

Sale Price Reduced

Development Opportunity

Bridge District - Path of Development
530 & 531 Drever Street, West Sacramento, CA



Kris Reilly

Executive Vice President
+1 916 563 3016
kris.reilly@colliers.com
CA Lic. 01226908

Tommy Ponder, SIOR

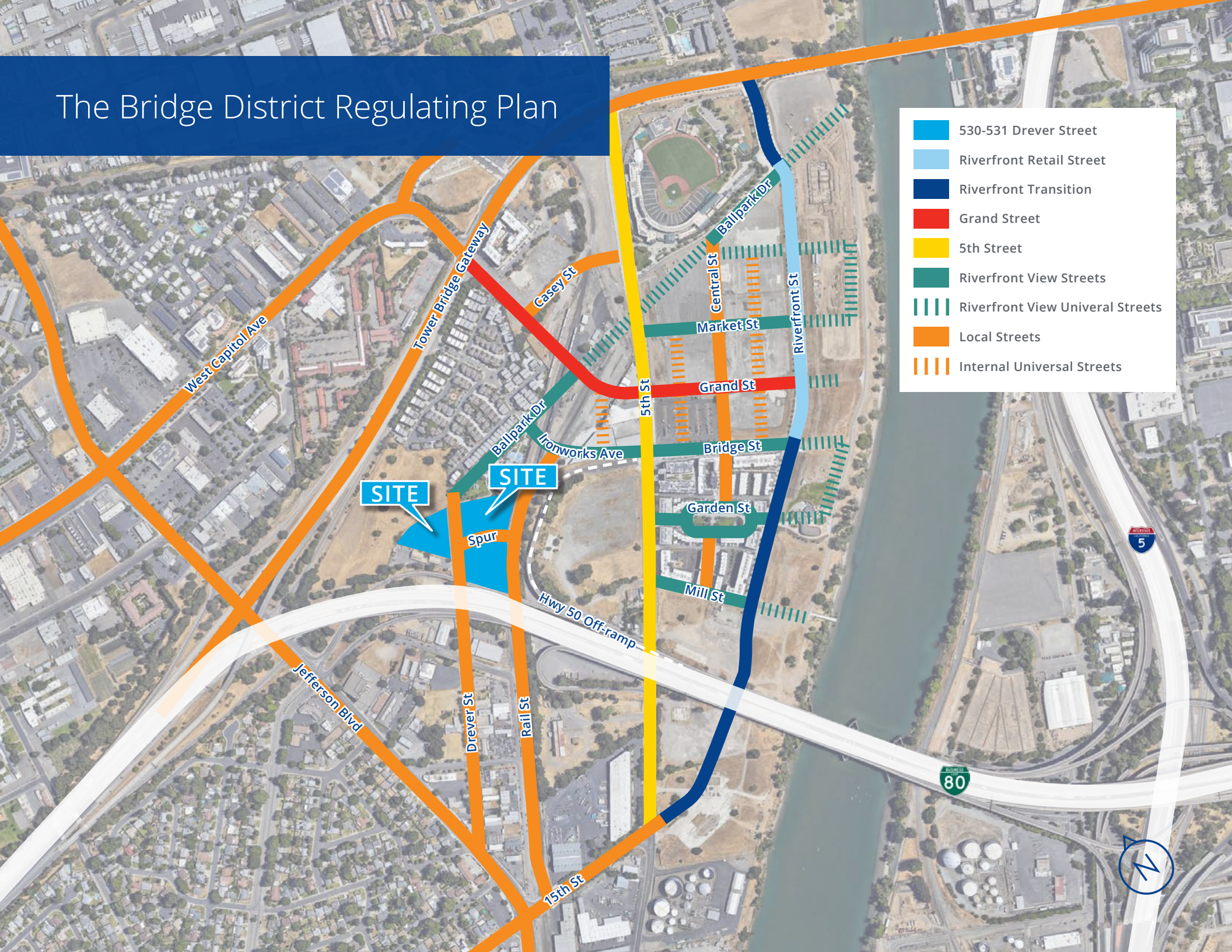
Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

Colliers

Location Overview



The Bridge District Regulating Plan



- 530-531 Drever Street
- Riverfront Retail Street
- Riverfront Transition
- Grand Street
- 5th Street
- Riverfront View Streets
- Riverfront View Universal Streets
- Local Streets
- Internal Universal Streets

Property Overview



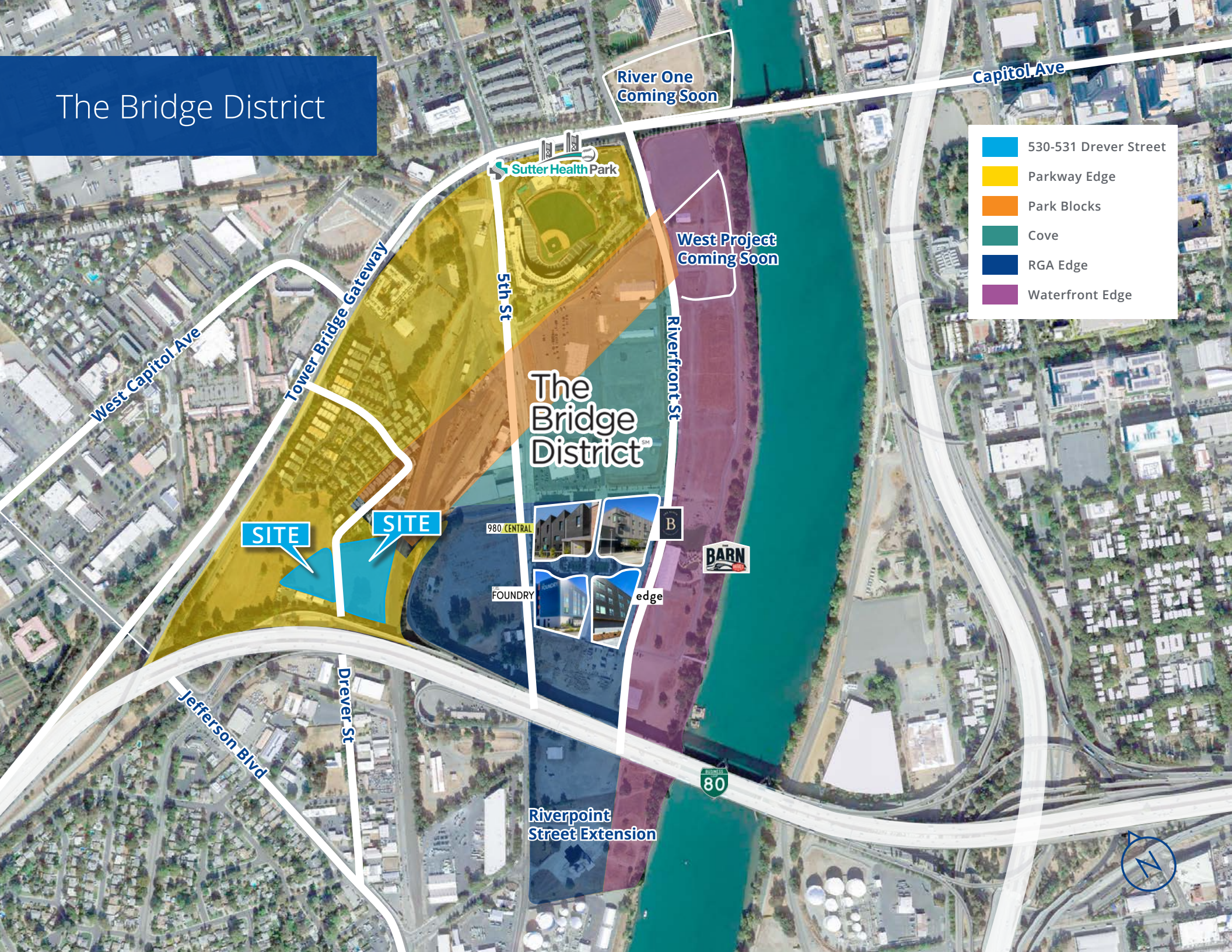
530 Drever Street

- APN: 058-310-003
 - ± 1.13 AC ($\pm 49,223$ SF)
 - Zoning: Waterfront (WF)
 - Specific Plan: Bridge District - Tower Edge
 - Medium to high density residential/mixed-use
 - Flat topography, raw land, billboard on-site
-

531 Drever Street

- APN: 058-310-009
- ± 2.76 AC ($\pm 120,226$ SF)
- Zoning: Waterfront (WF)
- Specific Plan: Bridge District - Tower Edge
- Medium to high density residential/mixed-use
- Flat topography, raw land, billboard on-site, large oak tree

The Bridge District



Prominent Location

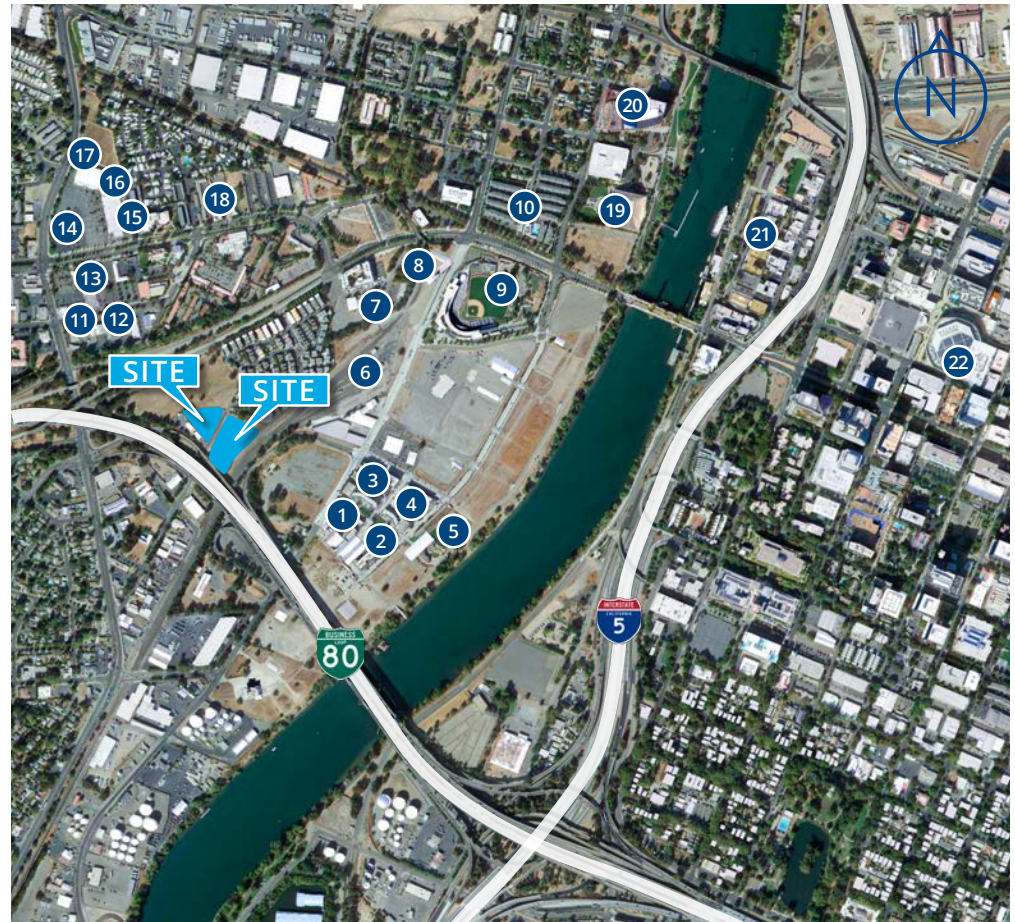


Area Overview

West Sacramento is a vibrant riverfront community centrally located in Northern California, across the Sacramento River from the City of Sacramento's Central Business and Entertainment Districts. Incorporated in 1987, West Sacramento encompasses approximately 22 square miles, with a population just over 51,000 people. Currently, the riverfront area called the Bridge District is rapidly developing. At full build out, there will be 4,000 residential housing units in this area along with offices and retail. Raley Field, home of the River Cats, the AAA affiliate of the San Francisco Giants, anchors the area. Plans are underway for a streetcar line that will connect the city's core with the Bridge District and state capital Sacramento.

Nearby Amenities

- | | |
|---------------------------|-------------------------|
| 1 980 Central | 12 Little Caesars Pizza |
| 2 The Block | 13 Walgreens |
| 3 The Foundry | 14 O'Reilly Auto Parts |
| 4 Edge | 15 Rite Aid |
| 5 Drake's Brewing Company | 16 Planet Fitness |
| 6 Union Pacific | 17 Papa Murphy's |
| 7 Ironworks | 18 Subway |
| 8 West Gateway Place | 19 The Ziggurat |
| 9 Sutter Health Park | 20 CalSTRS |
| 10 Capitol Yards | 21 Old Sacramento |
| 11 La Bou Bakery & Cafe | 22 Golden 1 Center |



Kris Reilly
Executive Vice President
+1 916 563 3016
kris.reilly@colliers.com
CA Lic. 01226908

Tommy Ponder, SIOR
Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2022. All rights reserved.