and should be verified by survey.



PRODUCTION KITCHEN

OVER \$500,000 IN FOOD-SERVICE IMPROVEMENTS

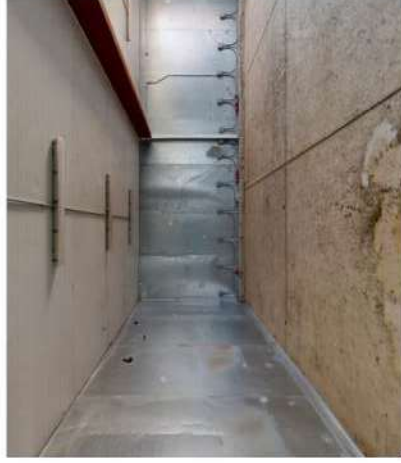
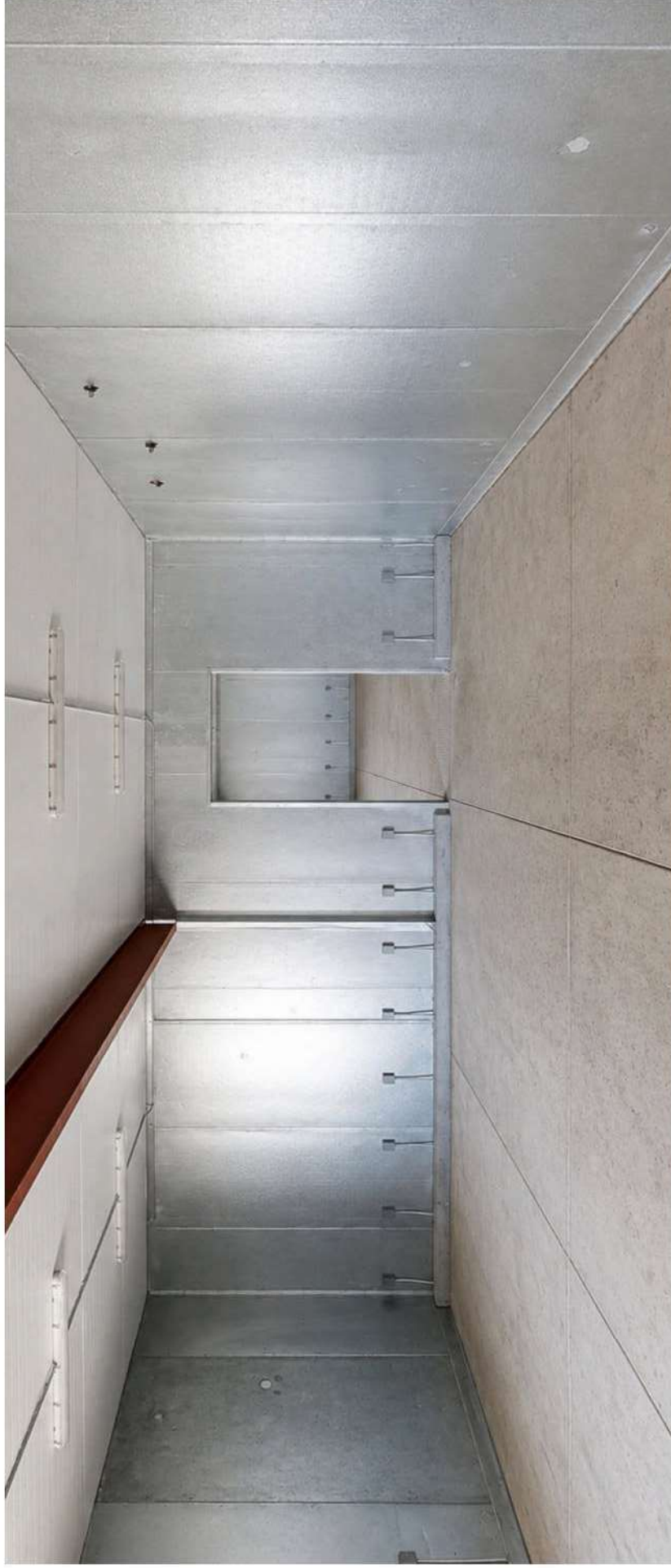


Open production floor · hood infrastructure · washdown-ready surfaces · column-spaced bays for racking



WALK-IN COLD ROOM

±1,600 SF · NOT COUNTED IN THE ±3,500 SF TOTAL



Insulated panel construction · strip-curtain entry · operable shell delivered without compressors



SECURED YARD

Load from the building and park on site

A fully fenced, paved yard wraps the production building, so product moves from the kitchen and cold room straight into a vehicle without crossing a public sidewalk. For a caterer or commissary running a small fleet, on-site overnight parking removes a recurring operating headache.

- Chain-link perimeter with gated vehicle access
- Paved, all-weather concrete surface throughout
- Off-street room for vans and box trucks
- Secure overnight vehicle and equipment storage
- Direct loading access to kitchen and cold room
- Six marked parking spaces including ADA stall

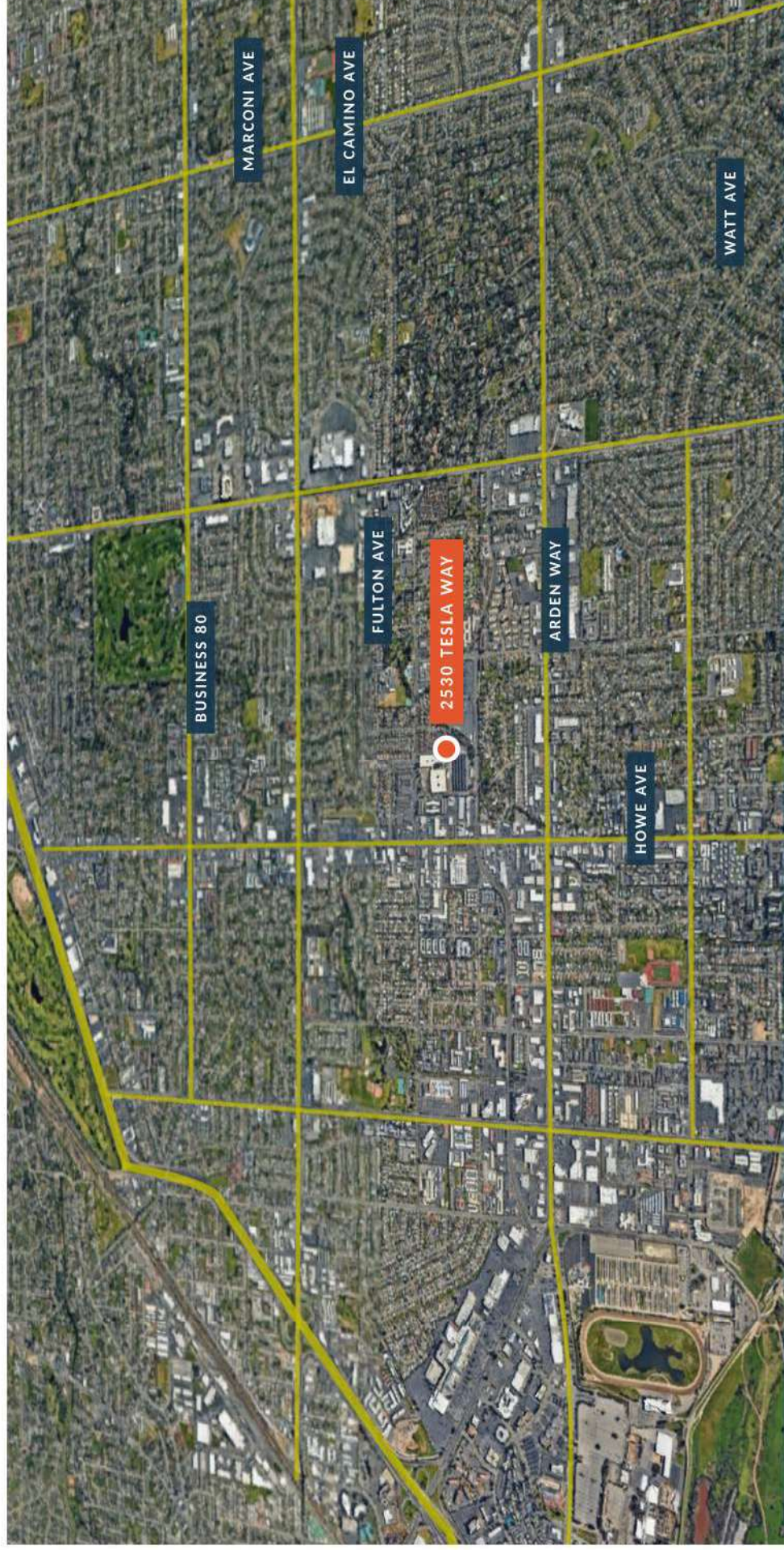




LOCATION

ARDEN-ARCADE • CENTRAL SACRAMENTO

The property sits between Fulton Avenue and Arden Way, inside one of the region's densest retail and service corridors. Arden Fair and Cal Expo are minutes away, Business 80 is a short drive, and the surrounding trade area supports both wholesale distribution and direct-to-consumer food business.



FREEWAY ACCESS

Business 80

Reaching I-80, US 50 and Highway 99

RETAIL ANCHORS

Arden Fair • Cal Expo

150+ retailers within a short drive

DAILY TRAFFIC

27,801 ADT

Fulton Ave & Arden Way intersection

TRADE AREA

389,353 people

Within a 5-mile radius, 2025 estimate



Trade-area profile by radius. A food-production tenancy at this location draws on both a large resident population and the wholesale accounts reachable within a short delivery radius.

METRIC	3-MILE	5-MILE	10-MILE
POPULATION			
2025 estimate	145,552	389,353	1,205,998
2030 projection	147,405	394,751	1,223,534
HOUSEHOLD INCOME			
2025 average	\$99,958	\$102,557	\$105,665
2025 median	\$73,239	\$77,795	\$83,966
2025 POPULATION BY ORIGIN			
White	70,654	187,234	525,539
Hispanic origin	36,427	102,750	320,846
Asian	15,973	41,176	182,590
Black	13,933	37,017	118,096
American Indian & Alaskan	1,819	5,114	16,029
Hawaiian & Pacific Islander	1,188	3,868	15,292
Other	41,986	114,945	348,452

RESIDENT BASE

Deep and stable
Nearly 390,000 people within five miles, with modest growth projected through 2030.

WHOLESALE REACH

1.2 million
Population inside ten miles — the practical daily delivery radius for a commissary or bakery route.

SPENDING POWER

\$99,958 average
Household income within three miles, supporting specialty and direct-to-consumer food.

DIVERSITY OF DEMAND

Broad
A mixed trade area supports ethnic bakery, catering and specialty production concepts.

Population and income figures are third-party estimates and projections and have not been independently verified.



Dave Carlsen

P R E S I D E N T

Let's walk the building.

Tours are available by appointment. I can also provide the improvement history, utility detail and cold-room specifications ahead of a visit.

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PENINSULA DRIVE
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