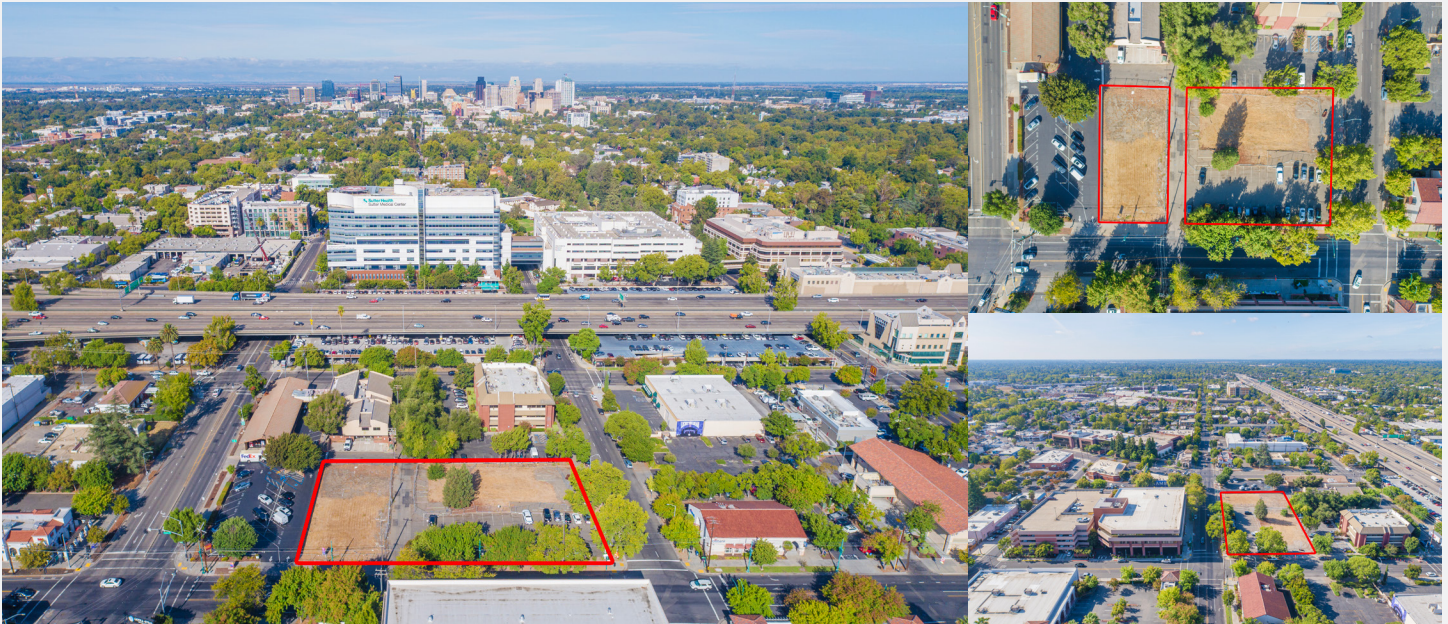


LAND LEASE

ALHAMBRA & L, SACRAMENTO, CA



33,689

SF PARCEL

C2-SPD

ZONING

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.

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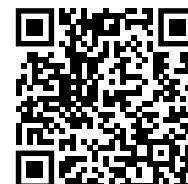
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