



FOR SALE: ±3.35 ACRES

SITE



[DOWNLOAD NOTICE TO BIDDERS](#)

INITIAL BID PRICE: \$2,500,000

BID DATE: 4/1/2026

ATTAWA AVENUE, SACRAMENTO, CA

NEWMARK

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OFFERING SUMMARY

Initial Bid Price: \$2,500,000

No site address
Sacramento, California 95822

Address:
The parcel is located on Attawa Avenue south of Sutterville Road Bypass and between 23rd and 24th Streets.

APN: 018-0026-056-0000

Site Size: 3.35 Acres (145,926 sf)

Zoning:
C-4-R, Residential Mixed Use, City of Sacramento. This zoning permits a minimum of 20 residential units per acre and a maximum of 60 units per acre.

Current Use: Overflow Parking (South Lot)

Proposed Use: Multifamily Development/
Student Housing

Flood Zone: X Zone -FEMA Map (Minimal Risk)
located outside of 100-Year Floodplain

Opportunity Zone: No





PROPERTY HIGHLIGHTS



±3.34 Acre Lot



Multifamily Development Site



Close Proximity to Land Park, Sacramento City College, Crocker Village Shopping Center, The Park, Freeways, Schools and Employment



Premier Infill Location



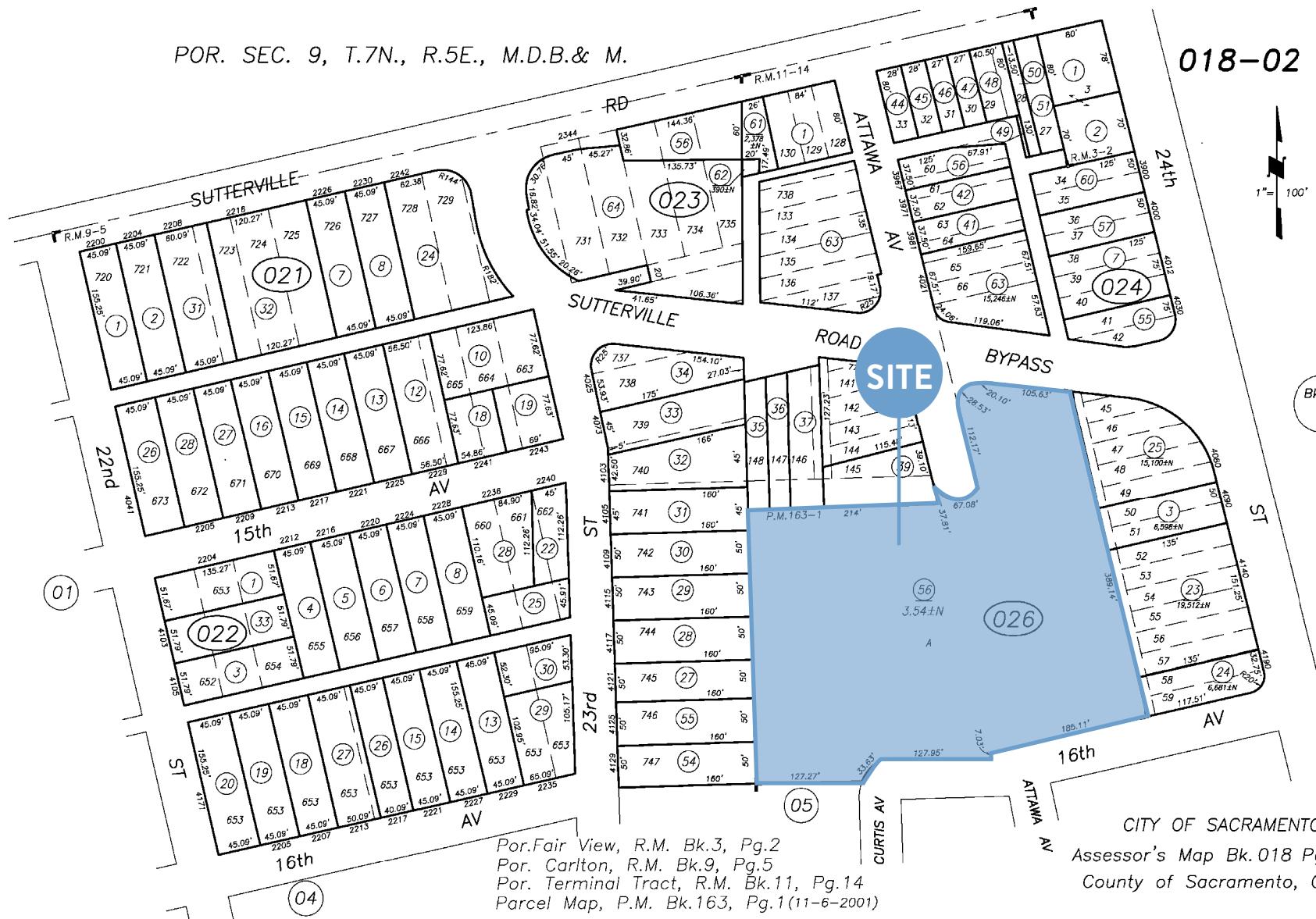
Appraised Value (2025): \$2,625,000



Zoned C-4-R (Residential Mixed-Use)

PARCEL MAP

POR. SEC. 9, T.7N., R.5E., M.D.B.& M.

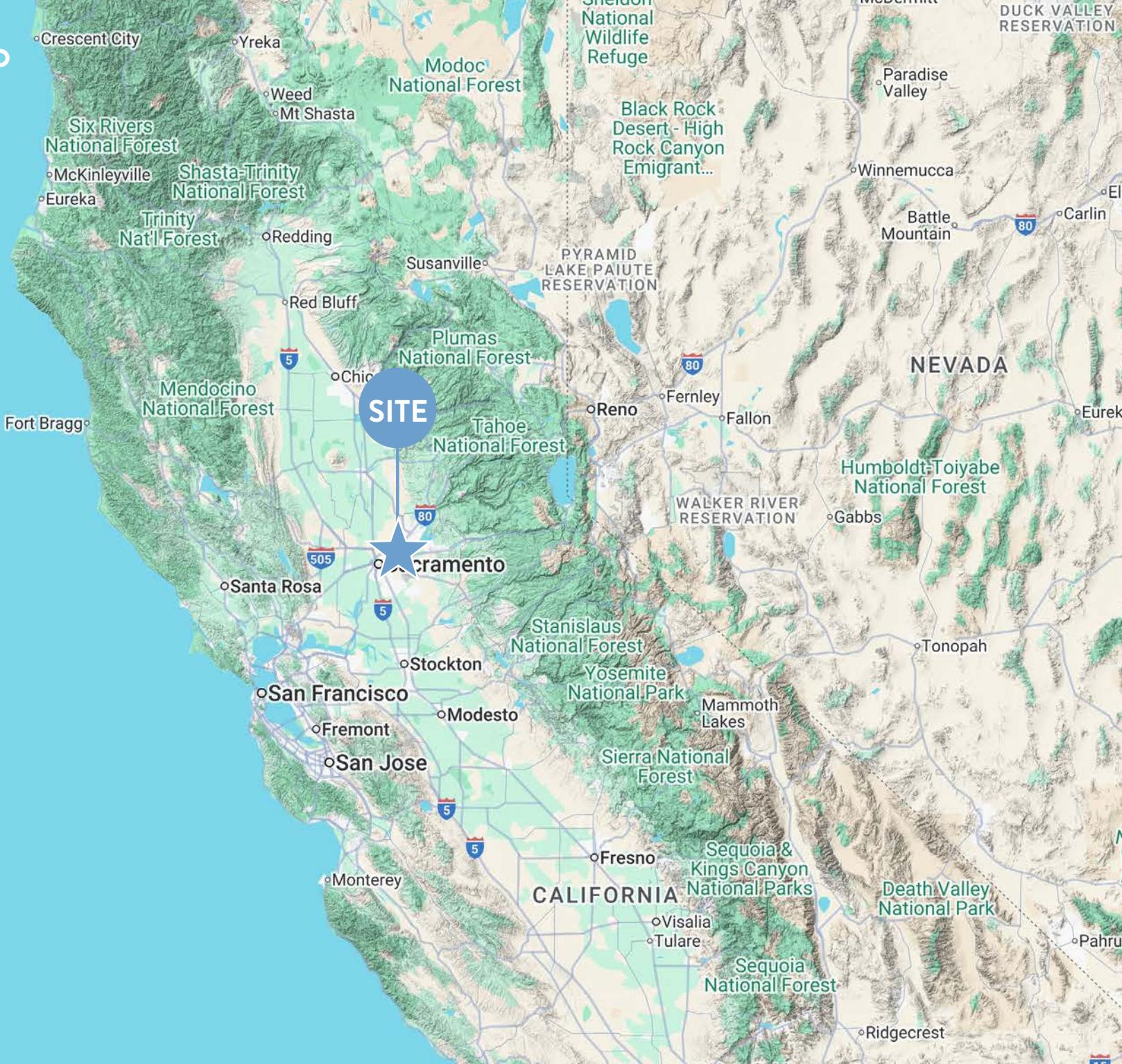


Por. Fair View, R.M. Bk.3, Pg.2
Por. Carlton, R.M. Bk.9, Pg.5
Por. Terminal Tract, R.M. Bk.11, Pg.14
Parcel Map, P.M. Bk.163, Pg.1(11-6-2001)

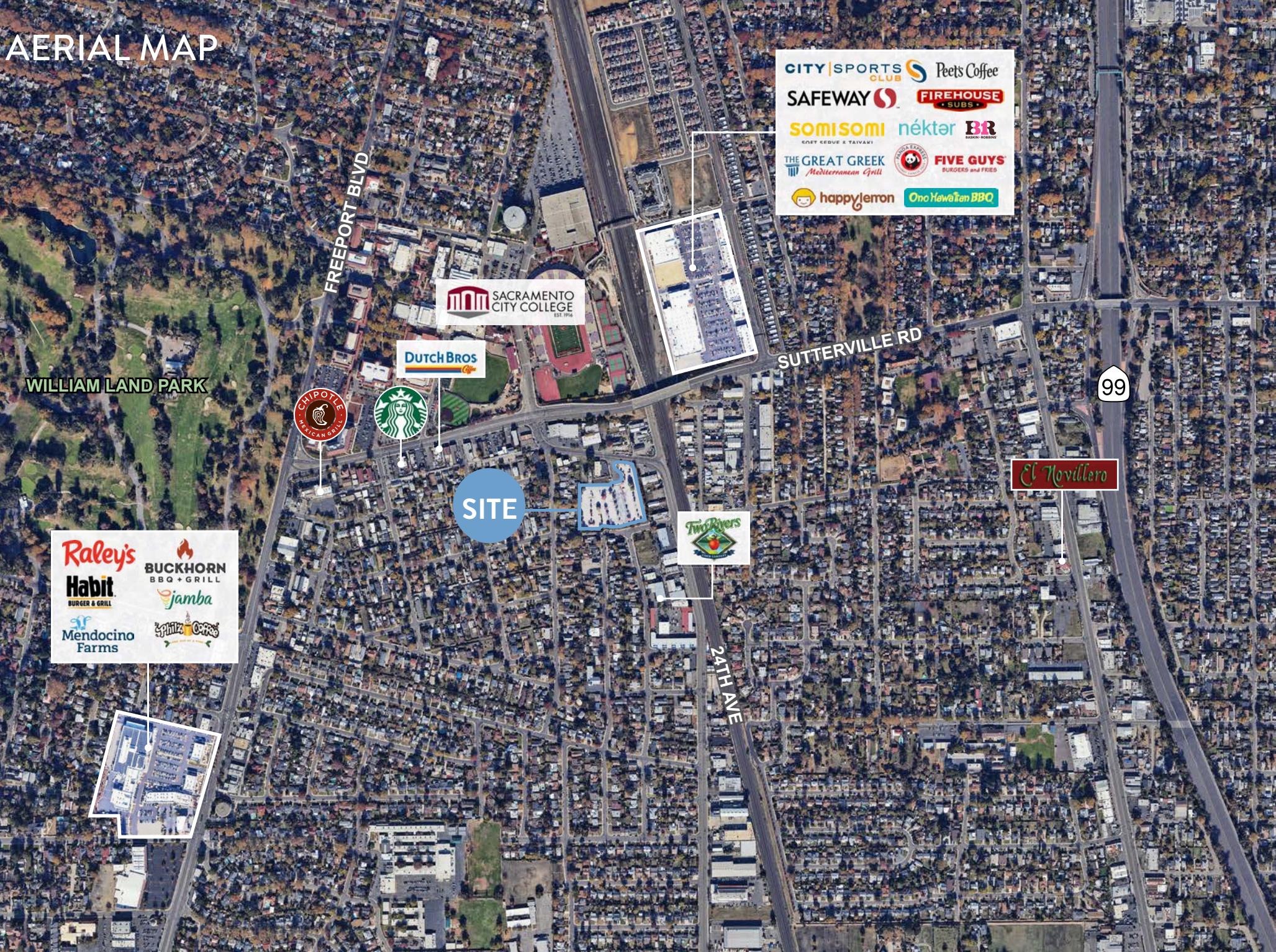
CITY OF SACRAMENTO
Assessor's Map Bk. 018 Pg. 002
County of Sacramento, Calif.

OFFERING MEMORANDUM

REGIONAL MAP



AERIAL MAP



REGIONAL OVERVIEW

Sacramento is located at the confluence of the Sacramento River and the American River approximately 80 miles northeast of the San Francisco Bay Area. The City is surrounded by some of the most productive agricultural land in the world, framed by the Coast Mountains to the west and the Sierra Nevada Mountains to the east. Sacramento continues to gain recognition as one of the top performing apartment markets in the nation. As the state capitol of California, the fifth largest economy in the world, the Greater Sacramento Region is the sixth largest city in California and 28th largest MSA in the United States with a total population of over 2.5 million. With its lower cost of living, access to amenities, proximity to world-renowned attractions, and attractive job opportunities, Sacramento is currently experiencing an influx of in-migration for those seeking opportunities outside of larger, more costly markets.

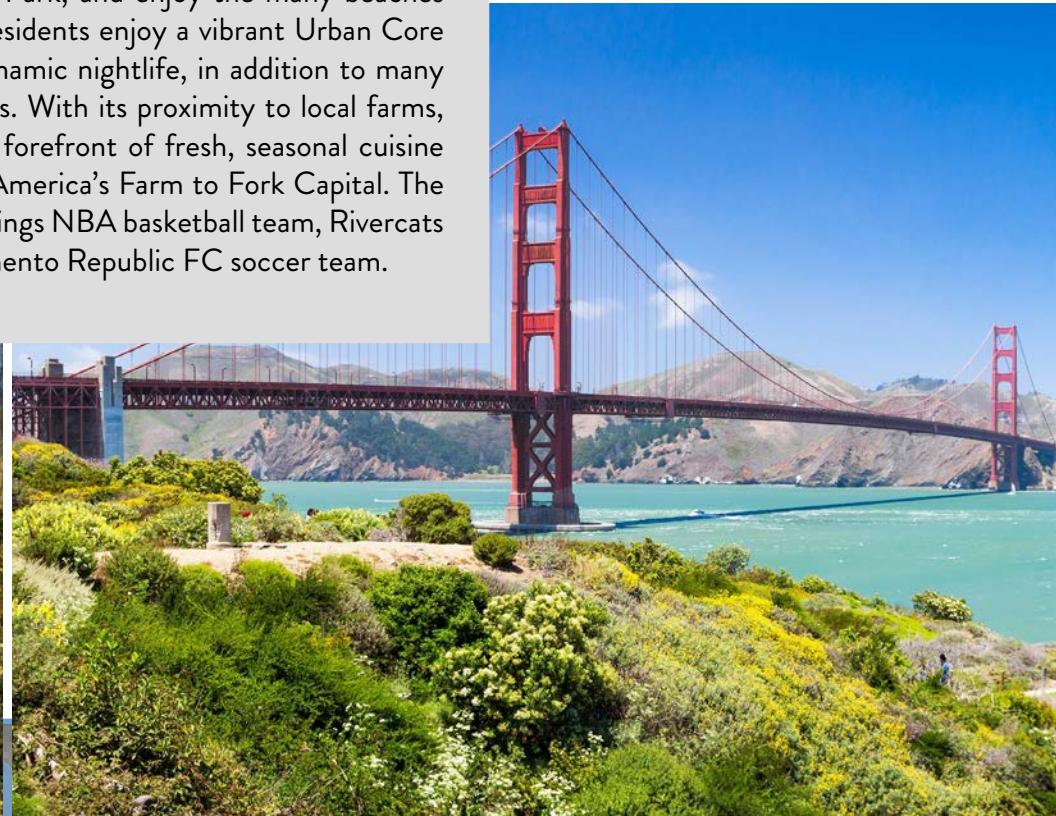
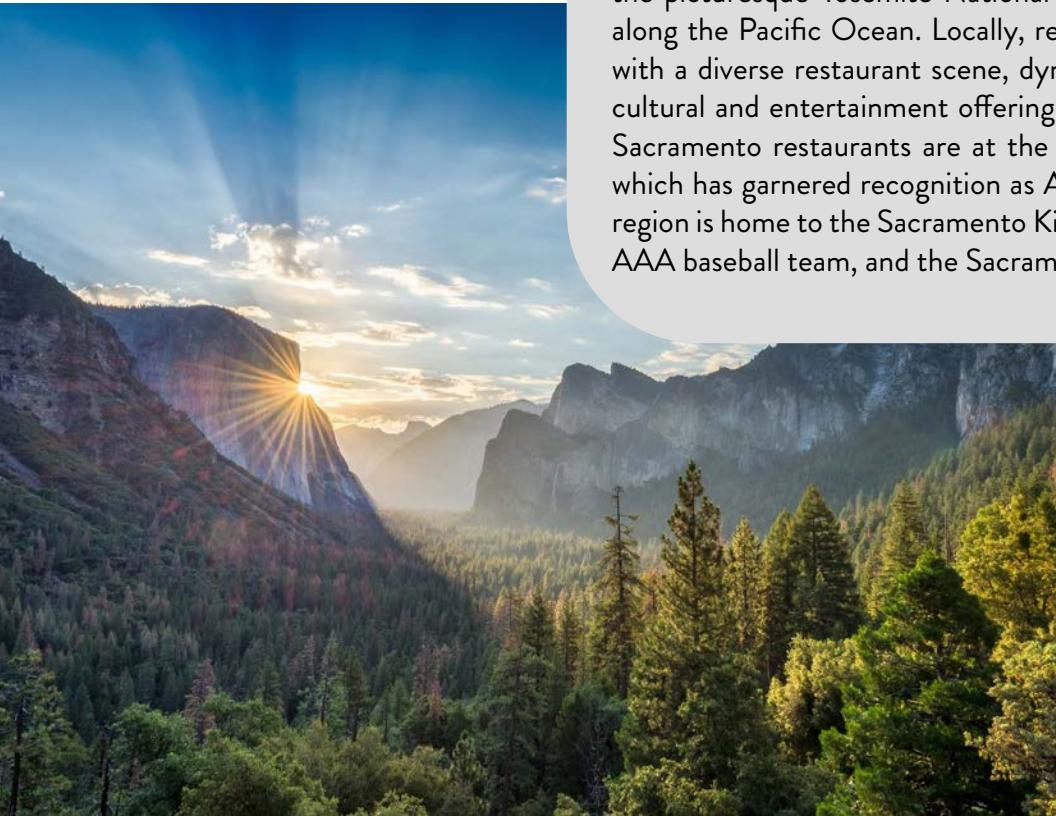


REGIONAL OVERVIEW



NEARBY WORLD-RENNED DESTINATIONS

Sacramento's proximity to amenities and world-renowned destinations provides residents an unparalleled quality of life. Within a few hour's drive, residents can explore the ski slopes and shores of Lake Tahoe, shop and sightsee in San Francisco, taste world famous wine in Napa, explore the picturesque Yosemite National Park, and enjoy the many beaches along the Pacific Ocean. Locally, residents enjoy a vibrant Urban Core with a diverse restaurant scene, dynamic nightlife, in addition to many cultural and entertainment offerings. With its proximity to local farms, Sacramento restaurants are at the forefront of fresh, seasonal cuisine which has garnered recognition as America's Farm to Fork Capital. The region is home to the Sacramento Kings NBA basketball team, Rivercats AAA baseball team, and the Sacramento Republic FC soccer team.



REGIONAL OVERVIEW

RESILIENT EMPLOYMENT BASE

Sacramento has a wealth of stable job opportunities due to the presence of many state and federal agencies and it is establishing itself as one of the most attractive business locations for new, expanding, and relocating enterprises in California. Sacramento's strong government-based economy provides tremendous economic stability but gone are the days when Sacramento was merely considered a government town. Major corporations like Hewlett-Packard, Apple, Siemens and Intel have a significant presence in the region. With its educated workforce, access to world class research and educational institutions, relative affordable cost of living and doing business, vibrant Urban Core and serene lifestyle, Sacramento continues to outpace California in terms of population growth for the past few consecutive decades.



GREATER SACRAMENTO



PERFECT SCORE

(100/100) ON EQUALITY INDEX

Source: Human Rights Campaign

#2 MOST DIVERSE U.S. CITY

Source: Niche.com

#3 BEST FOOD CITIES IN AMERICA

Source: WalletHub

#2 U.S. MARKET FOR LIFE SCIENCE GROWTH

Source: Greater Sac Economic Council

#3 FOR DIVERSITY IN TECH AND STEM GROWTH

Source: Comp TIA

#5 BEST REGION FOR WOMEN ENTREPRENEURS GROWTH

Source: SmartAsset 2020

19 MAJOR PUBLIC & PRIVATE COLLEGES & UNIVERSITIES

#5 LARGEST MSA IN CALIFORNIA

#1 DESTINATION FOR BAY AREA MOVERS

Source: Redfin Q4, 2024



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