

# 1931 30TH ST.

SACRAMENTO, CA 95603

**FOR SALE / OFFERING MEMORANDUM**  
.30 Acre Midtown Multi-Family Development Site



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**ADOBI** VENTURES



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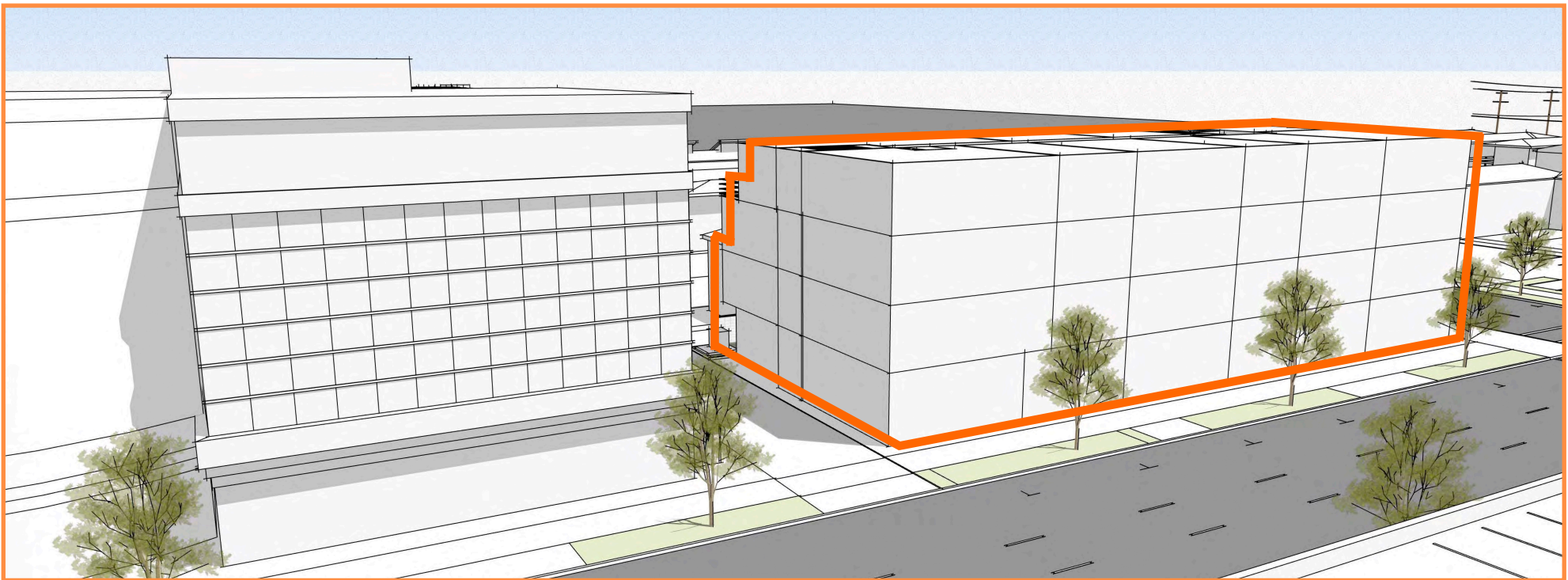
OVERVIEW

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Property Description

OFFERING SUMMARY									
ADDRESS	1931 30th Street Sacramento, CA								
APN / ZONING / PARKING	010-0062-019 / C2-SPD / Zero parking required due to location within .25 mi of light rail. Farmers Market Garage covered parking located on the other side of 30th Street priced at \$120 per stall per month.								
LOCATION	NEC of 30th St and T St across from the T St exit to Hwy 99 / Cap City Fwy.								
PARCEL SIZE	.29 Ac. / 12,800 SF (80'x160')								
PROPOSED BUILDING SF	38,188 SF / 2.93 FAR (zoning allows for a FAR of 4, which would allow up to 51,200 SF building area)								
PROPOSED UNIT COUNT	40 Units / 136 units/acre								
PROPOSED DEVELOPMENT	4-story 55' tall multi-family building, with 35 traditional units, and 5 live/work ground floor units								
CONSTRUCTION TYPE	4 story wood, Type V-A with resident elevator *no construction elevator required								
UNIT MIX:	Studios	One Bed	One & 1/2 Bed	Two Bed	Live / Work	Total	Leasable SF	Non-Leasable SF	Total SF
1st Floor	1	1	1	1	5	9	6,826	3,086	9,584
2nd Floor	3	2	2	4	0	11	8,741	1,174	9,715
3rd Floor	3	2	2	4	0	11	8,741	1,174	9,715
4th Floor	3	2	1	3	0	9	7,272	1,174	8,446
TOTAL	10	7	6	12	5	40	31,580	6,608	38,188

PRICING SUMMARY	
OFFERING PRICE	\$850,000
PRICE PER SF (LAND)	\$66 PSF
PRICE PER PROPOSED BLDG SF	\$22 Per Buildable SF
PRICE PER PROPOSED UNIT	\$21,250 Per Buildable Unit



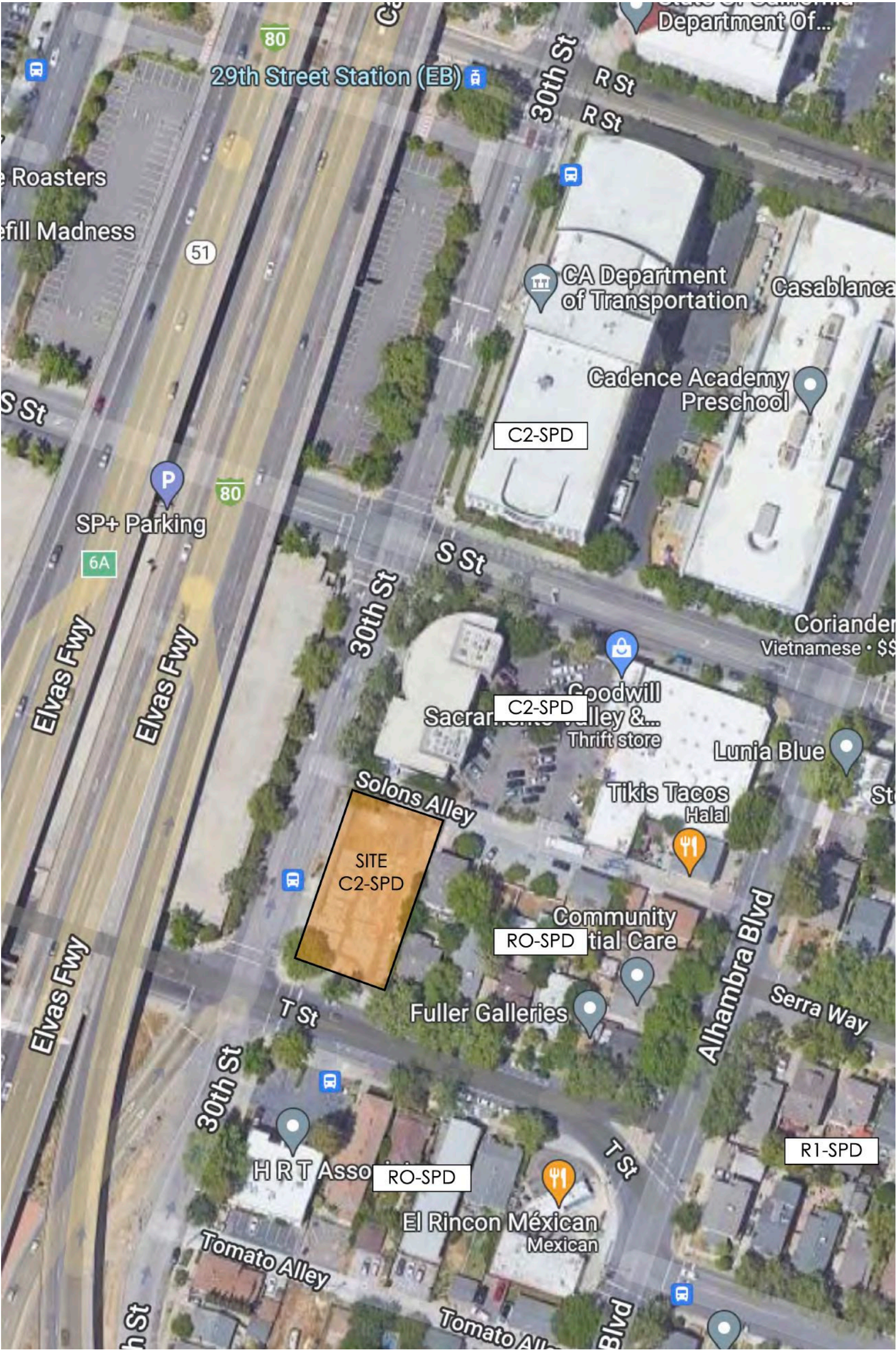


01 OVERVIEW | Property Description

PROJECT DATA	
General Plan	UCORLOW_ Urban Corridor Low
Specific Plan	Central City
Zoning	C2-SPD
Parking	No off-street parking requirement
Design Review	Alhambra Corridor SPD
Allowed Density	No max.
Allowed FAR	4.0

ZONING DATA	
Site Area	.29 Ac, 80' x 160' = 12,800 SF
Max Bldg Area	51,200 SF
Max Bldg Height	35' within 300' of R-1 Zone, 65' Outside of 300' radius (Note: 59' avoids const. Elevator)
Lot Coverage	No Min
Setbacks	<b>Front:</b> 0 Ft., <b>Side Street:</b> 0 Ft., <b>Interior Side:</b> 5 Ft if next to R-Zone, <b>Alley/Rear:</b> 0 Ft. <b>Rear Yard:</b> 15 Ft (if next to an R-Zone)
Parking (Urban)	No Off-street Parking Requirement
Commercial Restrooms	1 Stall / 2,000 SF
Short Term Bike	1 / 10 units = 4 Stalls
Long Term Bike	1 / 2 units = 20 Stalls

LOCATION SUMMARY	
<p>1931 30th St is situated in close proximity to medical services (Sutter, Dignity Health, UCD Medical Center) , major employment centers (Caltrans, healthcare providers, State of California offices) light rail, retail amenities (Natural Foods Co-Op, Safeway, and numerous coffee shops, bakeries, and restaurants). The location sits across the street from the T Street offramp from Hwy 99 where East Sacramento and Midtown meet. Close proximity to the intersection of Hwy 50, Hwy 99, and Business loop 80 provides convenience to workers that commute to and from work. McKinley Park is a short bike ride from the property. The property sits within the <a href="#">Alhambra Corridor special planning district</a>,</p>	



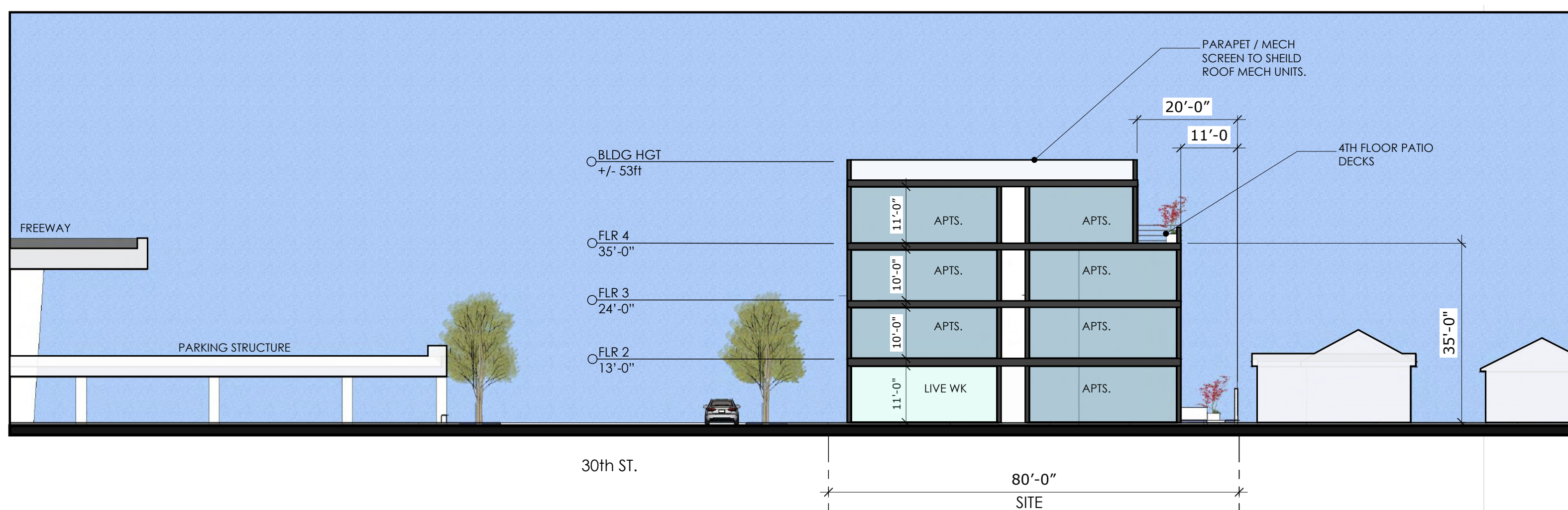
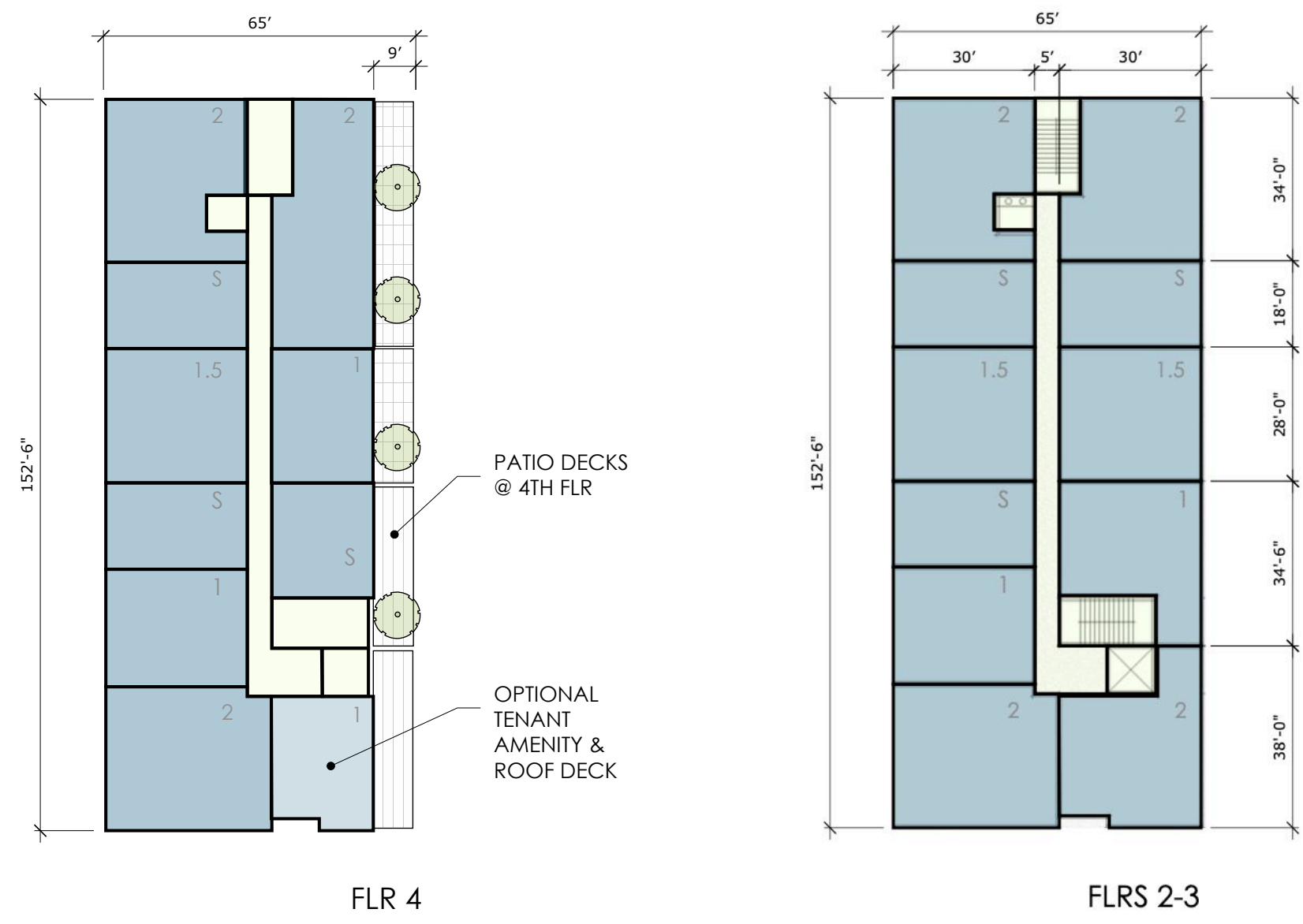


# 02 PROPERTY LOCATION | Aerial

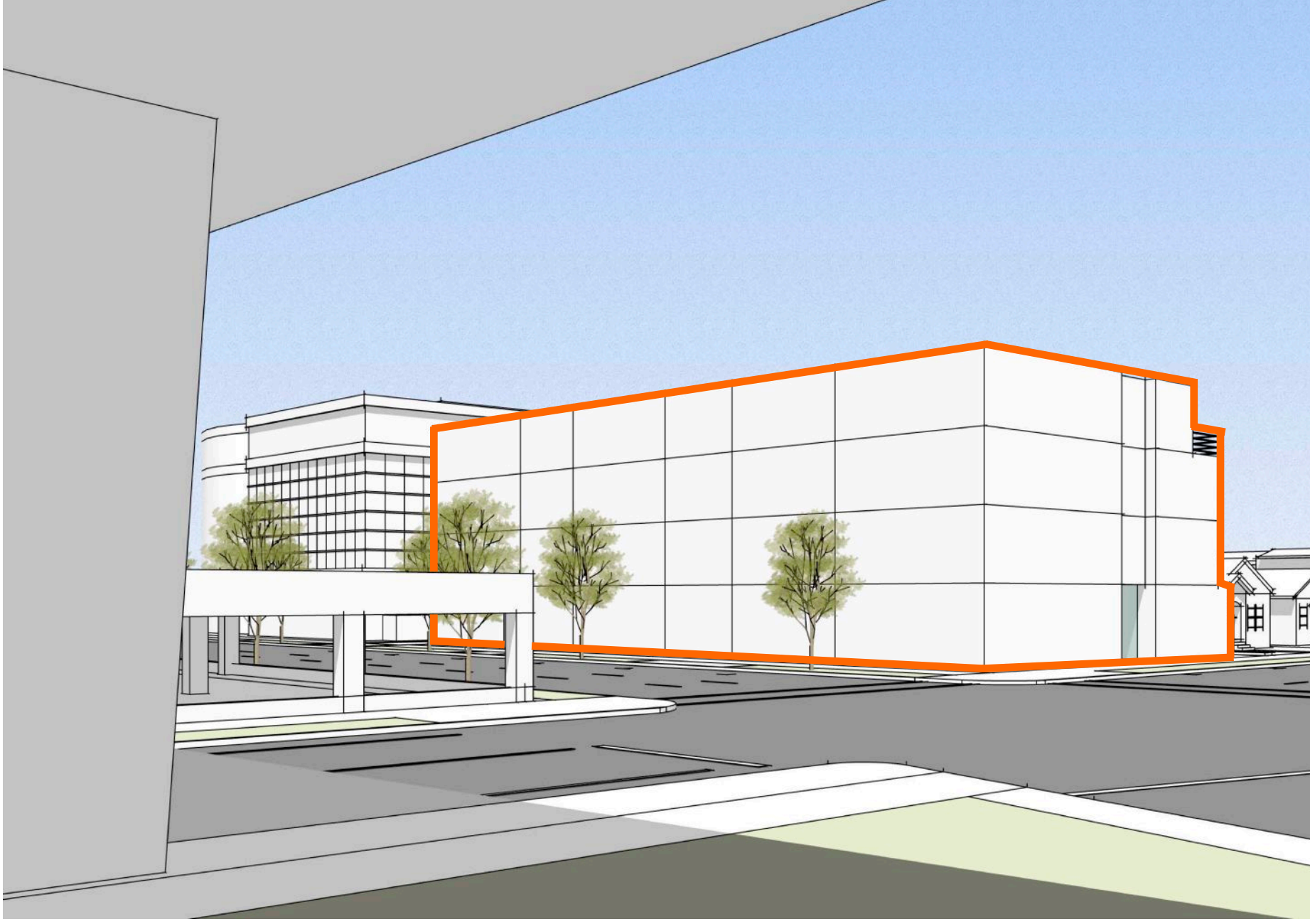
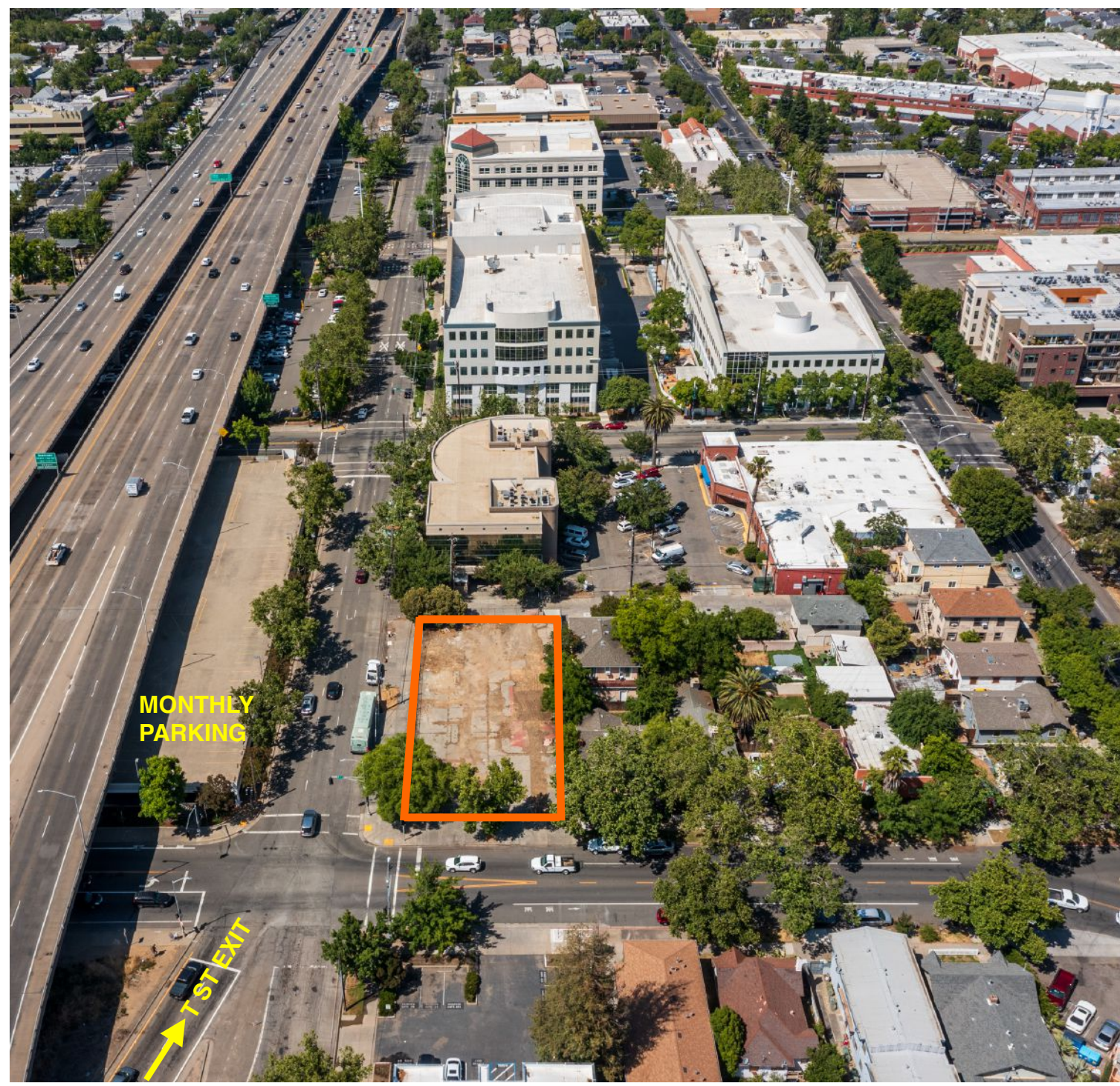




# 03 DEVELOPMENT LAYOUT | Floor Plans / T Street Elevation











## SACRAMENTO CENTRAL CITY LAND SALE COMPS / FOR SALE

ADDRESS	LAND SIZE (SF)	SALES PRICE	LAND PRICE PSF	NAME	PROJECT DESCRIPTION	CURRENT STATUS	UNITS	PRICE PER UNIT	RESIDENTIAL PROJECT SIZE (SF)	PRICE PER BUILDABLE SF	SALE DATE	SALE STATUS
<b>SALE COMPS</b>												
1931 30th St (SUBJECT)	12,800	\$850,000	\$66.41		Proposed 41 unit apartment project with 5 live-work ground floor units.	Unentitled land with a completed development feasibility study included	40	\$21,250	38,188	\$22.26	N/A	For Sale
1617 J St / 925 16th St	40,799	\$8,700,000	\$213.24	Juno Mixed-Use	Seven-story mixed use apartment project with 198 residential units, 40,000 SF of grocery retail, and 253 parking stalls.	Awaiting start of construction	198	\$43,939	155,000	\$56.13	1/13/23	Sold
1121 I St	30,401	\$6,470,000	\$212.82		Eight-story apartment building with 204 units, and 90 parking stalls	E ntitled, seeking building permits	204	\$31,716	223,820	\$28.91	5/18/22	Sold
2101 J St	12,632	\$2,500,000	\$197.91		Five-story 40-unit apartment project with 1,260 SF of ground floor retail with 24 parking stalls, and 28 bike parking stalls	Unentitled at time of sale, but development permits have been approved.	40	\$62,500	44,730	\$55.89	1/20/22	Sold
1705 I St	25,600	\$4,915,765	\$192.02	Cascade	Fully entitled at time of sale eight-story 208 unit apartment building with 3,052 SF retail and 105 parking spaces.	Waiting to break ground until interest rates come back down a bit.	208	\$23,633	181,200	\$27.13	11/1/22	Sold
905-915 S St	31,799	\$5,000,000	\$157.24		Seven-story 264,000 SF apartment development with 225 residential units, and 6,400 SF of ground floor retail and 111 parking stalls.		225	\$22,222	258,000	\$19.38	1/31/22	Sold
2025 K St	31,799	\$4,460,000	\$140.26	K21	Eight-story apartment project with 296 units, predominantly studios, 7,500 SF commercial space, and 162 parking stalls	Unentitled at time of sale, seeking entitlements. Currently listed for sale at \$6.4M (\$201 PSF - details below).	296	\$15,068	250,595	\$17.80	8/16/22	Sold
2415 K St	12,632	\$1,740,000	\$137.75		Proposed multi-family development	Seeking Entitlements	Undetermined	Undetermined	Undetermined	Undetermined	3/22/22	Sold
201 N St	111,640	\$16,750,000	\$150.04		32-story apartment building, 90,000 SF office building, and 7-story parking garage	Seeking Entitlements	248	\$67,540	497,000	\$33.70	10/19/21	Sold
1330 N St	19,254	\$2,400,000	\$124.65	The Warren	Eight-story residential development with 17 for sale condos, and 75 apartment units, 50 parking stalls	Construction began in December of 2022	92	\$26,087	123,330	\$19.46	7/29/22	Sold
620-628 15th St	9,496	\$1,008,000	\$106.15	The Grace	Three-story 38 unit multi family development	Seeking Entitlements	38	\$26,526	24,000	\$42.00	6/29/22	Sold
500 16th St	6,578	\$672,000	\$102.16		Three-story apartment building 10 studio units and a small retail space.	Seeking Entitlements	10	\$67,200	13,196	\$50.92	6/28/22	Sold
2131 16th St	19,602	\$1,800,000	\$91.83		Proposed but not entitled five-story building with 60 residential units and 57,950 SF of residential space	For Sale	60	\$30,000	57,950	\$31.06	10/6/21	Sold
2130 J St	12,632	\$1,100,000	\$87.08		Seven-story apartment project with 33 indoor parking stalls and 14,500 SF of ground floor commercial space		91	\$12,088	60,640	\$18.14	3/4/22	Sold
1926 Capitol Ave	17,600	\$1,224,000	\$69.55	The Tribute	Four-story mixed use development with 39 residential units and 1,230 SF of commercial space.	Seeking Entitlements, Currently listed for sale at \$3.5M (\$199 PSF - details below).	39	\$31,385	Undetermined	Undetermined	3/10/22	Sold
<b>WEIGHTED AVERAGE</b>	<b>27,319</b>	<b>\$4,195,698</b>	<b>\$153.58</b>				<b>135</b>	<b>\$35,377</b>	<b>157,455</b>	<b>\$33.38</b>	<b>5/3/22</b>	<b>Sold</b>





# 1931 30th Street



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**Exclusively Marketed by:**

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