



Norwood Avenue, 435-455 Ford Road,  
Paseo Nuevo Street, Sacramento, CA

**For Sale**  
**±3.92 Acres (170,755 SF) Vacant**  
**Parcel of Land in Sacramento**

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# Property Details

Sale Price: Call Broker

Total of 3.92 AC ( $\pm 170,755$  SF) of vacant commercial zoned land within a residential neighborhood

## Norwood Avenue

- APN: 250-0200-049
- Acreage: 1.2
- Zoning: C-1-SPD

## 3432 Norwood Avenue

- APN: 250-0200-040
- Acreage: 0.13
- Zoning: C-1-SPD

## Paseo Nuevo Street

- APN: 250-0200-050
- Acreage: 1.14
- Zoning: C-1-SPD

## 435 Ford Road

- APN: 250-0200-046
- Acreage: 0.35
- Zoning: C-1-SPD

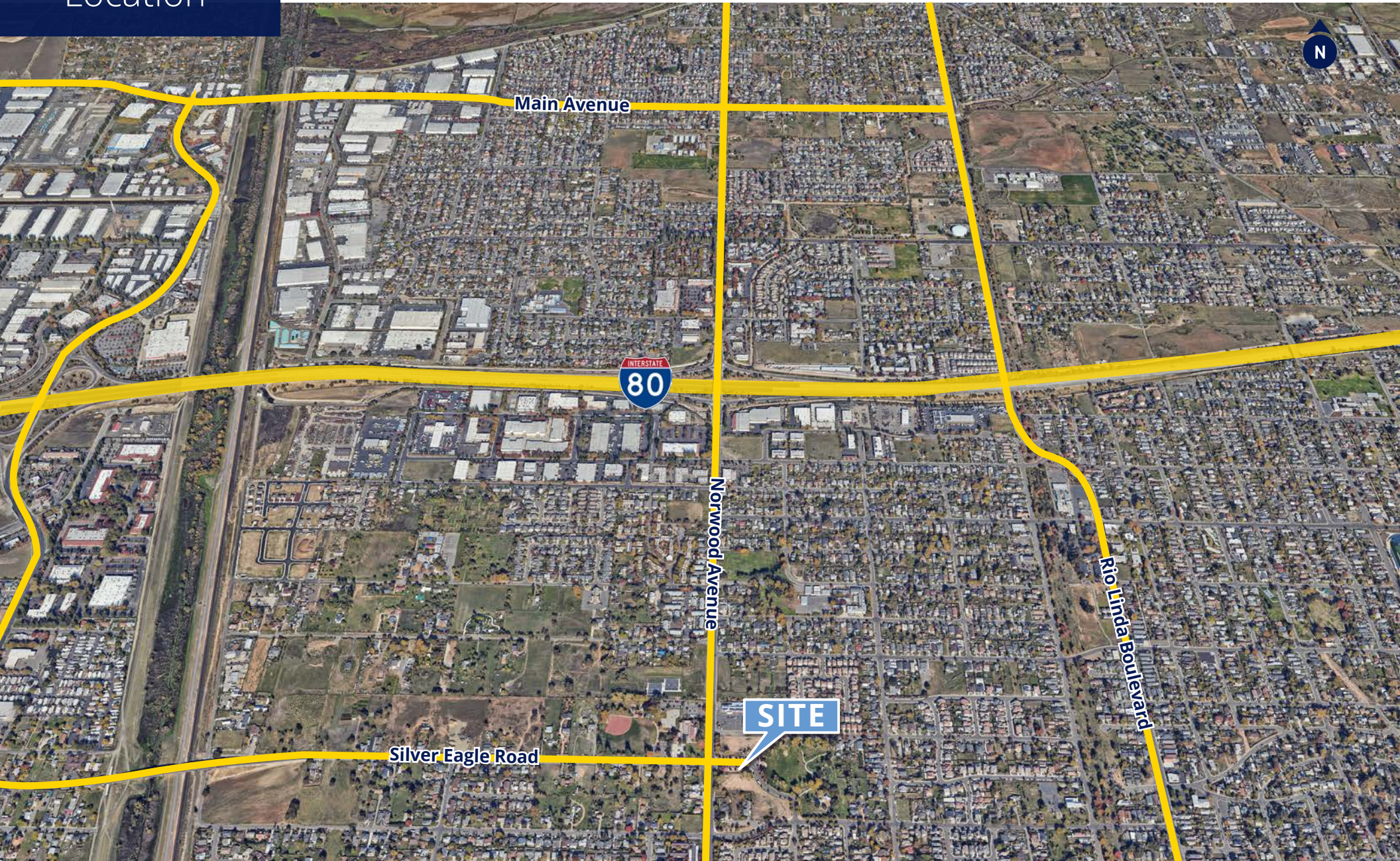
## 455 Ford Road

- APN: 250-0200-051
- Acreage: 1.1
- Zoning: R-1A-SPD





# Location



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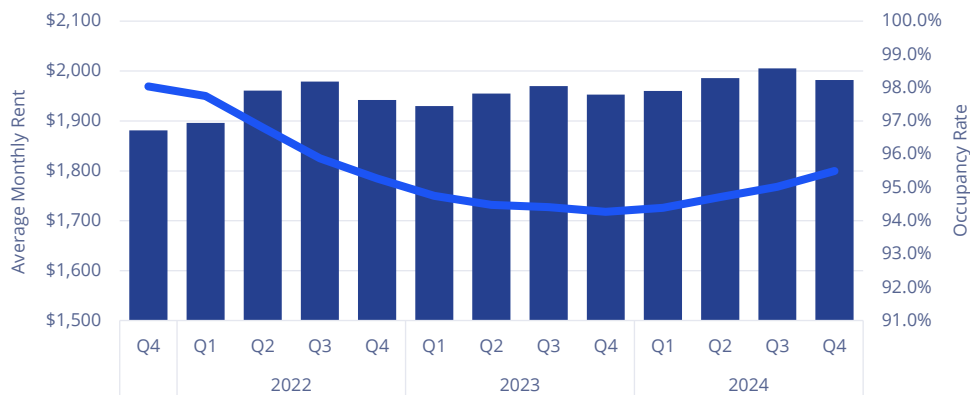


# Demographics

## Population

	1 mile	2 mile	3 mile
2024 Population	21,712	75,118	129,032
2029 Population Projection	22,095	77,716	135,547
Annual Growth 2023-2028	0.35%	0.68%	0.99%
Median Age	31.7	34.1	34.1
Bachelor's Degree or Higher	12.8%	16.7%	21.1%
Median Household Income	\$56,778	\$63,401	\$63,282

Sacramento's multifamily market in 2024 exhibited a remarkable resurgence. Driven by record renter demand, the market's occupancy rate rose to 95.5%, its highest level since Q3 2022. Annual rent growth has stabilized despite elevated levels of new supply, though remained below its historical average. Concessions are still historically high but have begun to decrease as landlords regained balance. Sales volume surged, and prices rebounded from early-year lows. Slower construction activity and resilient demand from renters should keep the market on solid ground throughout 2025. Though demand is sure to slow from this year's record high, occupancy rates should stay steady around a healthy level of 95.0%. Investment activity is expected to build on the momentum from this quarter into 2025, fueled by improving market fundamentals and narrowing bid-ask spreads, though challenges from higher interest rates and operating expenses remain for investors and landlords.



Source: RealPage, Inc.

■ Monthly Effective Rent    — Market Occupancy Rate

## 2024 Housing

Within 1 mile - Per Household



5,921  
Total Households



4,310  
Total Number of Families



\$343,578  
Median Home Value



\$56,778  
Median Household Income



3,091  
Renter Occupied



1.3%  
Rental Vacancy