



5463 H Street
Sacramento, CA 95819

Move-In Ready!













FOR SALE

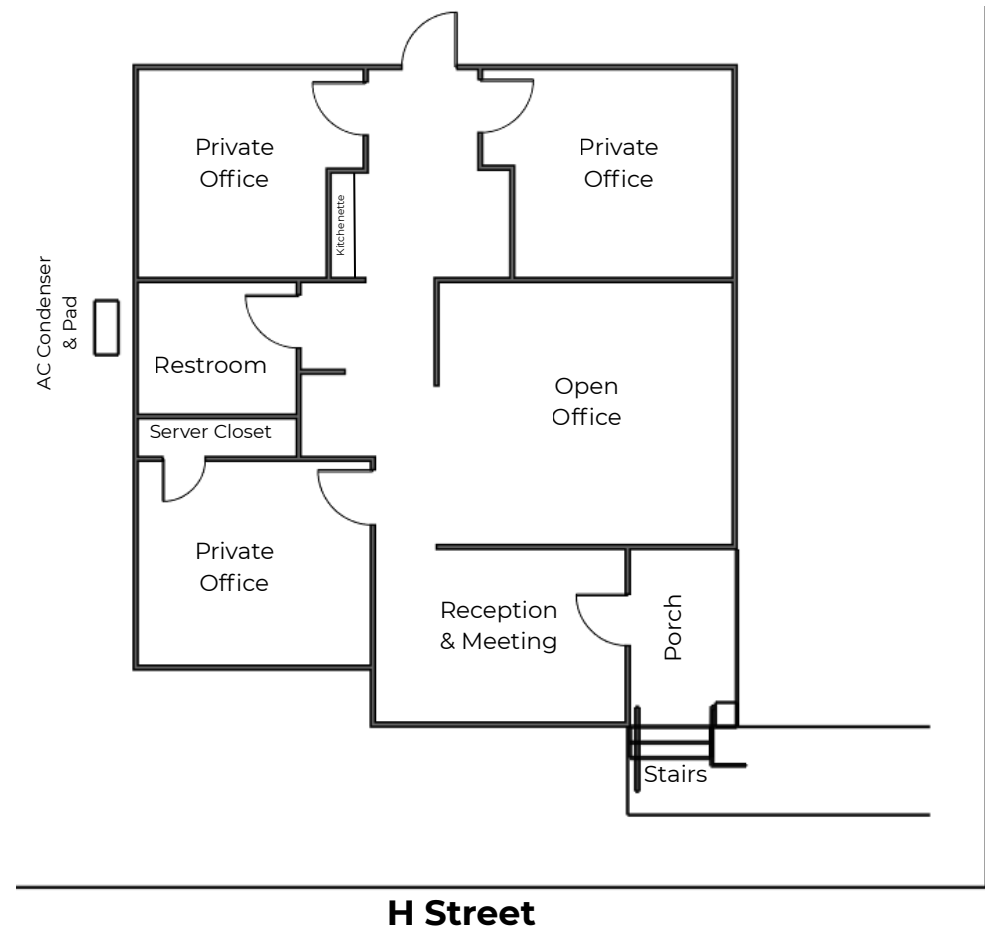
EXECUTIVE SUMMARY

Property Address	5463 H St. Sacramento, CA 95819
Total NRSF	1,249 SF
Stories	1
Lot Size	0.10 Acres
Price:	Call Agent for Pricing
Year Built	1940
Parcel Number	004-0341-008
Building Height	10'
Physical Occupany	Available Now

FLOOR PLAN

Property Highlights

-  Ample Street Parking
-  Updated Electrical Work
-  Updated Plumbing
-  Upgraded LED Lighting with Dimmers
-  Ethernet Compatibility In All Areas
-  Security Camera Access
-  Exterior Security Camera Access
-  Newly Paved Private Parking Lot with Handicap Stall
-  ADA Compliant
-  High Traffic
-  Electric Floor Heaters
-  Mini Split HVAC Units for Offices



INTERIOR PHOTOS



DEMOGRAPHICS



<i>POPULATION</i>	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
2020 Population	16,363	160,941	415,977
2024 Population	16,915	165,812	423,291
2029 Population	17,129	167,805	427,433
2020-2024 Annual Growth	0.8%	0.8%	0.4%
2024-2029 Annual Growth	0.3%	0.2%	0.2%
Median Age	40.1	36.6	36.7

<i>HOUSEHOLD</i>	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
2020 Households	6,825	70,472	161,090
2024 Households	7,114	73,191	164,960
2029 Households	7,213	74,171	166,775
2020-2024 Annual Growth	1.4%	1.1%	0.9%
2024-2029 Annual Growth	0.3%	0.3%	0.2%
Average Household Size	2.1	2.1	2.4



Louis Maclaughlin
Agent/Property Manager
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Louis joined MacLaughlin and Company in 2020 as an Assistant Property Manager and quickly established himself in commercial property management and leasing. A University of Arizona graduate, he became a licensed real estate broker by age 27 and has gained strong experience in financing. Louis manages properties across Sacramento, Stockton, and San Jose, overseeing leasing, rent collection, vendor contracting, tenant relations, and underwriting.



Brolin Cook
Agent/Property Manager
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Brolin joined MacLaughlin and Company in April 2023, teaming up with Bill MacLaughlin as his assistant property manager. He began holding the responsibility of managing over 500,000 square feet of industrial property in West Sacramento, Stockton, and Dixon, CA. He completed his undergraduate studies in Business Administration in 2019. He knew a career in commercial real estate was where he was headed but started out in the residential sector. After a successful year of working with homeowners, Brolin joined MacLaughlin and Company.