



WATERFRONT DEVELOPMENT OPPORTUNITY



CAPITAL CITY FREEWAY



S RIVER ROAD

15TH STREET

RAIL LINE

JEFFERSON BLVD

1501

S RIVER ROAD

WEST SACRAMENTO, CA

CBRE


THE DEVELOPMENT SITE

1501 S River Road represents a truly rare offering in the Sacramento Region! Located within The Bridge District ("TBD"), the site includes over 8 (gross) acres of Sacramento River frontage and provides a blank canvas for your one-of-a-kind project.

The site provides views of Downtown Sacramento, and is within walking/biking distance to neighboring restaurants such as Franquette and The Barn. For world-class baseball fans, Sutter Health Park is currently the home of the Sacramento River Cats and will also be serving as the temporary home of "The A's". In addition to the already excellent access, the City of Sacramento and the City of West Sacramento are jointly working on the "Broadway Bridge" plan, (see Pg 5) providing yet another connection point, in the future, between the two cities.



| | |
|-----------------|---|
| APN's: | 058-350-066 – ±2.04 ac 058-350-067 – ±1.53 ac 058-350-008 – ±5.11 ac |
| Size: | ±8.68 Gross ac ±6.5 Net acres* *estimate, to be independently verified by buyer |
| Zoning: | PD – Bridge District – "Waterfront" |
| Density: | <i>Residential only:</i> Minimum: 40/ac Maximum: 120/ac <i>If mixed use building:</i> FAR Minimum: .5 FAR Maximum: 3 |

 For more information please visit the **City of West Sacramento Planning** page here.

BRIDGE DISTRICT SPECIFIC PLAN



For more information please visit the [City of West Sacramento Bridge District Specific Plan](#) here



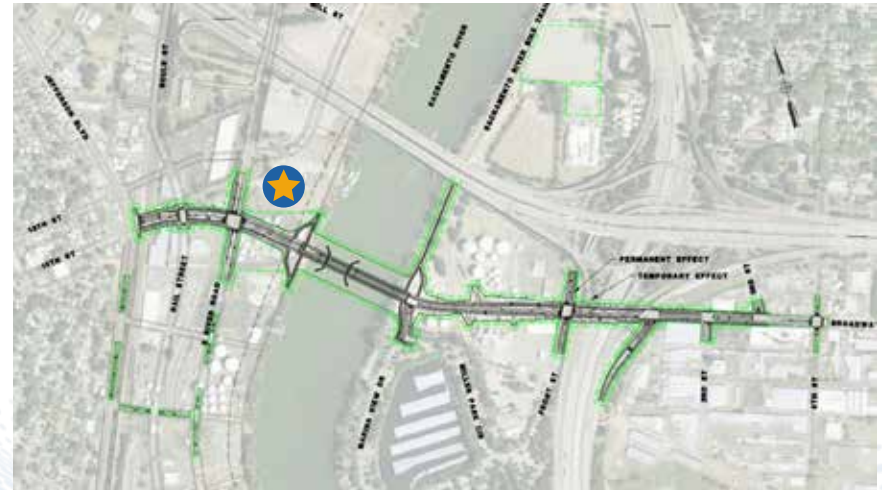
and [The Bridge District Featured Projects](#) page here



FUTURE AREA PROJECTS

BROADWAY BRIDGE

The city of West Sacramento has entered into a Cooperative Agreement with the City of Sacramento stating, among other things, that West Sacramento will serve as the lead agency in the development of the Broadway Bridge. West Sacramento has approved the preliminary design and certified the Environmental Impact Report ("EIR"). The preferred routing for the new bridge is "Alternative B" (pictured here) which will feature 2 lanes for traffic and large 12' pedestrian walkways.



PIONEER BLUFF & STONE LOCK

In 2018, the City of West Sacramento (City) pursued and was awarded a \$300,000 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant for the Pioneer Bluff and Stone Lock Districts to complete multiple Phase I and II Environmental Site Assessments (ESAs), with a portion of the Grant funds allocated for reuse planning and related community engagement efforts.

The EPA Brownfield Program empowers states, cities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields (vacant or underutilized properties that may have been contaminated in the past).



For more information please visit the [City of West Sacramento Featured Projects page for Pioneer Bluff & Stone Lock](#) here

BRIDGE DISTRICT COMPARABLE SALES



801 Riske Lane
March 2023
Site: ±0.95 acres
Price: \$3,344,500
Price PSF: \$81.00
Units: 60
Buyer: Jamboree



805 S River Road
April 2020
Site: ±4.41 acres
Price: \$10,050,000
Price PSF: \$52.00
Units: 285
Buyer: CA Ventures



South River Road
August 2021
Site: ±2.0 acres
Price: \$4,352,500
Price PSF: \$50.00
Units: TBD
Buyer: Fulcrum

1501
S RIVER ROAD

AMENITIES MAP



1501
S RIVER ROAD

1501

S RIVER ROAD

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