

VEHICLE WASHING, SMOG CHECK, AND CAR DETAIL FOR SALE

6225 BINET DRIVE

Citrus Heights, CA 95621



SALE PRICE: \$675,000

LOT SIZE: ±0.66 Acres (±28,750 SF)

BUILDING SIZE: ±3,468 SF

ZONING: LC

YEAR BUILT: 1986

APN#: 229-0133-026-0000

CROSS STREETS: Binet Drive And Greenback Ln

PROPERTY OVERVIEW

The property at 6225 Binet Drive is located in a high-traffic area of Citrus Heights. Located between Le Mans Avenue and Greenback Lane, the site has high visibility and is easily accessible to I-80. The property sits on a ±28,750 SF lot and consists of a ±3,468 SF building that is comprised of a car wash, smog station, and car detail.

PROPERTY FEATURES

- Seller Financed
- Established Car Wash, Smog Station, and Car Detail
- Six (6) Bays, ±375 SF Each
- Great for Owner/User
- Zoning: LC
- Conveniently Located Near I-80
- High Visibility

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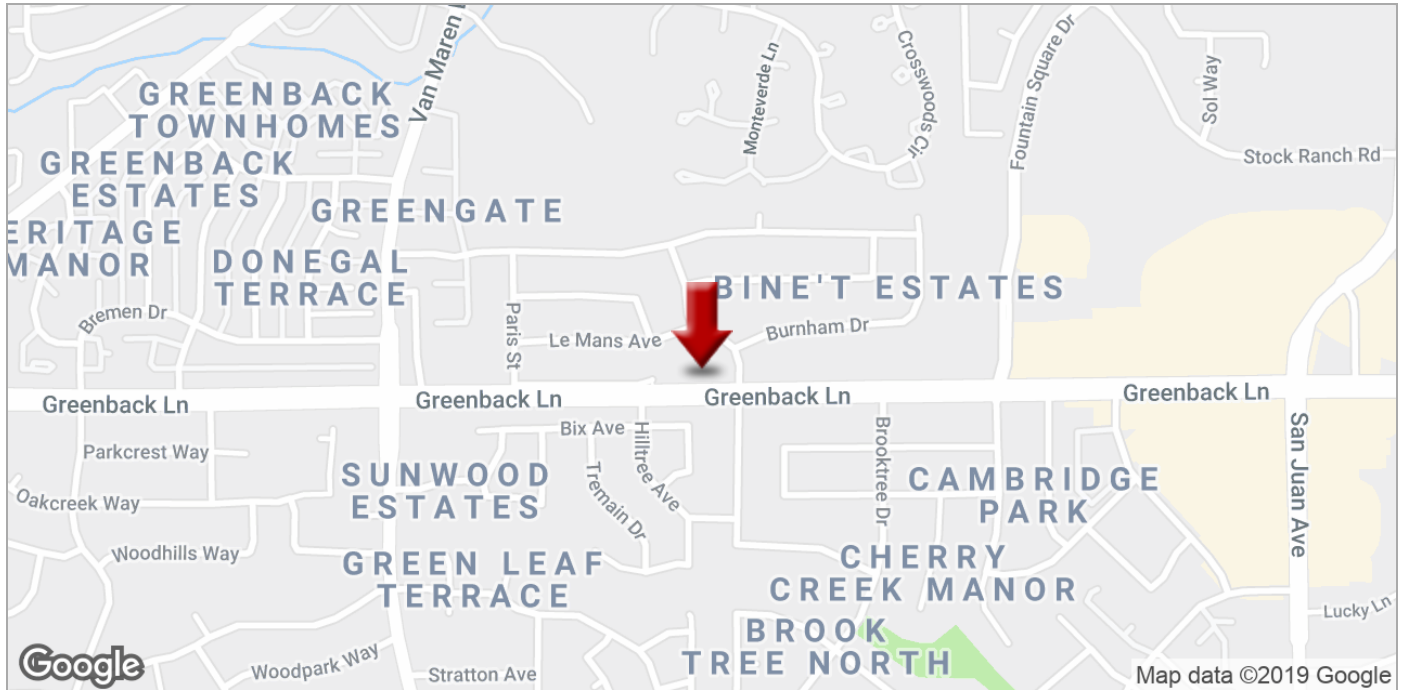
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	20,642		176,127		407,788	
2018 Estimate	19,548		167,251		387,530	
2010 Census	17,924		156,040		362,948	
Growth 2018 - 2023	5.60%		5.31%		5.23%	
Growth 2010 - 2018	9.06%		7.18%		6.77%	
2018 Population by Hispanic Origin	2,752		27,769		66,933	
2018 Population	19,548		167,251		387,530	
White	16,419	83.99%	137,101	81.97%	308,429	79.59%
Black	823	4.21%	9,069	5.42%	24,389	6.29%
Am. Indian & Alaskan	189	0.97%	2,205	1.32%	5,289	1.36%
Asian	889	4.55%	8,372	5.01%	24,693	6.37%
Hawaiian & Pacific Island	133	0.68%	1,046	0.63%	2,643	0.68%
Other	1,095	5.60%	9,459	5.66%	22,086	5.70%
U.S. Armed Forces	38		221		372	
Households						
2023 Projection	8,481		68,927		154,590	
2018 Estimate	8,038		65,496		146,962	
2010 Census	7,398		61,263		137,750	
Growth 2018 - 2023	5.51%		5.24%		5.19%	
Growth 2010 - 2018	8.65%		6.91%		6.69%	
Owner Occupied	4,494	55.91%	37,267	56.90%	86,623	58.94%
Renter Occupied	3,544	44.09%	28,230	43.10%	60,339	41.06%
2018 Households by HH Income	8,037		65,495		146,963	
Income: <\$25,000	1,525	18.97%	12,253	18.71%	27,394	18.64%
Income: \$25,000 - \$50,000	2,344	29.17%	16,385	25.02%	35,615	24.23%
Income: \$50,000 - \$75,000	1,480	18.41%	13,707	20.93%	27,803	18.92%
Income: \$75,000 - \$100,000	1,178	14.66%	9,151	13.97%	19,451	13.24%
Income: \$100,000 - \$125,000	544	6.77%	5,481	8.37%	12,856	8.75%
Income: \$125,000 - \$150,000	485	6.03%	3,196	4.88%	7,849	5.34%
Income: \$150,000 - \$200,000	308	3.83%	2,955	4.51%	8,314	5.66%
Income: \$200,000+	173	2.15%	2,367	3.61%	7,681	5.23%
2018 Avg Household Income	\$67,158		\$72,483		\$78,268	
2018 Med Household Income	\$52,189		\$56,205		\$57,866	



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