

EVERGREEN APARTMENTS

West Sacramento, CA



Caceres Real Estate

FOR SALE \$725,000





38 Units - 4 Stories - APPROVED

HIGHLIGHTS

- Great location within West Sacramento
- **Great unit mix - 38 Total**
- 6 - Studios (438 SQ FT)
- 26 - 1 Bedrooms (579-655 SQ FT)
- 6 - 2 Bedrooms (755 SQ FT)
- 44 parking spaces
- 34,419 total SQ FT
- First floor 6,675 SQ FT
- Second & third floors 10,074 SQ FT
- Fourth floor 7,596 SQ FT

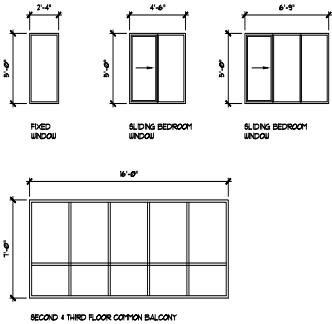


ELEVATIONS



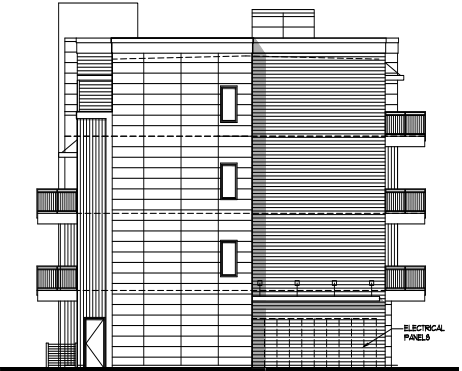
SOUTH (FRONT) ELEVATION

SCALE : 1/8" = 1'-0"



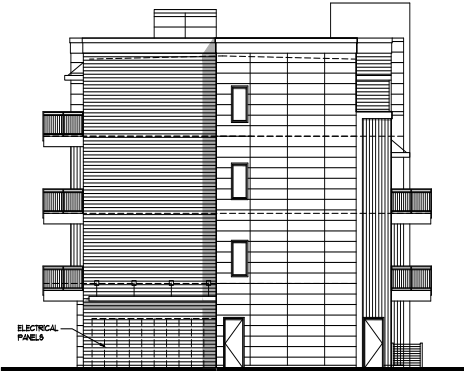
WINDOW SIZES

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"



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Project
**EVERGREEN
APARTMENTS**

APN: 067-120-023-0000
3230 EVERGREEN AVENUE
WEST SACRAMENTO, CA

Sheet Title
**EXTERIOR
ELEVATIONS**

The undersigned architect does not represent that these plans or the specifications in connection therewith are correct, whether or not needed for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part of any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not that to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without written consent of the Architect.

NO.	DATE	DESCRIPTION
10/1/02		PLANNING
10/2/02		REVISION
10/2/02		REVISION
10/2/02		REVISION

Drawing No.

A5

OF SHEETS

ELEVATIONS



SHORT-TERM ELEVATION



EAST ELEVATION



EST ELEVATION

EXTERIOR FINISH LEGEND

	COLOR: PPG1020.1, HOURGLASS MANUFACTURER: PPG PAINTS
	COLOR: COOL, PARCHMENT MANUFACTURER: AEP SPAN
	COLOR: SW 7032, WARM STONE MANUFACTURER: SHERWIN WILLIAMS
	COLOR: PPG1020.7, ETAR ANISE MANUFACTURER: PPG PAINTS
	COLOR: COOL, COLONIAL RED MANUFACTURER: AEP SPAN
	COLOR: VINTAGEWOOD, CEDAR MANUFACTURER: NICHHA FIBER CEMENT

Project
**EVERGREEN
APARTMENTS**

APN: 067-120-023-0000
3230 EVERGREEN AVENUE
WEST SACRAMENTO, CA

EXTERIOR COLORED ELEVATIONS

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N **ORT** **ELEVAT**

NO.	DATE	DESCRIPTION
10/27/02		PLANNING SUBMITTAL
J. A. R.	22043	
B. R.	APRIL 2002	

Drawing No.

14

AC

AC

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OF

FLOOR PLANS

1st & 2nd Floors



SCALE : 1/8" = 1'-0"

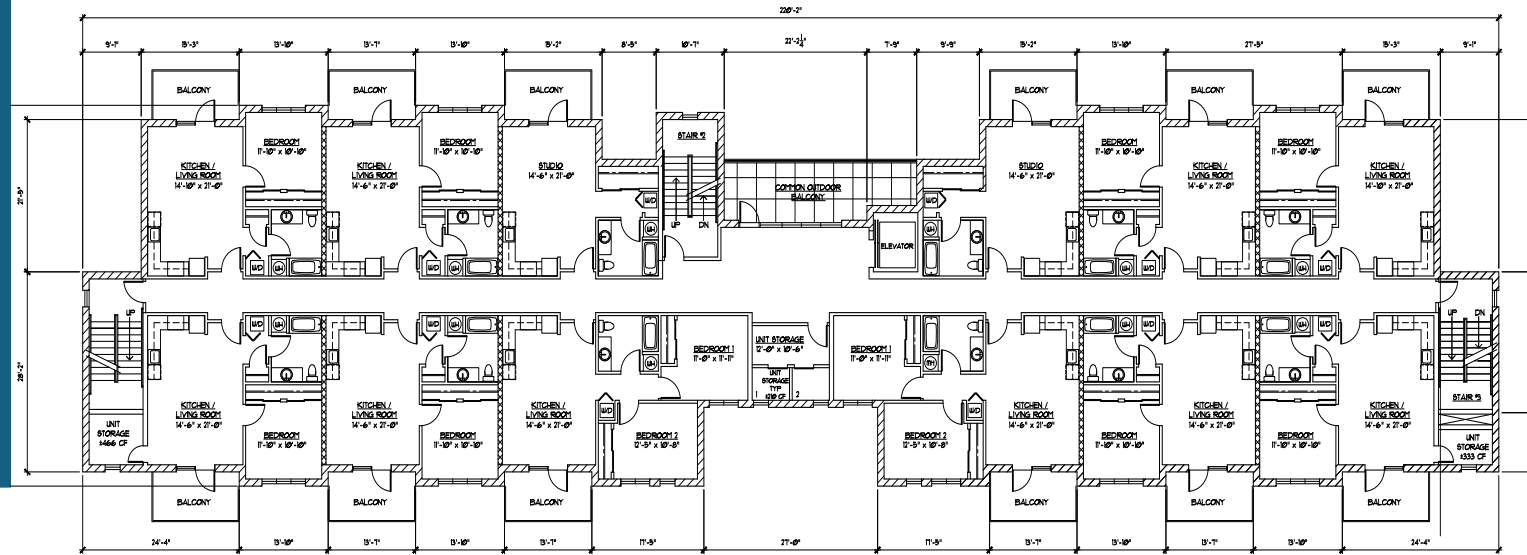


SCALE : 1/8" = 1'-0"



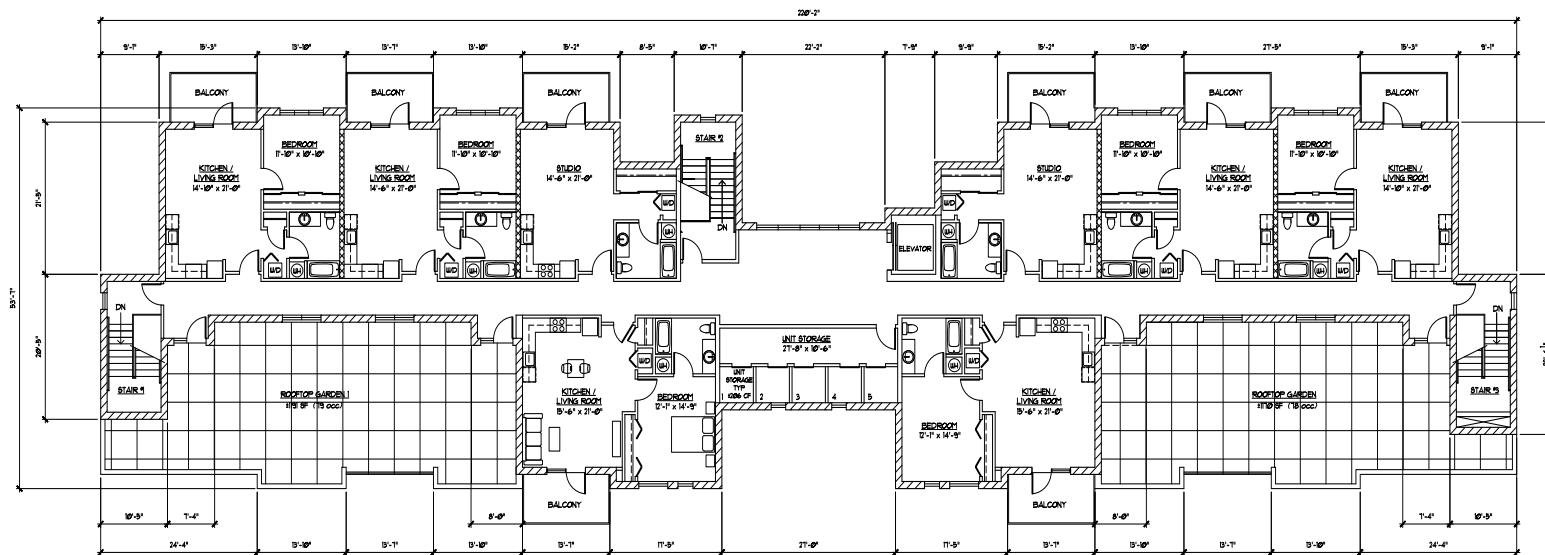
FLOOR PLANS

3rd & 4th Floors



THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0"

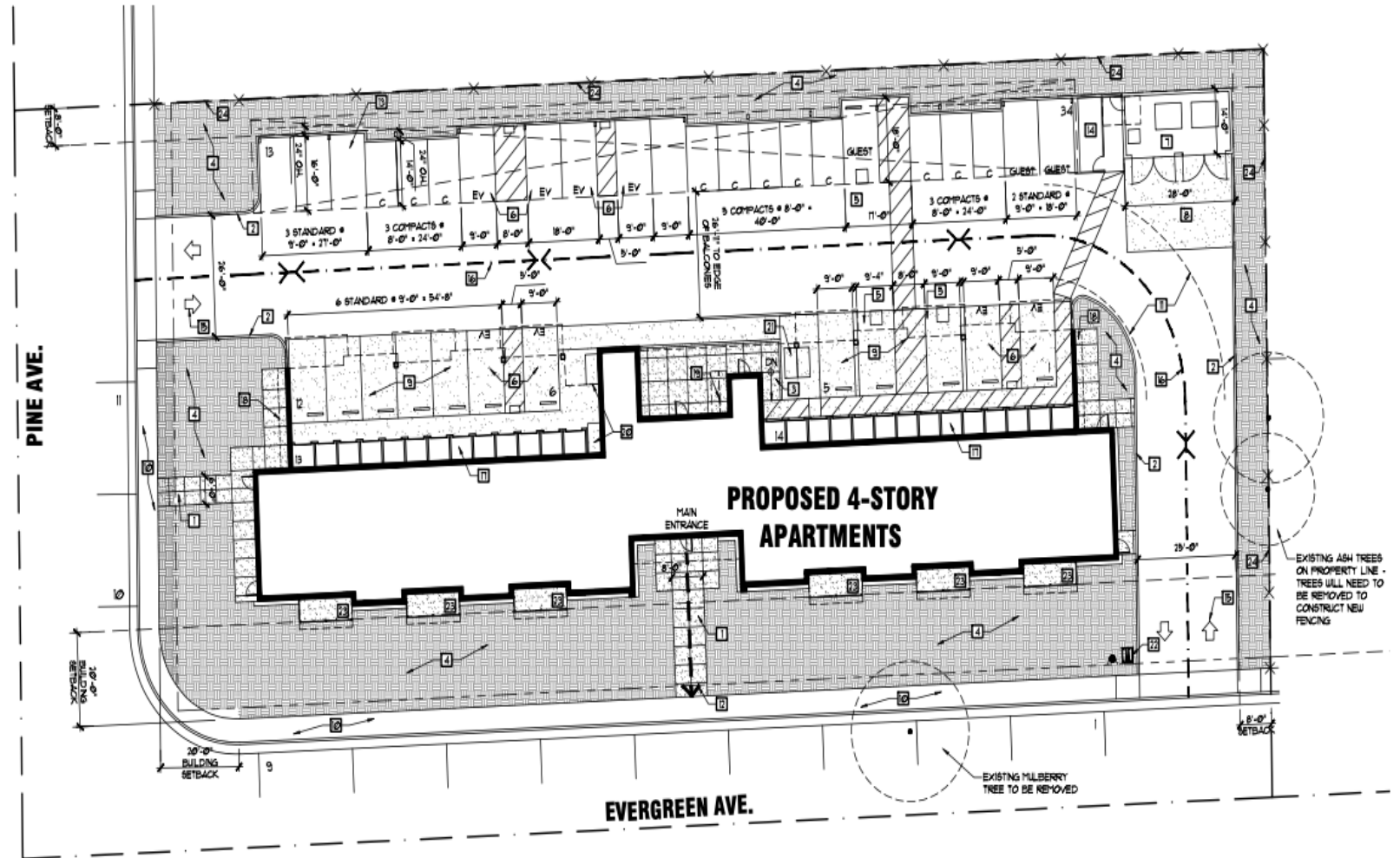


FOURTH FLOOR PLAN

SCALE : 10° = 1-0°



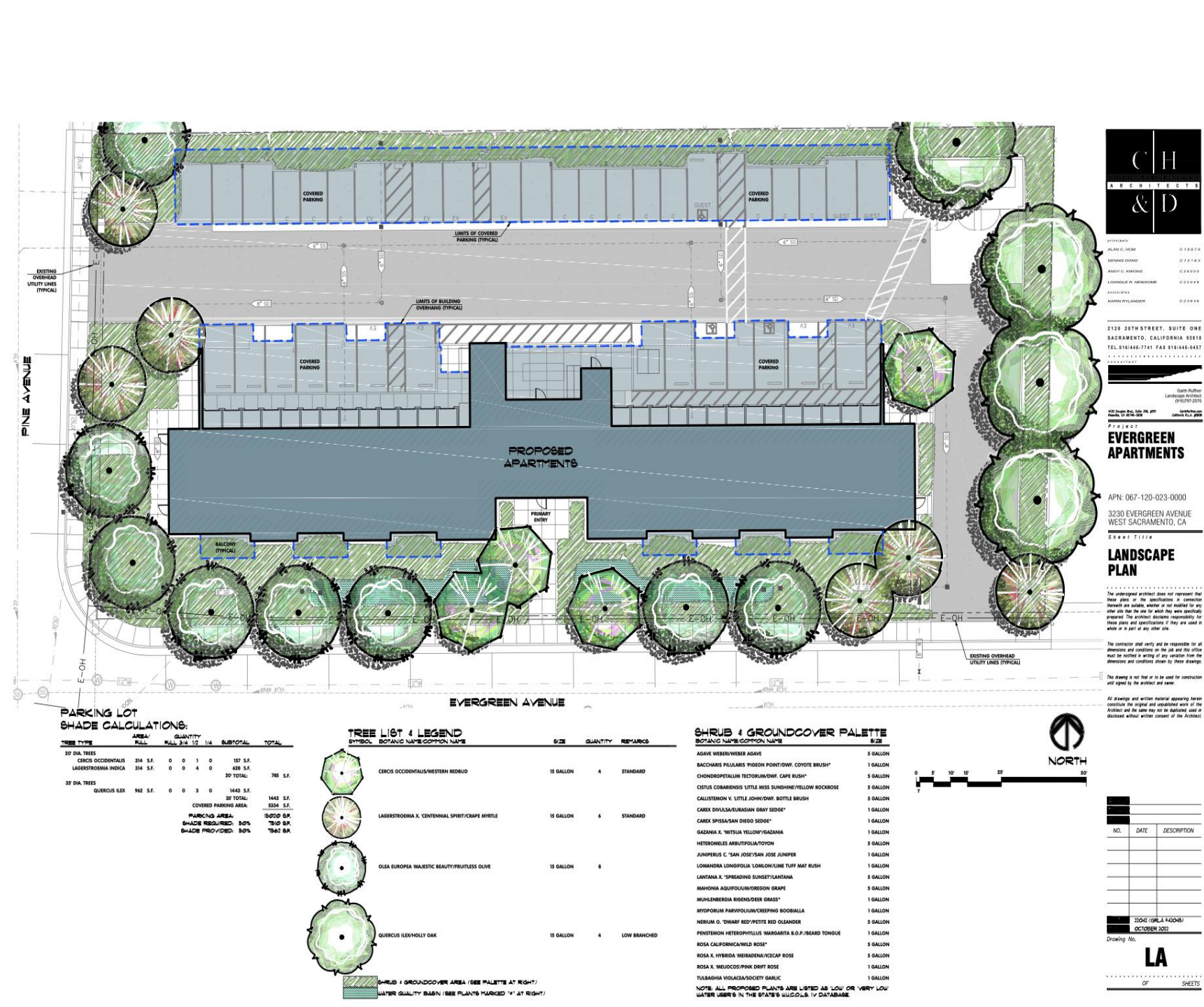
SITE PLAN



SITE PLAN

SCALE : 1/8" = 1'-0"

LANDSCAPE PLAN





WOODLAND

NATOMAS

Sacramento
International
Airport

WEST
SACRAMENTO

DAVIS

SUBJECT
PROPERTY

SACRAMENTO

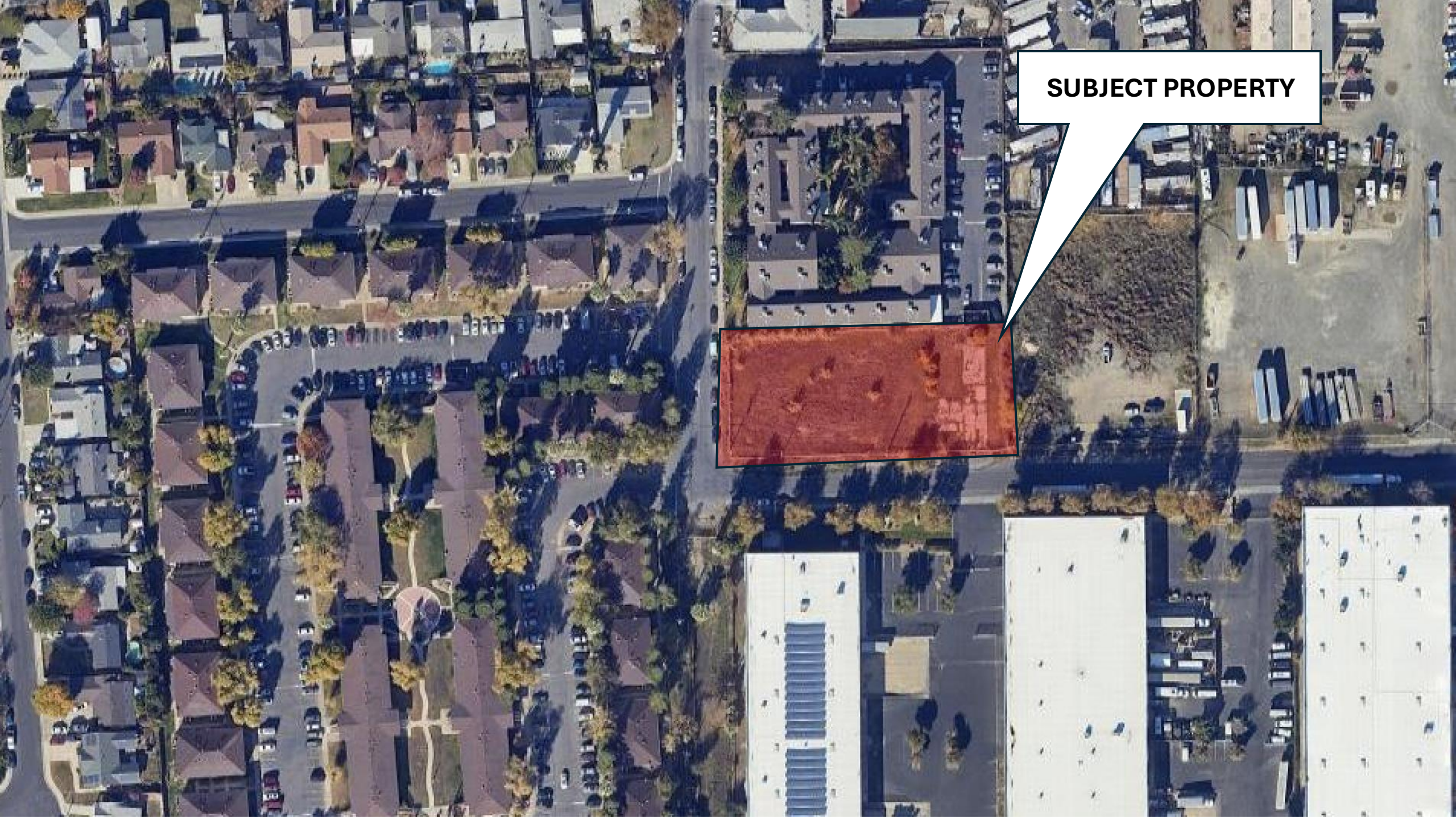




WEST SACRAMENTO



Hyatt Centric
Downtown Sacramento



SUBJECT PROPERTY

SUBJECT PROPERTY



City of WEST SACRAMENTO

- **Discover the Charm & Growth of West Sacramento!**

- Nestled along the scenic Sacramento River, West Sacramento is a thriving, rapidly growing community that offers the perfect blend of urban convenience and small-town charm. Just minutes from Downtown Sacramento, this vibrant city boasts beautiful waterfront views, an expanding culinary and entertainment scene, and easy access to major freeways—making it an ideal location for professionals, families, and investors alike.

- **Strong Schools & Community Amenities**

- West Sacramento is served by the Washington Unified School District, known for its commitment to academic excellence and innovative programs. Local schools like River City High School and Stonegate Elementary provide quality education, while Sacramento City College's West Sacramento Center and nearby California State University, Sacramento (CSUS) and UC Davis offer higher education opportunities. The city also features modern libraries, parks, and family-friendly recreational facilities, ensuring a well-rounded community lifestyle.

- **A Booming Economy & Investment Opportunity**

- West Sacramento is a key economic hub, home to major employers in logistics, agriculture, and technology. Global companies like Amazon, Bayer, and UPS have large operations here, contributing to the city's strong job market. With ongoing infrastructure improvements and one of the fastest-growing real estate markets in the Sacramento region, West Sacramento is an attractive location for real estate investors looking for long-term growth.

- With its prime location, top-tier amenities, and strong economic outlook, West Sacramento continues to be one of the most desirable places to live and invest in Northern California.

- **Don't miss out on this exceptional opportunity!**



DISCLAIMER

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- The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy, and all information is subject to error, change or withdrawal. You should conduct a careful, independent investigation of the property and verify all information yourself. Any reliance on this information is solely at your risk. Neither this presentation, nor any part of it shall form the basis of or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. Any disclosure, use, copyright or circulation of this presentation or the information contained within is strictly prohibited unless you have obtained Caceres Real Estate's prior written consent.



Caceres Real Estate



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