

# FOR GROUND LEASE/ BUILD TO SUIT/ or SALE

Features: 2.57 +/- Acres, French Road, Sacramento.

Description: An excellent site for retail or supermarket adjacent to a ready to be built Burger King/Chevron Station.

Parcel Size: 2.57 +/- Acres — APN: 065-030-002

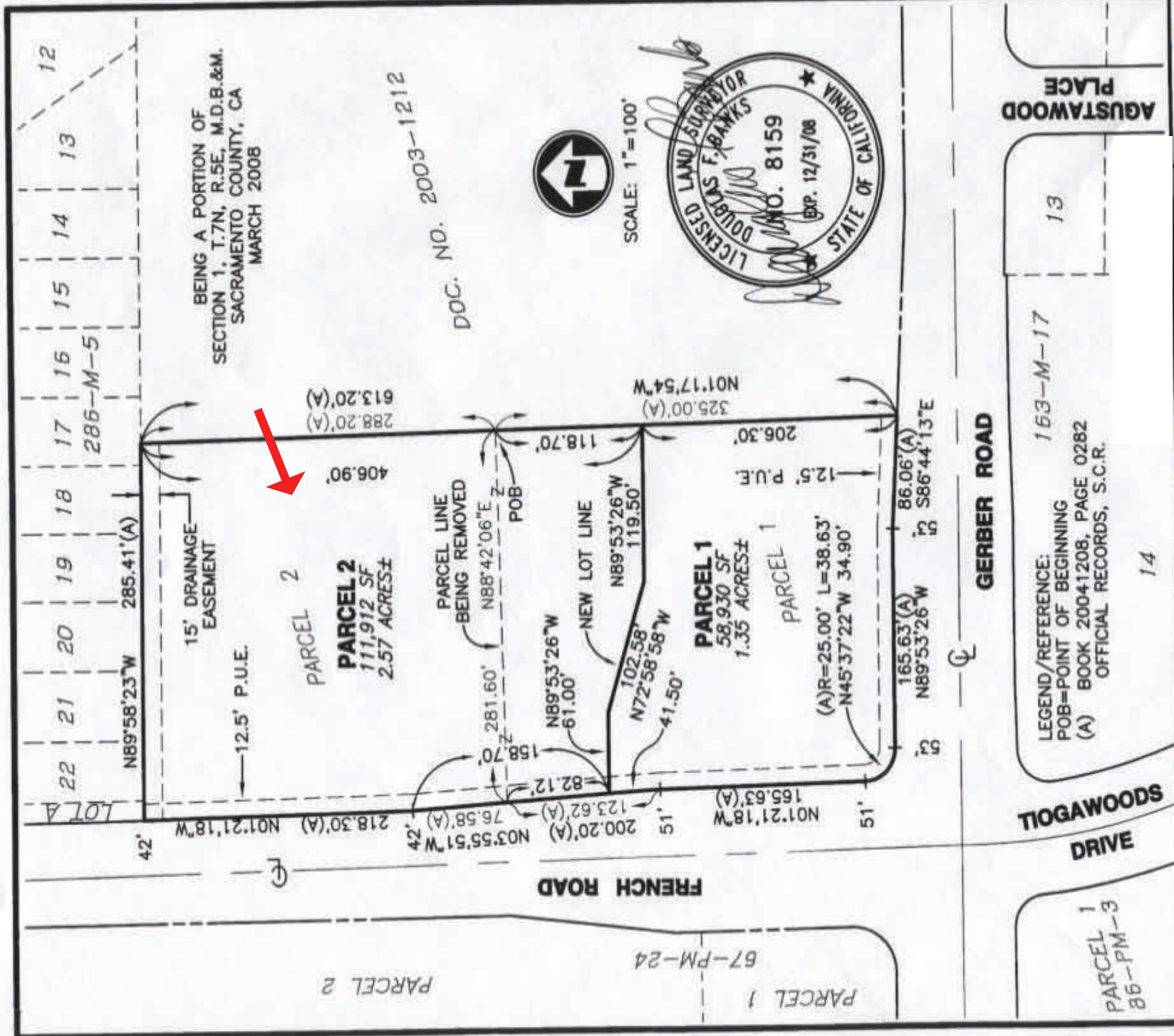
Zoning: GC (General Commercial), sample of uses includes: Auto Service and Repair, Auto Parts, Computer Sales & Service, Print Shops, Health Care and Clinics, Medical and Dental Office, Beauty & Barber Shops, Laundromat, Appliance Repair, Bar & Tavern, Deli, Theater, Baking, Pharmacy and Super market. Also, the following uses are allowed subject to Use Permit: Auto Sales, New & Used, Hospitals & Hotels. For other uses, please check with the County of Sacramento, Planning Department: (916) 874-6141 as many uses not shown above are allowed.

Lease Rate: \$15 per sq. ft.

Sales Price: \$15 per sq. ft. in bulk. Submit size and location of parcel if interested in less than the 2.57 +/- acres.

**Chuck L. Krouse**  
Broker

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**MCR Engineering, Inc.**  
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**PLAT OF**  
**BOUNDARY LINE ADJUSTMENT**  
**8501 GERBER ROAD**  
SACRAMENTO COUNTY, CALIFORNIA

BY: DFB  
DATE: 3-17-08  
SHEET: 1 OF 1  
FILE: 2007-03-108/108/114/1

13  
14

86-PM-3  
86-PM-3

67-PM-24

AGUSTAWOOD PLACE

FRASETTI'S RESTAURANT & WINERY

**SITE**

MCDONALDS

STARBUCKS

SAVEMART SUPERMARKET

SUBWAY

CHEVRON/BURGER KING

Gerber Rd

Elsie Ave

FLORIN HIGH SCHOOL

Stevenson Ave

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