



Metro Air Park West 20 Commercial Lots

Build to Suit & Ground Lease



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Developed By:
Lifetime
Communities &
RJ Gill Ventures Inc.



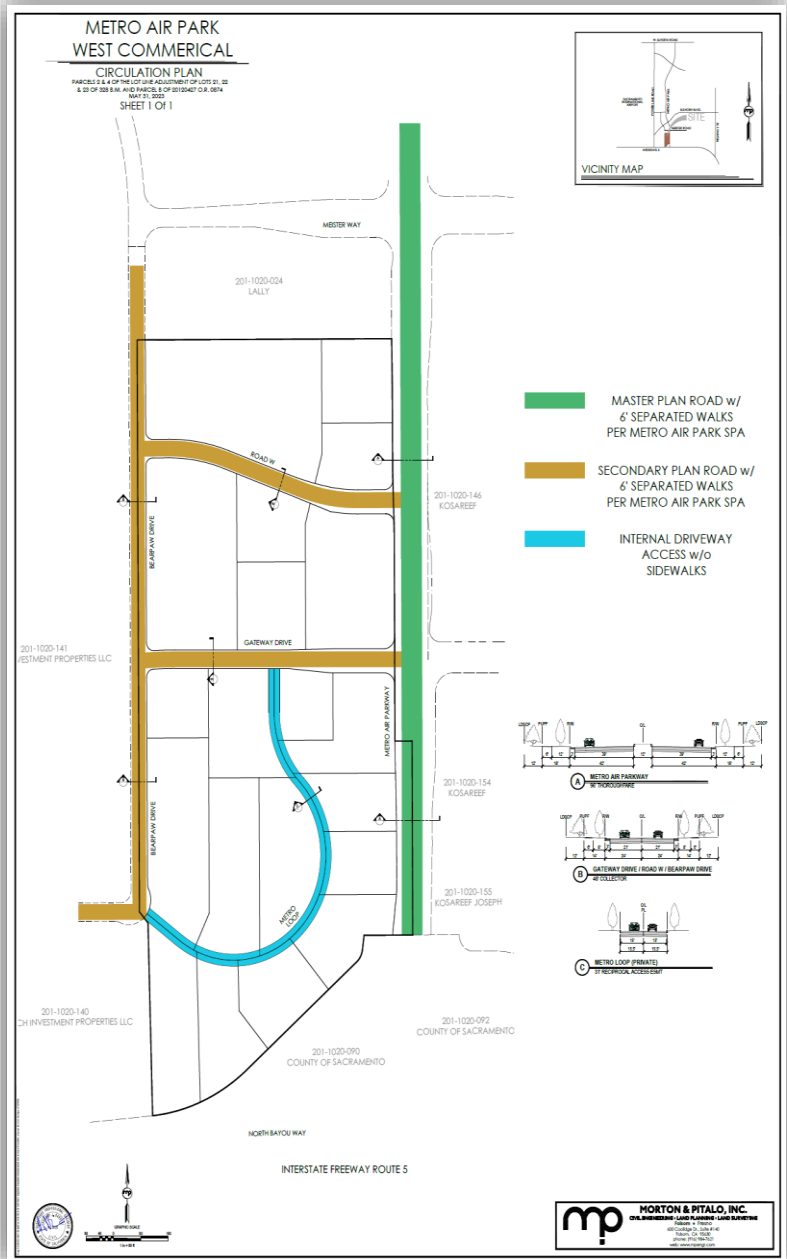
Property Features

- **31.13 +/- AC** Ground lease, Build-to-suit or purchase
- 20 subdivided parcels – varying in size from **0.69 – 3.52 AC**
- Metro Air Park Specific Plan Area allowable Uses: **industrial/manufacturing, retail sales & services, hotel and office use**
- **Suitable for immediate development** – environmental mitigation & entitlements are complete
- **Immediate access and visibility** from I-5 freeway

Overview

This is an excellent opportunity to take advantage of new, quality inventory available to the market – **Metro Air Park West** - can be your gateway to barrier of entry for the NW Sacramento Metro area.

Located in the mixed-use cluster of the Metro Air Park development on the intersection of Interstate 5 and Metro Air Pkwy. The variety of ground lease and build-to-suit options provides for maximum flexibility and efficiency. With the new I-5 interchange (over 120,000 average daily traffic along I-5 fwy), excellent geographic location, adjacent to Sacramento International Airport (over 526,000 average monthly passengers). Metro Air Park is becoming the destination for industrial and logistics facilities within the Sacramento region, and Northern California. This attracts a large workforce and demand for housing and retail and shopping demand.



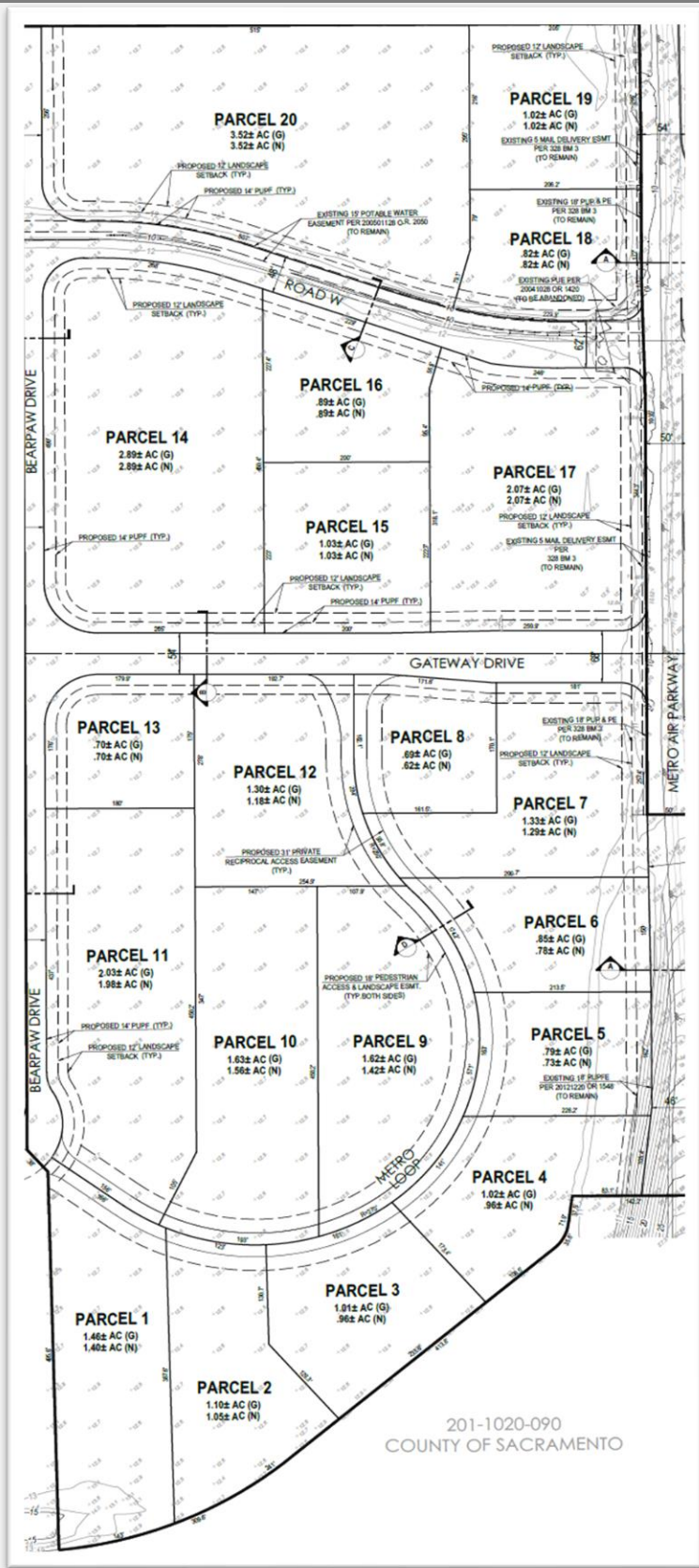
TENATIVE CIRCULATION MAP

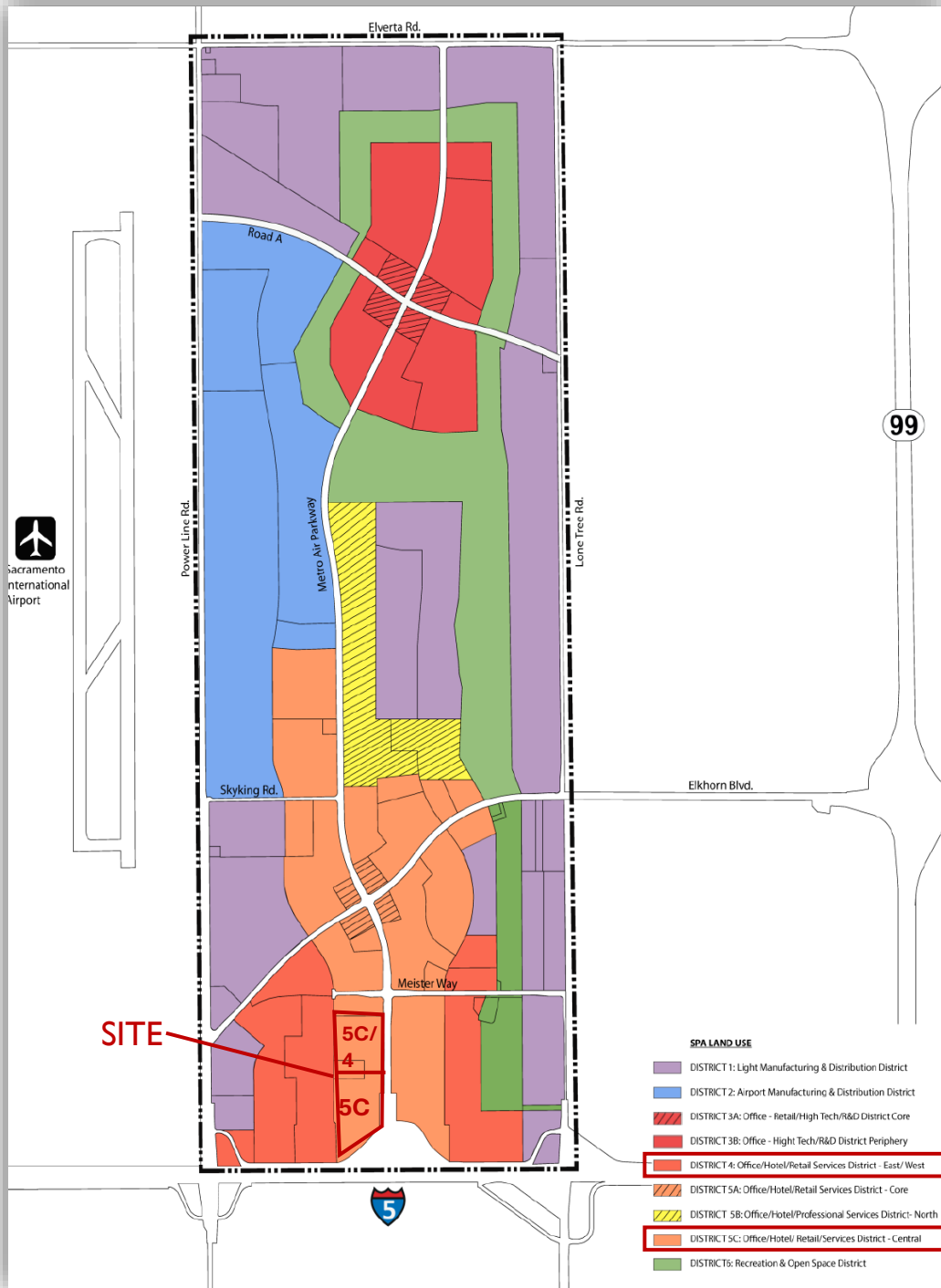
Parcel #	+/- Net Parcel Size (ACRE)
1	1.40
2	1.05
3	.96
4	.96
5	.73
6	.78
7	1.29
8	.62

Parcel #	+/- Net Parcel Size (ACRE)
9	1.42
10	1.56
11	1.98
12	1.18
13	.70

Parcel #	+/- Net Parcel Size (ACRE)
14	2.89
15	1.03
16	.89
17	2.07

Parcel #	+/- Net Parcel Size (ACRE)
18	.82
19	1.02
20	3.52





**SUBDISTRICT 5C & 4 ZONING CODES:
METRO AIR PARK WEST: ALLOWABLE
USES**

Metro Air Park is a Master Planned Business Park with over 1,320 acres that are fully entitled and is the region's premier logistics site and a focal point of industrial development. Metro Air Park has seen unprecedented growth. Major corporate occupiers such as Amazon, SC Johnson, Target, UPS, General Produce, Orca Bio, McDonald Wholesale and Golden Brands all have a significant presence in the park.



Proposed

74 Rooms	99 Rooms	
128 Rooms	114 Rooms	

INFRASTRUCTURE SUMMARY

Metro Air Park is in the #5 Water Zone and purchases water from the City of Sacramento.

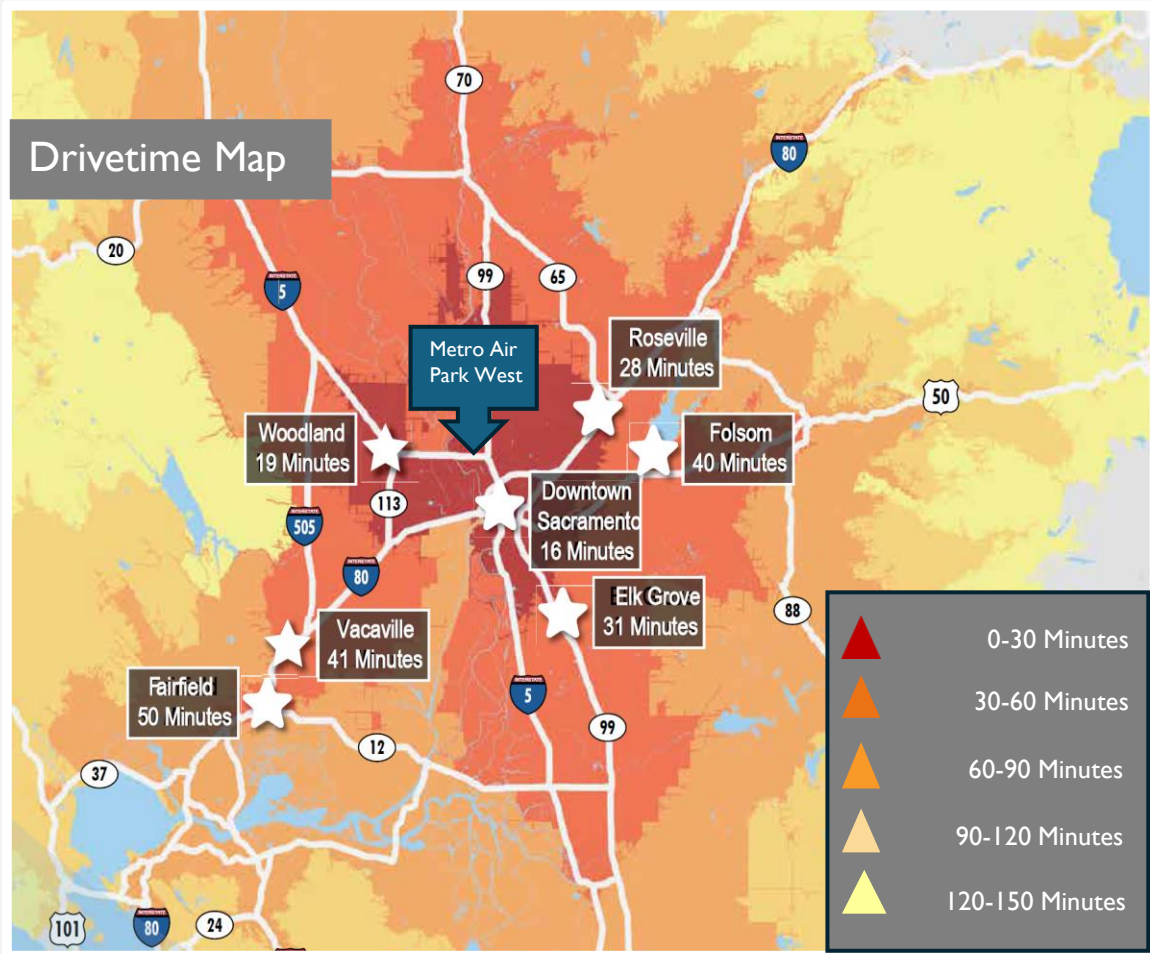
Sewer is 18" Main, 8" Distribution from Sacramento Area Sewer District

12" Water Main from Sacramento County Water Agency

12 kV Electrical Line from Sacramento Municipal Utility District

Natural Gas is supplied via 8" line.

Fiber & Phone: AT&T, Consolidated Communications



TRAFFIC COUNTS

I-5 Fwy & Metro Air Pkwy	120,000 ADT
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DEMOGRAPHICS

	3 mile	5 Mile	10 Mile
Daytime Population	32,097	79,743	370,699
Household Population	11,806	28,929	139,587
College Graduates	45.9%	40.4%	54.8%
Average Household Income	\$128,007	\$111,911	\$94,322
Median Home value	\$450,340	\$435,981	\$488,175

Source: Costar



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