

Marconi Station

Fast Facts

Station Overview

Average Daily Boardings	418
Park & Ride Capacity	416
Station Amenities:	
Pedestrian shelters, landscaping, and telephones.	

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population	439
Median Age	36.2
Average Household Size	2.24
Population under 18	26.2%
Population 65 and older	13.8%
Median Household Income	\$24,333
Median Family Household Income	\$27,813
Per Capita Income	\$11,526
Total Employment	337

Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate	0.3%
Annual Employment Growth Rate	0.8%

Asking Lease Rates

(May, 2001)

Industrial Space (1 bldg.)	\$0.28/Sq. Ft. NNN
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Apartment Rents (May 2001)

Studio	\$408/month
1-Bedroom	\$523/month
2-Bedroom	\$623/month

Recent Property Sales

(May 2000 – May, 2001)

Multi-Family (1 sale)	\$63,953/Unit
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Asking Vacant Land Prices

Commercial (avg.)	\$4.80/Sq. Ft.
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Auto Traffic Volumes

(24 hour total)

2,825	Academy Way, east of Eldridge St.
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Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., Sacramento County, SACOG, and BAE.

STATION OVERVIEW

Marconi Station is located on Academy Way directly South of Marconi Avenue. The station has a landscaped park and ride lot with capacity for approximately 416 cars, which is the largest park and ride capacity of light rail stations west of Marconi Station along the northeast line. Marconi Station serves the surrounding industrial areas and residential areas to the north and west of the station.



RT owns a ten-acre park and ride lot that may provide opportunities for residential or office development. The Station Area contains a number of industrial properties directly west of the park and ride lot. Single-family residential neighborhoods lie northwest of the station and southeast of the station across the rail tracks. Northeast of the station is the Haggin Oaks Municipal Golf Course and further northeast is the former McClellan Air Force Base, which Sacramento County is now successfully converting into a civilian business park. Residential neighborhoods to the north of the Station Area are primarily single-family with scattered duplexes and small multifamily buildings.

The Marconi Station Area contains a few vacant industrial and business park properties directly northwest of the park and ride lot and may offer transit-oriented development opportunities. Simultaneously, areas directly northwest of the station are not easily accessible by major arterial streets and would likely be better suited for office, residential, or industrial rather than retail facilities. Interspersed within the single-family neighborhoods are smaller vacant residential parcels that offer small-scale residential development opportunities.



The Northeast Station Areas (Globe,

Arden/Del Paso, Swanston, and Marconi) all share the 95815 ZIP code as their primary convenience retail trade area. This ZIP code receives an estimated annual expenditure injection of approximately \$523 million per year. Significant injections are indicated in eating places and drug and proprietary stores, indicating residents that live outside of this area are likely purchasing these goods in this area. Of the selected convenience retail good categories, BAE did identify one retail category (Grocery Stores) with a \$26.6 million annual leakage. BAE also identified retail leakages in Laundry, Cleaning, and Garment Services and Video Tape Rentals service categories.

As economic conditions change, Marconi Station is likely to attract more interest for residential and office construction. Considering the limited access to the Marconi Station, residential appears to be the most logical use for the RT property.