



3639 Franklin Blvd

CURTIS PARK OWNER-USER RETAIL OR INVESTMENT OPPORTUNITY



TURTON
COMMERCIAL REAL ESTATE



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1 THE OPPORTUNITY
3639 FRANKLIN BLVD

THE OPPORTUNITY

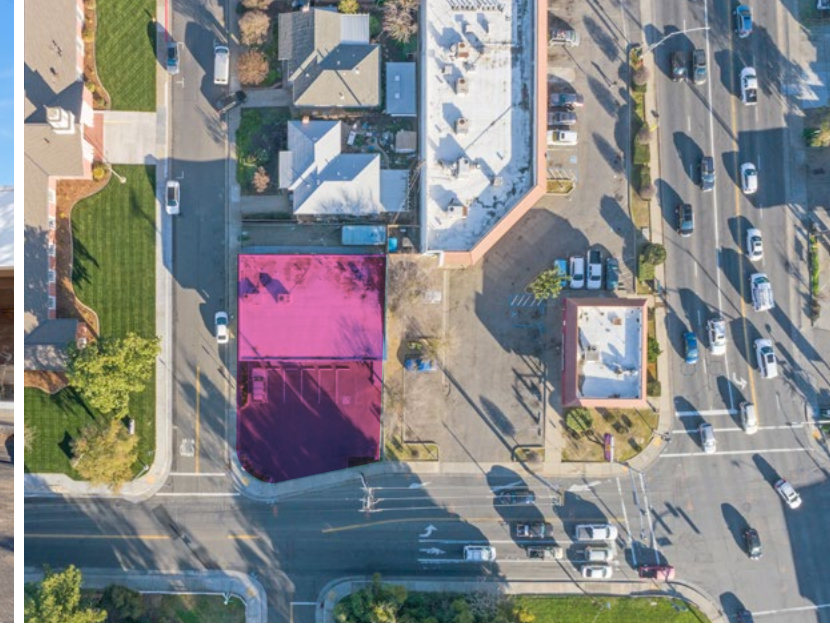
± 2,780 SF STANDALONE BUILDING	\$743,000 SALE PRICE	\$271 PSF	± 1,260 SF VACANT SUITE	\$2.25 SF/MONTH NNN
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BITE-SIZED CURTIS PARK PROPERTY W/ POTENTIAL FOR AN INFILL DEVELOPMENT SITE

Turton Commercial Real Estate is proud to offer the opportunity to acquire fee simple interest in 3639 Franklin Blvd (“The Property”), consisting of a 7,173 square foot parcel with a well-maintained ± 2,780 square foot standalone building. At just \$271 per square foot, this site represents a unique value proposition for an owner-user or retail investor, as these “bite-sized” properties become increasingly rare within Curtis Park and other established central city neighborhoods. The \$743,000 sale price

represents an approximate 9% cap rate on a hybrid of existing and pro-forma modified gross rents, less potential improvements. With approximately 55% of the building occupied by modified gross retail tenants across two suites, the remaining ± 1,260 square foot suite is currently vacant with full hair salon infrastructure in place and ready for immediate owner-user or NNN tenant occupancy. The Property may also be purchased as a future infill development site, with

the recently adopted 2040 General Plan allowing for a minimum of 15 Residential Dwelling Units Per Net Acre and a Maximum Floor Area Ratio (“FAR”) of 4.0, by right. This equates to the potential for ± 28,000 square feet of mixed-use residential. Conversely, a buyer can make modest aesthetic updates to The Property, renew existing tenants at market rents with NNN leases and, as interest rates and cap rates recede, achieve premium disposition pricing.



PROPERTY DETAILS

Address:	3639 Franklin Blvd, Sacramento, CA 95818
APN:	013-0386-001-0000
Zoning:	C-2
Price:	\$743,000.00
Year Built:	1964
Total Building SF:	± 2,780 SF
Vacant Suite 3 SF:	± 1,260 SF
Site/Land Size:	± 7,173 SF
Parking:	5 + stalls
Other Existing Tenants:	The VIP Experience (Suite 1) and Curtis Park Spa (Suite 2)

UTILITY DETAILS

Electricity:	Sacramento Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

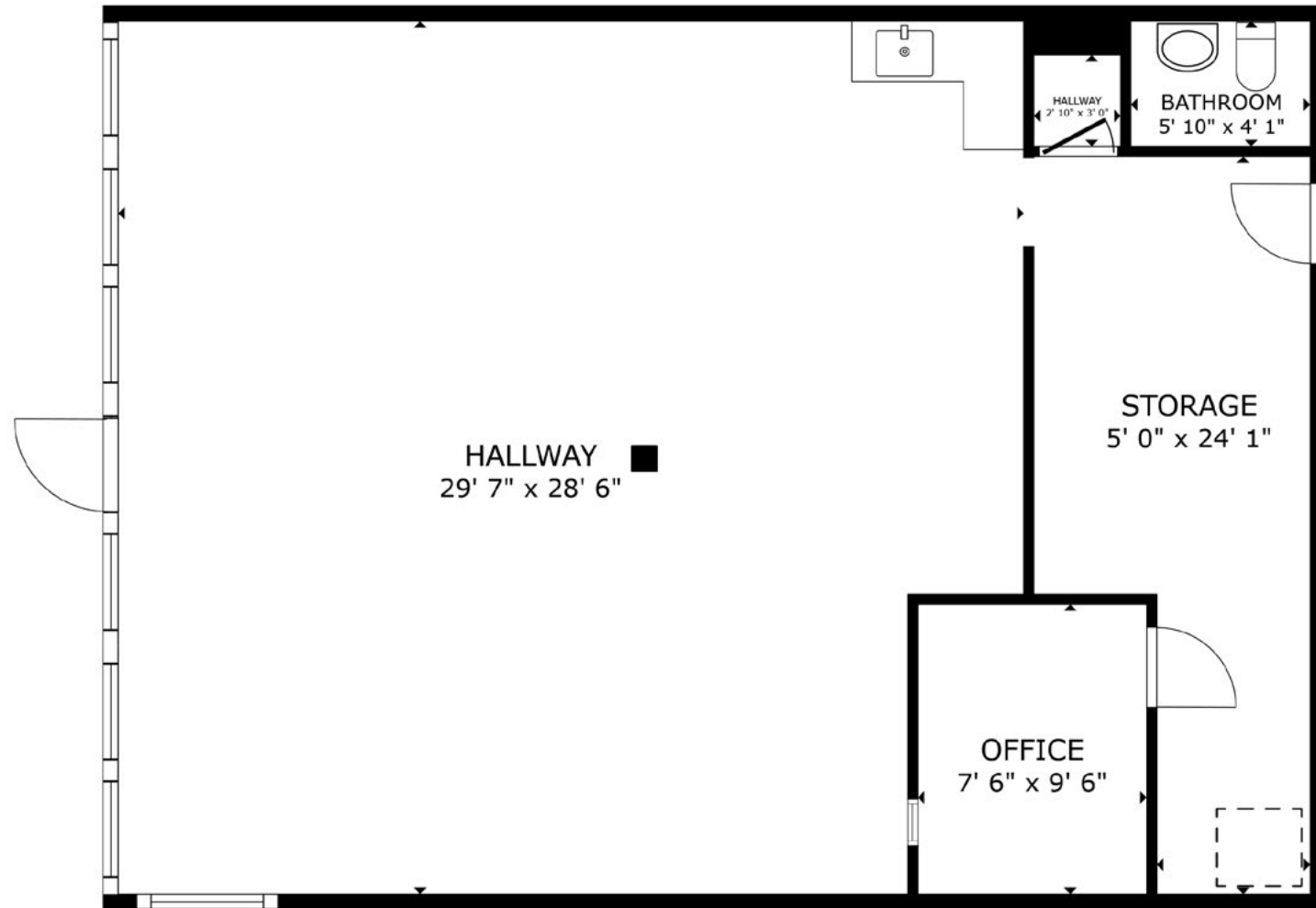
SEISMIC/FLOOD

Fault Zone:	This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)
Flood Zone:	No substantial flood risk per FEMA Map 06067C0190H

FLOOR PLAN

* FLOOR PLAN HAS APPROXIMATE MEASUREMENTS

OWNER-USER LEASE OPTION (TURNKEY SALON + BOUTIQUE): 1,260 SF VACANT SUITE 3



INFILL DEVELOPMENT SITE

PER THE CITY OF SACRAMENTO'S NEW 2040 GENERAL PLAN UPDATE:

THE SUBJECT PROPERTY'S ZONING AND PRESCRIBED DENSITY FOR DEVELOPMENT ARE AS FOLLOWS:

- Zoning C-2

GENERAL PLAN LAND USE: RESIDENTIAL MIXED USE

- Minimum Residential Density Dwelling Units Per Net Acre: 15
- Minimum Floor Area Ratio (FAR): 0.15
- Maximum Floor Area Ratio (FAR): 4 (Floor Area Ratio of 4.0:1, meaning 4.0 x ±7,100 square feet = 28,400 SF)



THE LOCATION

LOCATED IN THE HIGHLY SOUGHT AFTER CURTIS PARK NEIGHBORHOOD

Located in the Curtis Park neighborhood in the City of Sacramento, the Subject Property was built in 1964 and its primary use has been retail and office since that time.

Curtis Park also has an important place in Sacramento's history: as noted by the Sacramento historian, Dan Murphy "This peaceful community loved by thousands of locals was once, in part, a Mexican land grant called New Helvetia, given to John Sutter. With the 1852 arrival of homesteader (and area namesake) William Curtis, who managed a 200-acre farm started by his brother, and those drawn by the

California gold rush, the area began to develop and expand. In 1887, papers were filed for the Highland Park subdivision--a nod to early flood concerns. Since that time, more than 30 other subdivisions have sprung up between Broadway and Sutterville, along with the Sierra School, which has been nominated for city landmark status. Situated south of today's Broadway, the area that was once a flood plain and then an agricultural area now holds over 2,500 homes and is among the city's most vibrant neighborhoods. Houses here represent various architectural styles, from Victorian to Arts and Crafts

and the various 1920s revivals." As if to underscore the neighborhood's timeless desirability, Curtis Park has been home to many household names including former Mayors Kevin Johnson and Joe Serna, musician Raphael Saadiq, and Mid-Century Modern furniture and design icon Ray Eames.

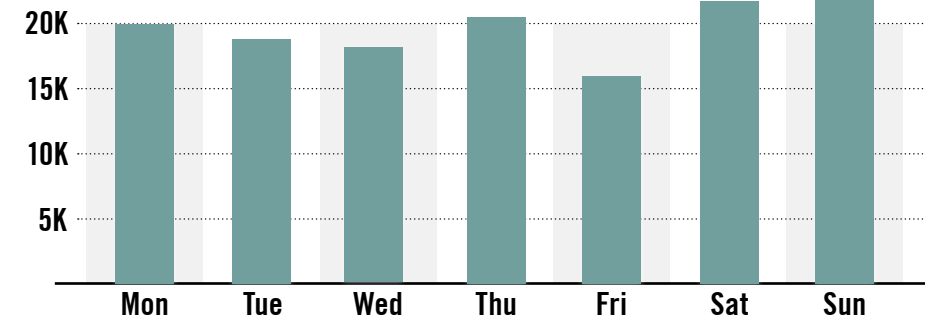
Beyond its rich history and architecture, walkability and desirable quality of life, and plentiful amenities, Curtis Park's greatest asset may be its centralized location; Land Park, Oak Park, and Midtown all border it and contribute to its unique identity.



NEARBY DATA BITES



Daily visits to Curtis Park



Psychographic Profile

Cultural Connections
Diverse, mid-and low-income families in urban apartments and residences

Booming with Confidence
Middle-aged, established couples living in suburban homes

Singles & Starters
Young singles starting out and some starter families living a city lifestyle

Nearby Population 2-mile radius of property



2020: 81,119
2024: 82,523
2029: 83,319
Projected

\$554,206 Median Home Value

Traffic Counts
12,883+



Daily Cars on Franklin Blvd

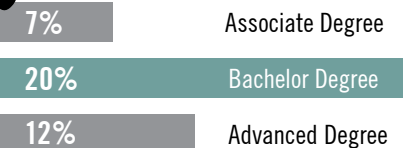


\$1.10 B

Annual Consumer Spending



Education Levels



>30K

Total Businesses
2-mile radius of property



PROPERTY DETAILS

LOCATED IN THE HEART OF CURTIS PARK, 3639 FRANKLIN BLVD OFFERS EASY ACCESS TO A VIBRANT COMMUNITY FILLED WITH LOCAL DINING, PARKS, AND SHOPS.

POPULAR AMENITIES NEAR 3639 FRANKLIN BLVD (NOT ALL ARE MENTIONED HERE):

Banfield Pet Hospital	CVS	Hop Gardens	Food	Shell
Baskin-Robbins	Dumpling & Tea House	Kline Music	Panda Express	SOMISOMI
BBQ & Burgers	El Novillero	La Superior Mercados	Pangaea Bier Cafe	Stanford Market
Boba Pho U	Falafel Corner	Land Park Academy	Parklife Nail Salon	Taqueria Espinoza
Boss Market	FedEx	Land Park Golf Course	Peet's Coffee	Tasty Dumpling
Carolina's	Firehouse Subs	Meet & Eat	Poppy Bank	Track 7 Brewing
Chicken Party Hot	Five Guys	Merryhill School	Safeway	The Bicycle Business
Chicken	Flowers Fish Market	Oak Park Community	Sacramento City	The Great Greek
Chip Cookies	Fortune Chinese Food	Center	College	The Lucky Lotus Tattoo
Chipotle	Gunther's Ice Cream	Oak Park Market	SchoolsFirst Credit	The UPS Store
City Sports Club	Happy Lemon	Ono Hawaiian BBQ	Union	William Land Park
Curtis Park	Happy Takeout	Oscar's Very Mexican	Starbucks	Yummy Cafe



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

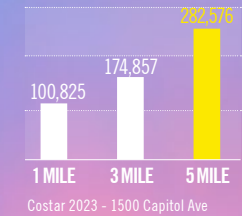
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

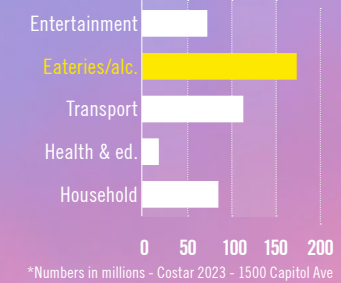
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



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