

OFFERING MEMORANDUM

FOR SALE

**30th St & U St TOWNHOMES
and
U St & Tomato Alley VACANT LAND**



JAHN-RICH COMMERCIAL REAL ESTATE

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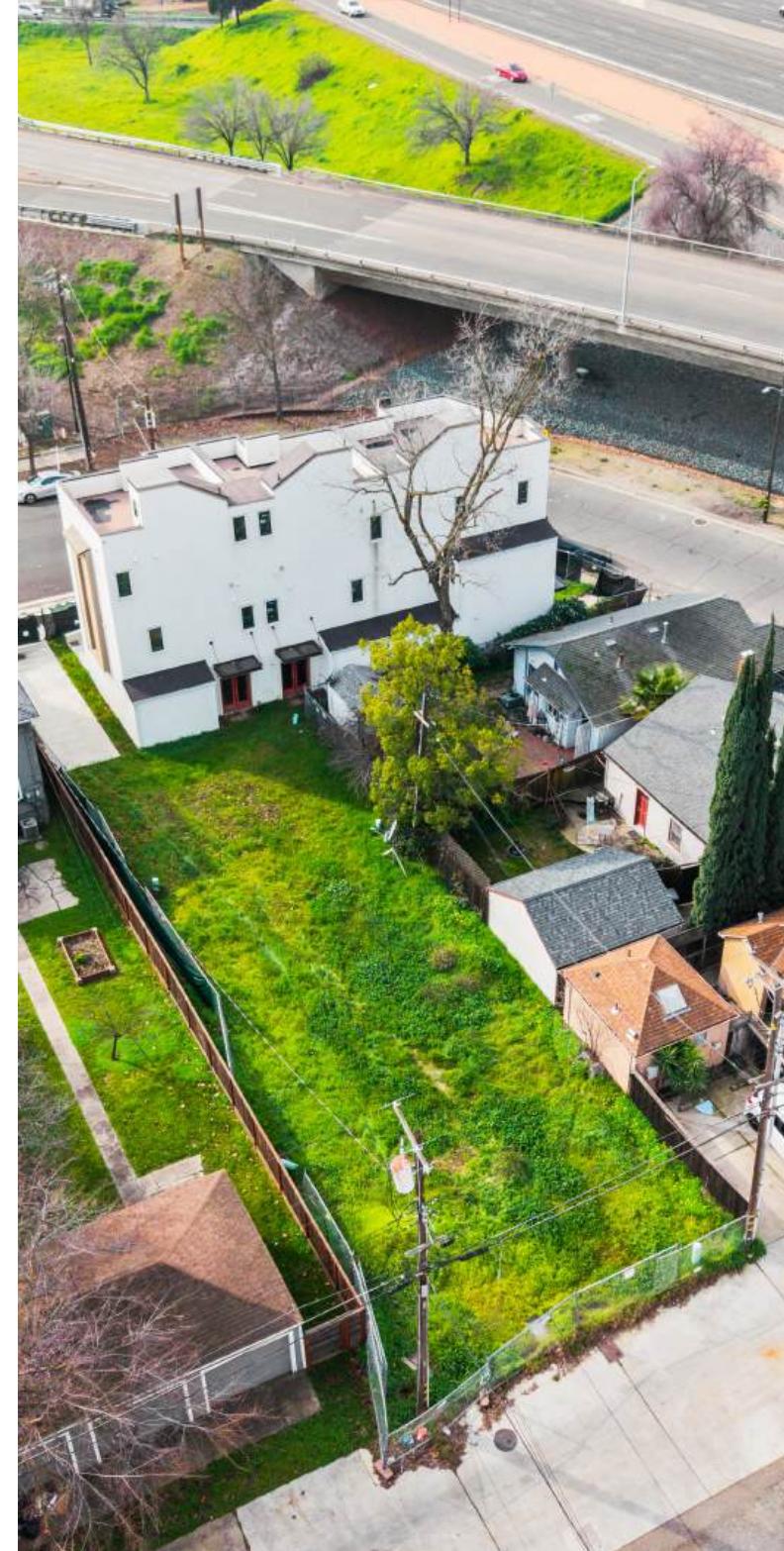
JAHN-RICH
COMMERCIAL REAL ESTATE

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE JAHN-RICH COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.



THE OFFERING

The subject property comprises seven parcels in the highly desirable Elmhurst / Med Center area of Sacramento. It includes three nearly completed townhomes and four parcels of vacant land, presenting a strong opportunity for an investor or builder to finish the existing structures and develop the remaining lots.

The townhomes offer a well-balanced unit mix designed for modern urban living:

- Unit 1: 2 bedrooms / 2 bathrooms (1,200 sf)
- Unit 2: 2 bedrooms / 2 bathrooms (1,200 sf)
- Unit 3: 3 bedrooms / 2 bathrooms (1,600 sf)

Each features second- and third-story balconies with roof access—amenities that match the strong demand for contemporary infill housing in Midtown and surrounding neighborhoods. Once completed, these units will seamlessly fit into Sacramento's vibrant Midtown scene, prized for its walkability, dining, nightlife, and cultural amenities.

The four undeveloped parcels provide alley frontage along Tomato Alley plus convenient street access, offering excellent flexibility for additional construction. Their layout supports creative integration with the existing townhomes, maximizing both functionality and overall value.

With prime proximity to local amenities, transit, and major employment centers, this assemblage represents a rare chance to acquire high-demand urban infill land—with significant upside through completing the current build and developing the balance.

PROPERTIES INCLUDED IN THE SALE:

1. 2031 30th St, Sacramento, CA 95817 (APN: 010-0131-032-0000)
2. 3003 U St, Sacramento, CA 95817 (APN: 010-0131-031-0000)
3. 3005 U St, Sacramento, CA 95817 (APN: 010-0131-030-0000)
4. 3006 Tomato Aly, Sacramento, CA 95817 (APN: 010-0131-026-0000)
5. 3008 Tomato Aly, Sacramento, CA 95817 (APN: 010-0131-027-0000)
6. 3009 U St, Sacramento, CA 95817 (APN: 010-0131-028-0000)
7. 3007 U St, Sacramento, CA 95817 (APN: 010-0131-029-0000)



\$1,200,000



30th St & U St TOWNHOMES
U St & Tomato Alley VACANT
LAND



4,000 SQFT - BUILDING
SQUARE FOOTAGE



0.2 AC - LOT SIZE



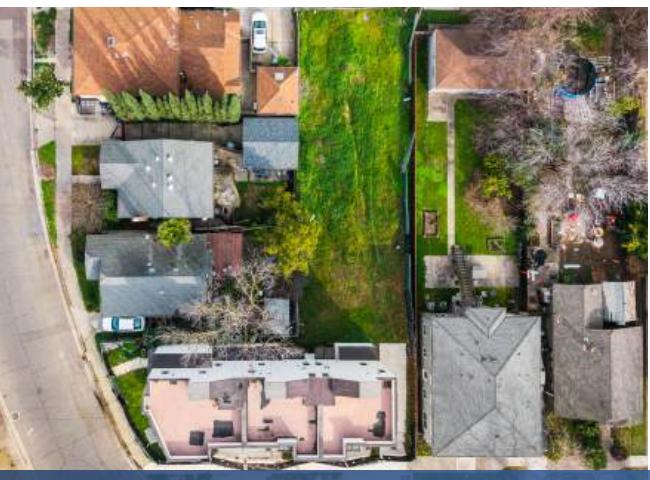
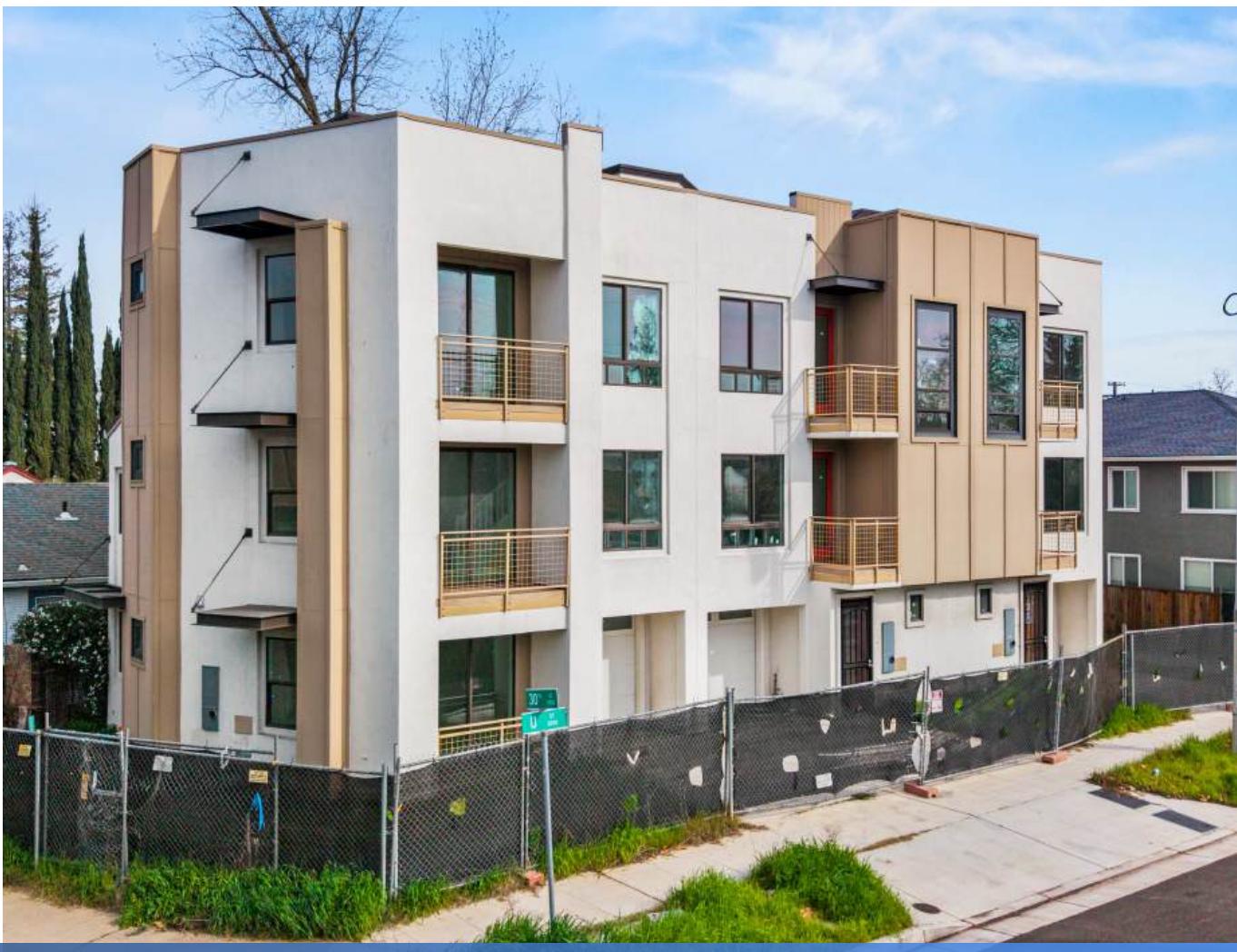
\$308,333 / UNIT



\$231 / SF



RO-SPD ZONING



DEMOGRAPHICS

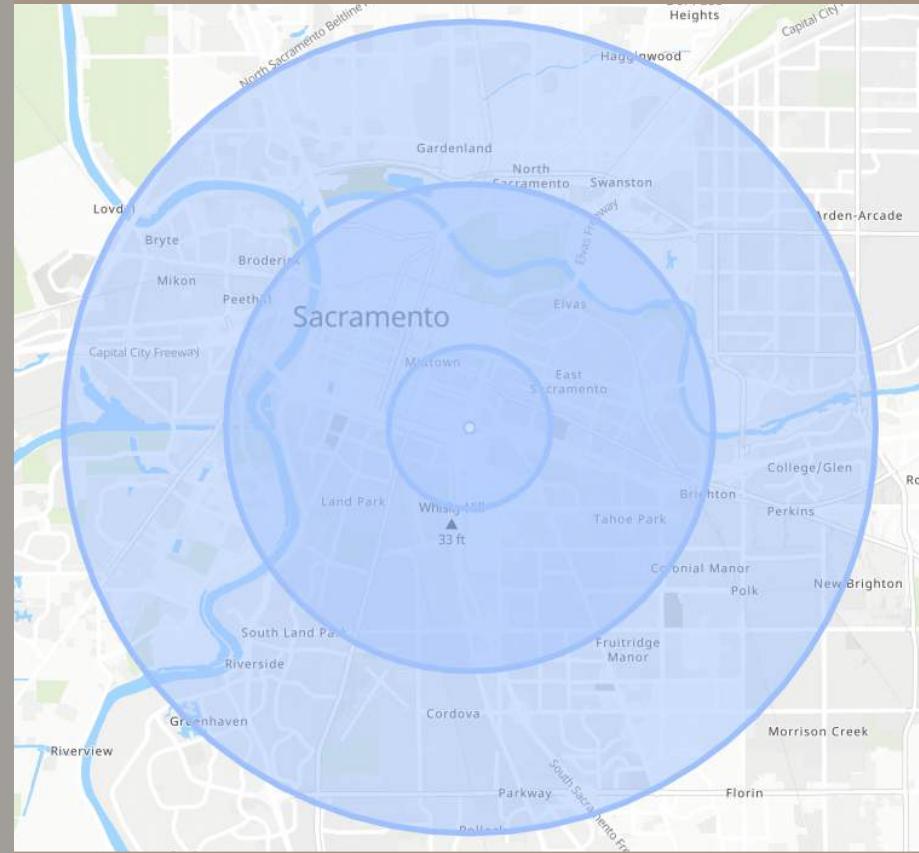
	1 MILE	3 MILES	5 MILES
Population (2025)	~11,288	~148,155	~335,983
Households (2025)	~4,613	~62,578	~134,787
Median Household Income	\$118,000	\$68,000	\$64,500
Median Home Value	~\$525,000	~\$485,000	~\$470,000

 ~ \$ 525,000
MEDIAN HOME
VALUE

 ~ 4,613
HOUSEHOLDS
(2025)

 \$ 118,000
MEDIAN
HOUSEHOLD
INCOME

 ~ 11,288
POPULATION
(2025)



The surrounding area is positioned within a dynamic urban market with diverse and growing demographics. Within a 1-mile radius, the population is estimated at approximately 11,288 residents in 2025, with around 4,613 households and a relatively high median age suggesting a stable mix of long-term residents and established households. Expanding to a 3-mile radius, the population grows to about 148,155 residents across 62,578 households, reflecting a broader cross-section of families and professionals drawn to the area's employment, educational, and lifestyle amenities. Within a 5-mile radius, the population further increases to roughly 335,983 residents living in 134,787 households, indicating strong regional demand that supports both rental and for-sale housing markets. Median household incomes also rise with proximity, with the 1-mile area around \$118,000, the 3-mile area near \$68,000, and the 5-mile area around \$64,500, reflecting a varied economic base that encompasses both higher-income urban cores and diverse surrounding neighborhoods. Average household incomes follow similar patterns, illustrating purchasing power and market potential across the broader trade area. These demographic trends, combined with local household density and the area's popularity as a walkable urban infill location near Midtown and Sacramento's core, underscore the underlying demand drivers for residential development and value-add investment.

PARCEL MAP

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

12
ST
80°

2

30th

80*

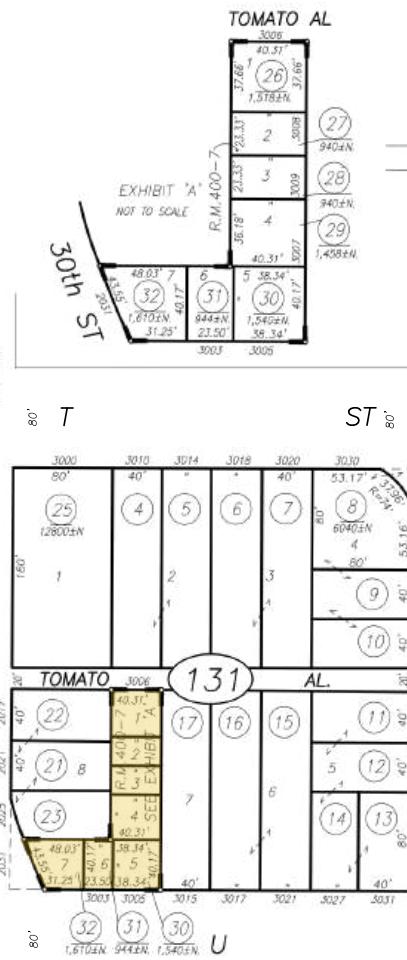
60

P
P
R

8

POR. SEC. 7, T.8N., R.5E., M.D.B.& M

010-013



Eastend Addition AMD. R.M. Bk.12, Pg.47

Por. Meir & Sowell High School Tr. R.M. Bk.14, Pg.35 (6-26-13)

Portion of Sewell High School (1911-1912),
Por. T Street Addition R.M. Bk.10, Pg.11 (3-16-10)

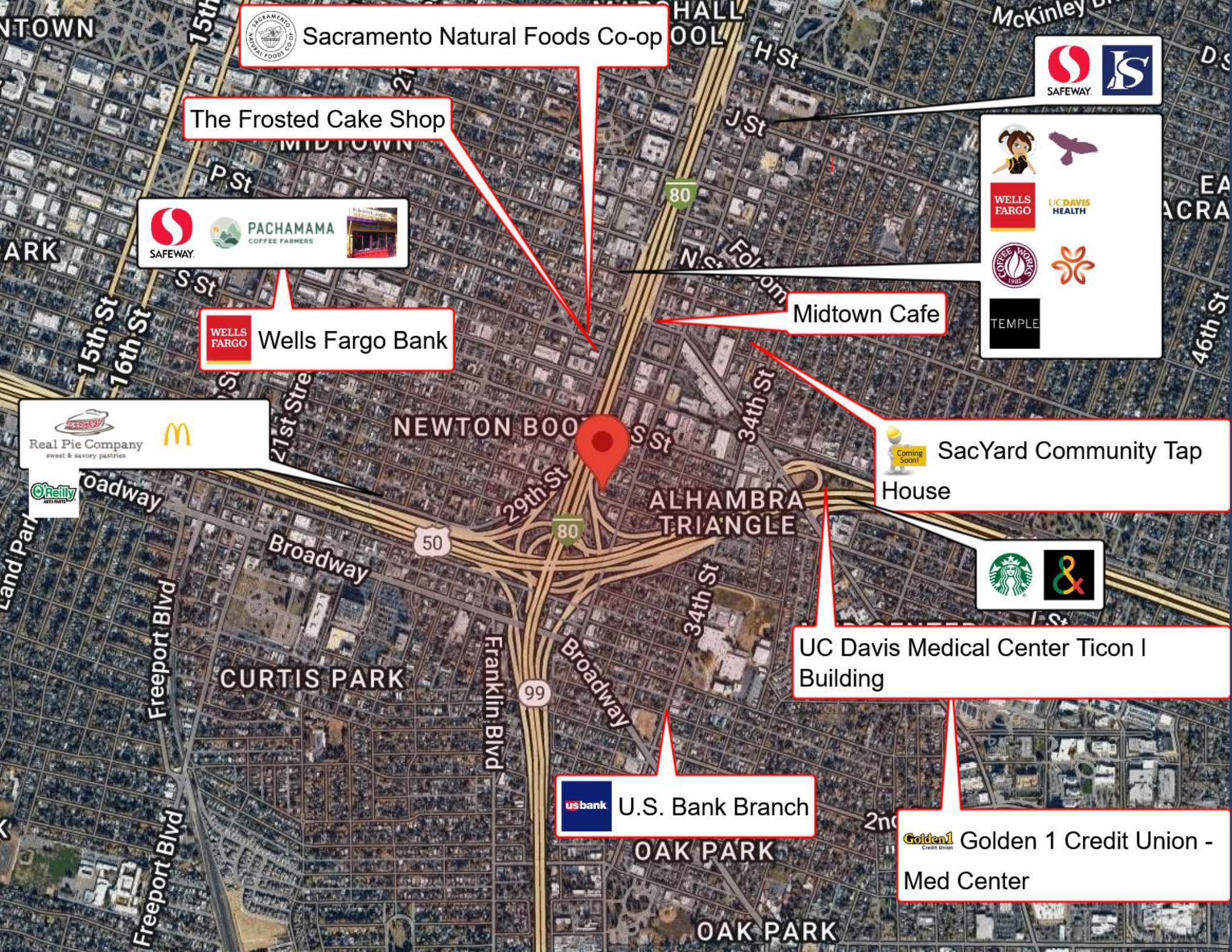
Por. T Street Court R.M. Bk.13, Pg.1 (1-9-12)

Record of Survey O.S. Bk.43, Pg.27(4-18-88)

URBANE 30, R.M. Bk.400, Pg.7 (12-21-2017)

CITY OF SACRAMENTO
Assessor's Map Bk. 10 Pg. 13
County of Sacramento, Calif.

JAN. 11th. 2017





EXCLUSIVELY LISTED BY

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