# LAND LEASE ALHAMBRA & L, SACRAMENTO, CA







ZONING

33,689 C2-SPD ECONOMICALLY FEASIBLE DEVELOPMENT

Most economically feasible development opportunity in NorCal and best development opportunity in the Sacramento Region.

#### **Property Overview**

- SPD zoning allows for medical, hospitality, multi-family, retail and office.
- High density FAR of up to 6:1.
- \$0.50 per SF per month.
- 4.5% land lease rate 40% less than current interest rates.

## Property Location

- Surrounded by all four major hospitals.
- Immediate freeway access.
- Safeway and over 20 eateries/cafes within blocks of the site.
- Between Sacramento's two most popular submarkets Midtown and East Sac.
- 193,363 employees and 145,001 population in 3 mile radius.
- \$2,037,837,602 annual consumer spending in 3 mile radius.

2131 CAPITOL AVE, STE 100 SACRAMENTO, CA 95816 916.573.3300 | <u>TURTONCOM.COM</u>

## KEN TURTON

PRESIDENT D.R.E. LIC. 01219637 916.573.3300 <u>KENTURTON@TURTONCOM.COM</u>

## MATT AXFORD

DIRECTOR D.R.E. LIC. 02124801 916.573.3308 MATTAXFORD@TURTONCOM.COM

## KIMIO BAZETT

DIRECTOR D.R.E. LIC. 02152565 916.573.3315 KIMIOBAZETT@TURTONCOM.COM



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