



FOR SALE - LAND PARK REDEVELOPMENT OPPORTUNITY

Former AMF Bowling Property – 5850 Freeport Blvd., Sacramento CA 95822

FOR MORE INFORMATION CONTACT:

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Property Attributes

Sales Price:	\$3,100,000.00
APN#:	035-0034-016
Building Size:	28,756 RSF (\$107.80/sq.ft). (Class C, Built 1960, Renovated late 1990s/Early 2000s)
Lot Size:	2.53 acres (or, 110,206.8 sq.ft.; \$28.13/sq.ft.)
Zoning:	C-2 (General Commercial), w/EA-4 airport overlay. C-2 allows flexibility is “use”, 45-65 ft height, with EA-4 least restrictive allowing residential no population density noted. (Supports Mixed-use Redevelopment)
Parking:	Ample On-Site (per zoning & potential expansion)
Current Status:	Fire damaged building (2024); ideal for adaptive reuse, rehabilitation.
Historic Style:	Sacramento Register of Historic & Cultural Resources (2025) – Googie Architectural Style (Japanese-American cultural style). New development should honor exterior/bowling identity, façade, roofline or Googie elements.

Location Characteristics:

- Iconic South Land Park Area; bustling Freeport Blvd Corridor
- Across from Sac Exec. Airport; convenient access for business travel
- Public Transit, close to bus stops & proximity to Hwy 50/99
- Convenient to shopping, Broadway retail, Sac Zoo,
- Great visibility, convenient ingress/egress, great signage

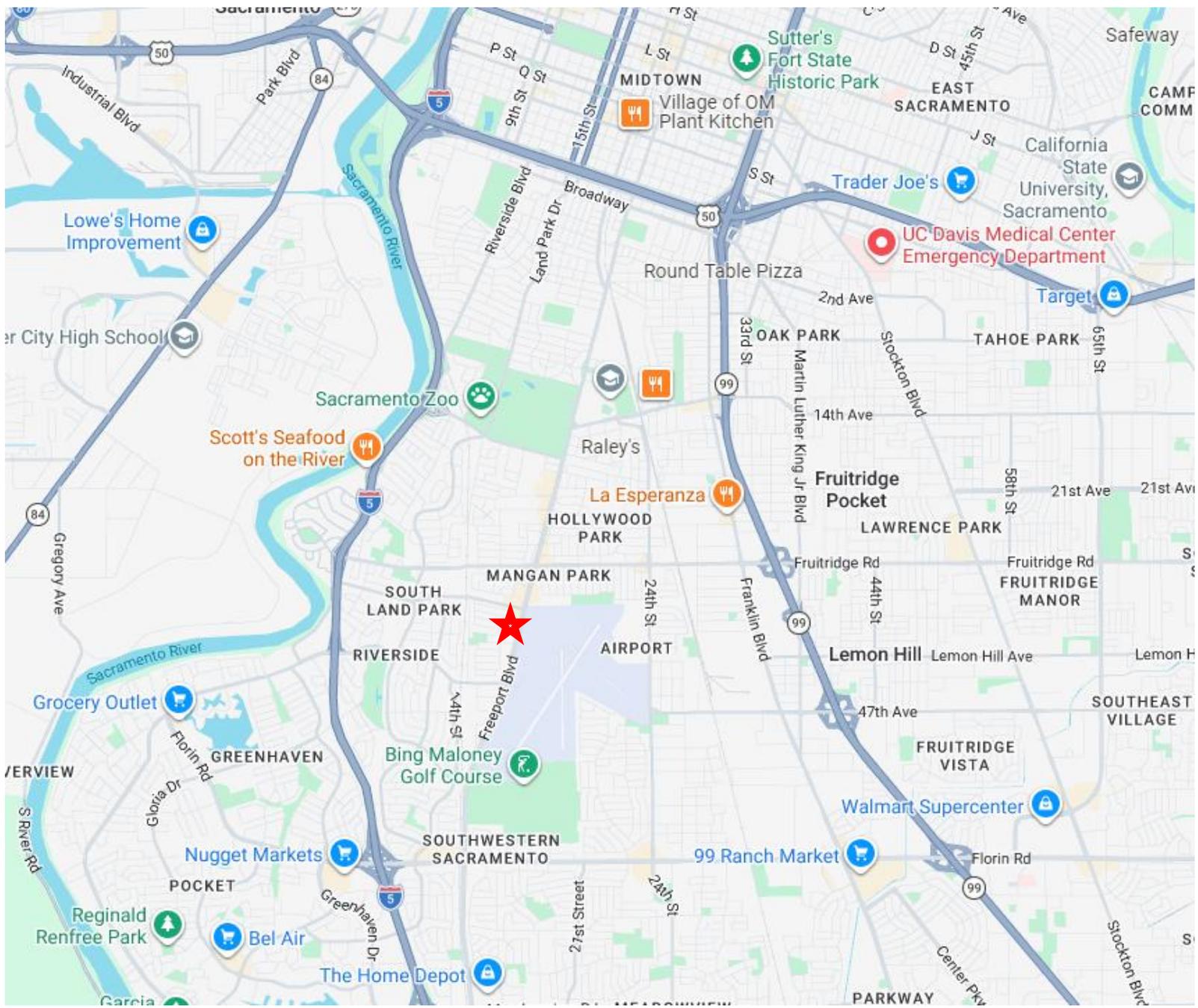
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Property Details

This is the former AMF Land Park Lanes bowling alley, that was fire damaged and subsequently closed. The property favors either an adaptive reuse or rehabilitation (as mixed-use/commercial), although a complete redevelopment of the property under its C-2 zoning and RMX General Plan for mixed-use potential with ground floor retail commercial with residential component above it.

Redevelopment Potential with Residential Focus:

- Subject to thoughtful planning, site layout & entitlements, potential density of 80-120 units with historic appearance incorporated, and potential 15K-20K SF of retail
- Potential “fee deferrals” possible and/or higher densities/FAR (up to 2.0 max) with creative design
- Example of Googie design elements: Midcentury modern; futuristic style characterized by upswept roofs; boomerang shapes; bold angles; cantilevered canopies; starbursts; neon signage; “space age” optimism. These are the types of elements incorporated into modern redevelopments or adaptive reuse projects.
- Potential Savings (40%-45%) on Qualified Rehab Expenses by using “Historic” Tax Credits
- Mills Act: significant property tax reduction for preservation commitment subject to the final project design and acceptance by Preservation Commission for such benefit

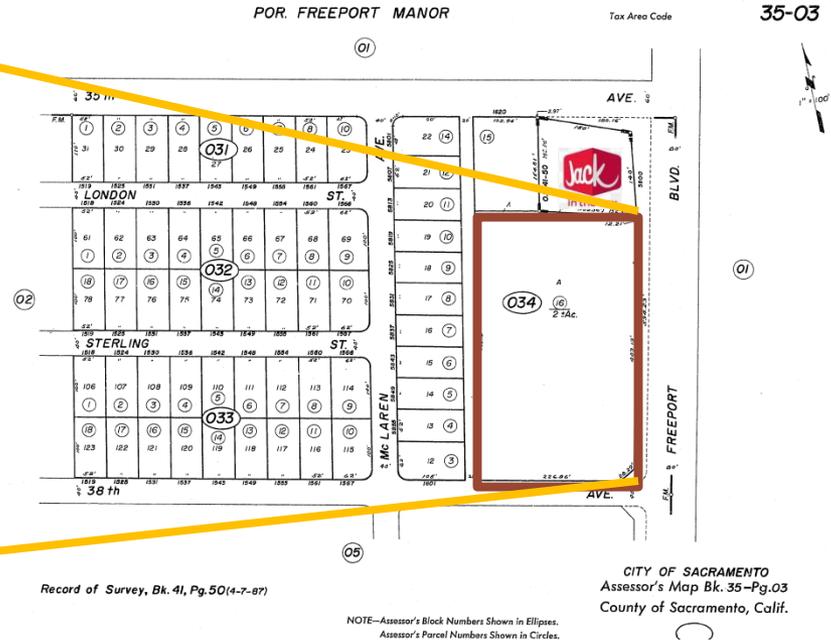




The property lines are approximations and not to scale



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