

± 2.20 ACRES

DEVELOPMENT SITE – Entitled for 59 Units

BRADSHAW AT FOLSOM APARTMENTS
Folsom Boulevard, Sacramento, CA 95827



FOR SALE \$1,350,000



LENDER OWNED

OFFERING MEMORANDUM

TABLE OF CONTENTS



04	Project Overview
05	Location Overview
11	Design Plans

Exclusively Listed By:



**SACRAMENTO MULTIFAMILY
ADVISORY TEAM**

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PROJECT OVERVIEW

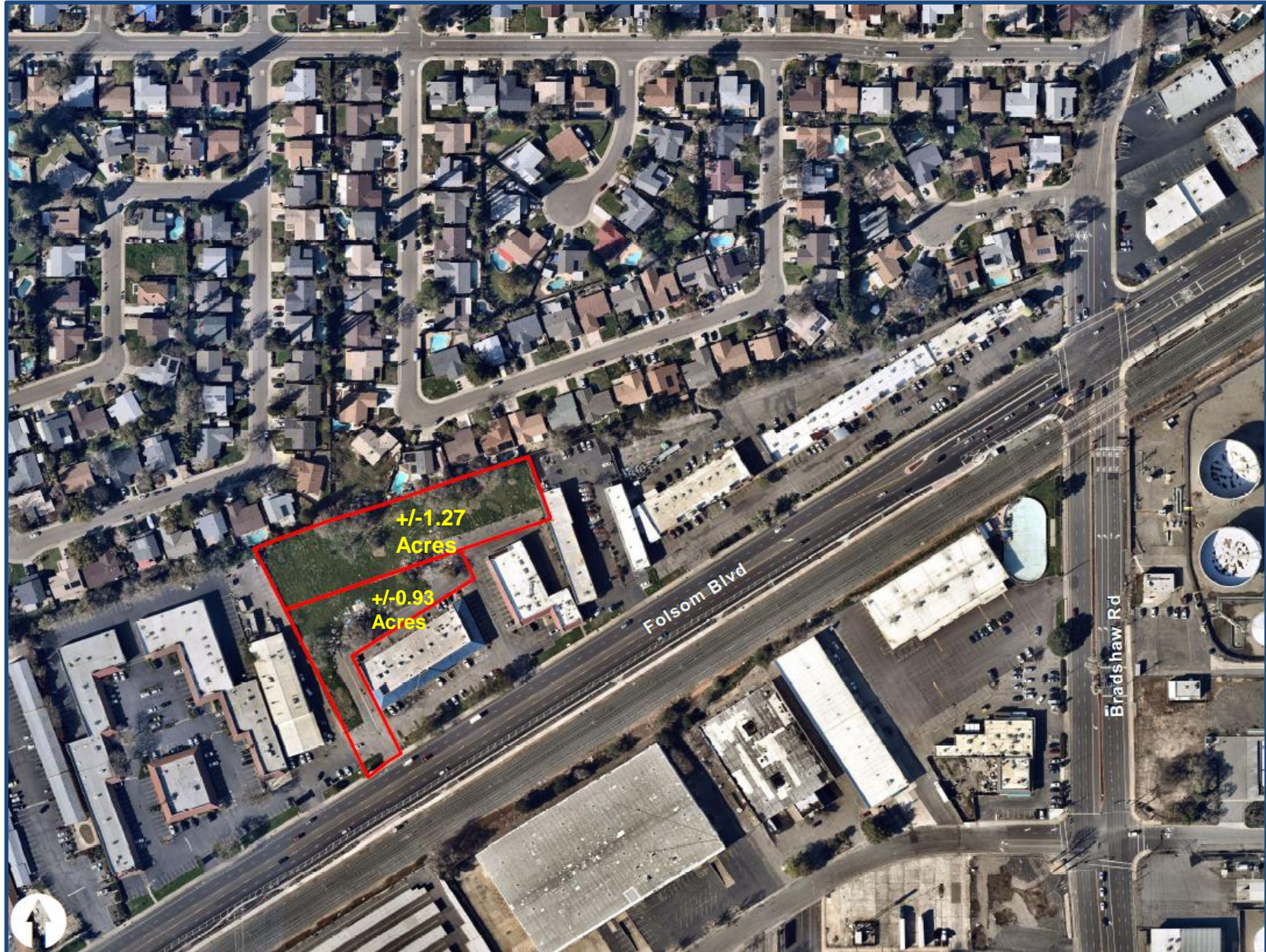
The Sacramento Multifamily Advisory Team is seeking a qualified developer to acquire this +/-2.2 acre development site that has been pre-approved for a 59 unit multifamily community.

INVESTMENT HIGHLIGHTS

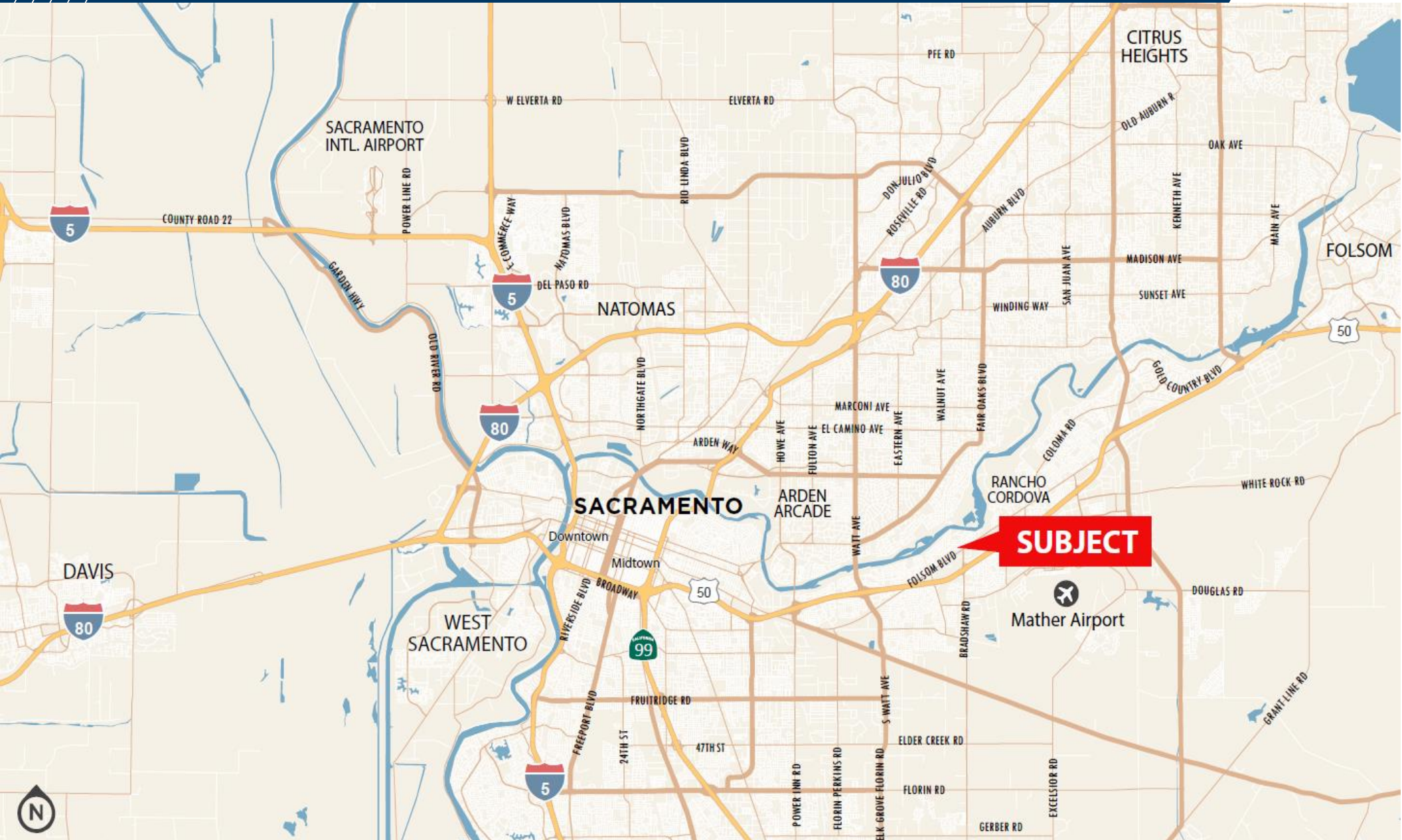
- This almost shovel ready project received Design Review Approval on July 22, 2020.
- Unique opportunity to develop a 59 unit multifamily community in an infill location on the busy Folsom Boulevard near the US-50 Bradshaw Road interchange. Within a five mile radius there are numerous major employment centers.
- Sacramento Regional Transit's Butterfield Light Rail Station Park & Ride is located within walking distance of the development site. This "Gold Line" runs east-west in Sacramento (including Downtown, Midtown, East Sacramento) and Mather Field, Rancho Cordova, Gold River and Folsom.
- Sacramento continues to impress with annual rent growth ranking in the top 10 nationally for close to a decade now. While the market fundamentals are stellar, Sacramento's construction pipeline is nominal. Current projects under development only account for 3.5% of the total multi-family housing inventory in the greater Sacramento MSA. Suburban areas are seeing strong construction development activity as Sacramento's development pipeline remains robust.
- For further documentation relating to the Project, refer to the to the [Sacramento County Planning Department website](#), reference Control Number DRCP2020-00008

Price	\$1,350,000
County/City	Sacramento/Sacramento
Assessor's Parcel Number	075-0040-025-0000 & 075-0040-040-0000
Total Lots	2
Total Site Size	±2.20Acres
Building Area	+/- 58,505 SF
Permitted Uses	Multifamily Development
Opportunity Zone	Yes
Zoning	Urban High Density
Unit Mix	8 Studios 19 One Bedroom Units 32 Two Bedroom Units

LOCATION MAP



LOCATION MAP



SACRAMENTO OVERVIEW

The capital of the largest economy in the nation, Sacramento is the 6th largest city in California. Sacramento attracts residents and employers from high-cost cities in California with its excellent quality of life and relative affordability. Sacramento's desirability from residents and employers alike has solidified its position as a leading metro for rent growth and occupancy, while being the nation's third most resilient job market due to its diverse employment base.

Sacramento was voted the Number 1 Place to Live in California by Forbes Advisor in 2023. Forbes found the capital city family-friendly, has ample educational opportunities and offers a reasonable cost of living. It's unemployment rate is among the lowest in the state as government, healthcare and technology are core industries.

The strength of the region's labor force coupled with its attractive cost of doing business, proximity to the Bay Area and other major employment hubs, focus on and reasonable cost of living will continue to drive Sacramento's growth. In addition to new entrants like Reviver which relocated its headquarters from Foster City, major companies that continue to have a positive impact on the region's economy include Sutter Health, Kaiser Permanente, Dignity Health, Intel Corp., Raley's Inc., Apple Inc., Safeway, Health Net, VSP Global, Wells Fargo, Pride Industries, Hewlett Packard, Blue Shield of California, Siemens Rail Systems and Adventist Health.

Sacramento has seen its housing demand imbalance intensify in the past 10 years as it has added 4.0 new residents per housing unit built. Sacramento is consistently among cities with the smallest apartment construction pipelines in the nation, intensifying the existing housing shortage and contributing to unprecedented rent growth.

Sacramento is home to two major universities – the University of California, Davis and California State University, Sacramento. UC Davis, just 10 miles west of Sacramento, is one of the nation's top public research universities and is ranked 10th amongst public universities nationwide by US News & World Report. UC Davis is also one of the highest ranked food and agricultural technology businesses and entrepreneurs.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Total Population	12,609	111,014	265,399
2022 Total Daytime Population	13,172	108,869	298,510
2022 Average Household Income	\$107,085	\$118,341	\$104,470
2022 Median Household Income	\$77,596	\$81,248	\$72,741
2022 Average Home Value	\$444,635	\$524,238	\$499,966
2022 Median Home Value	\$363,993	\$406,575	\$420,971
2022 Owner Occupied Housing Units	2,755	24,965	52,763
2022 Renter Occupied Housing Units	1,931	17,175	51,013
2022 Average Household Size	2.65	2.60	2.49
2022 Median Age	38.8	39.2	38.3

TRAFFIC COUNT



esri

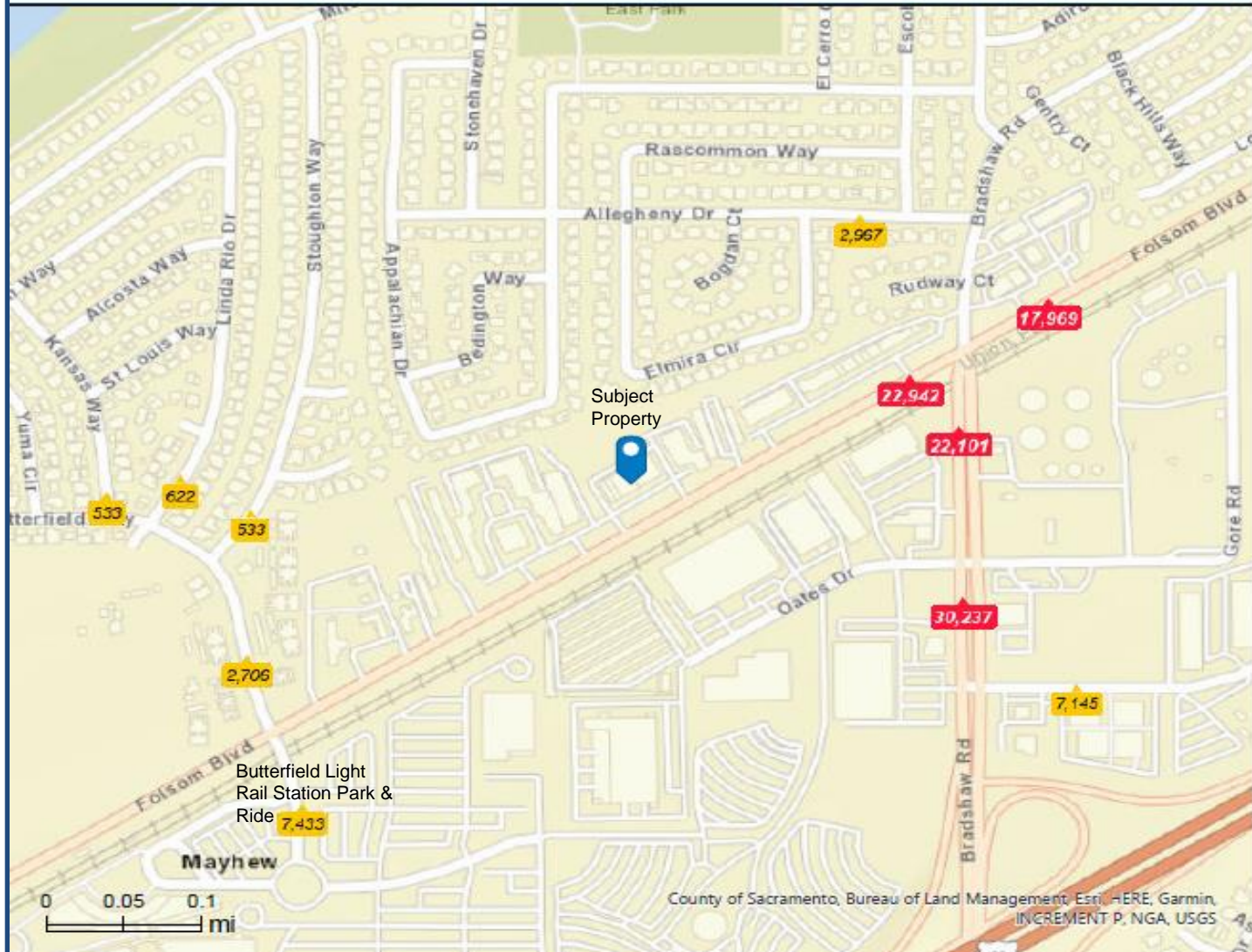
Traffic Count Map - Close Up

9545 Folsom Blvd, Sacramento, California, 95827
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.57105
Longitude: -121.34043

Average Daily Traffic Volume

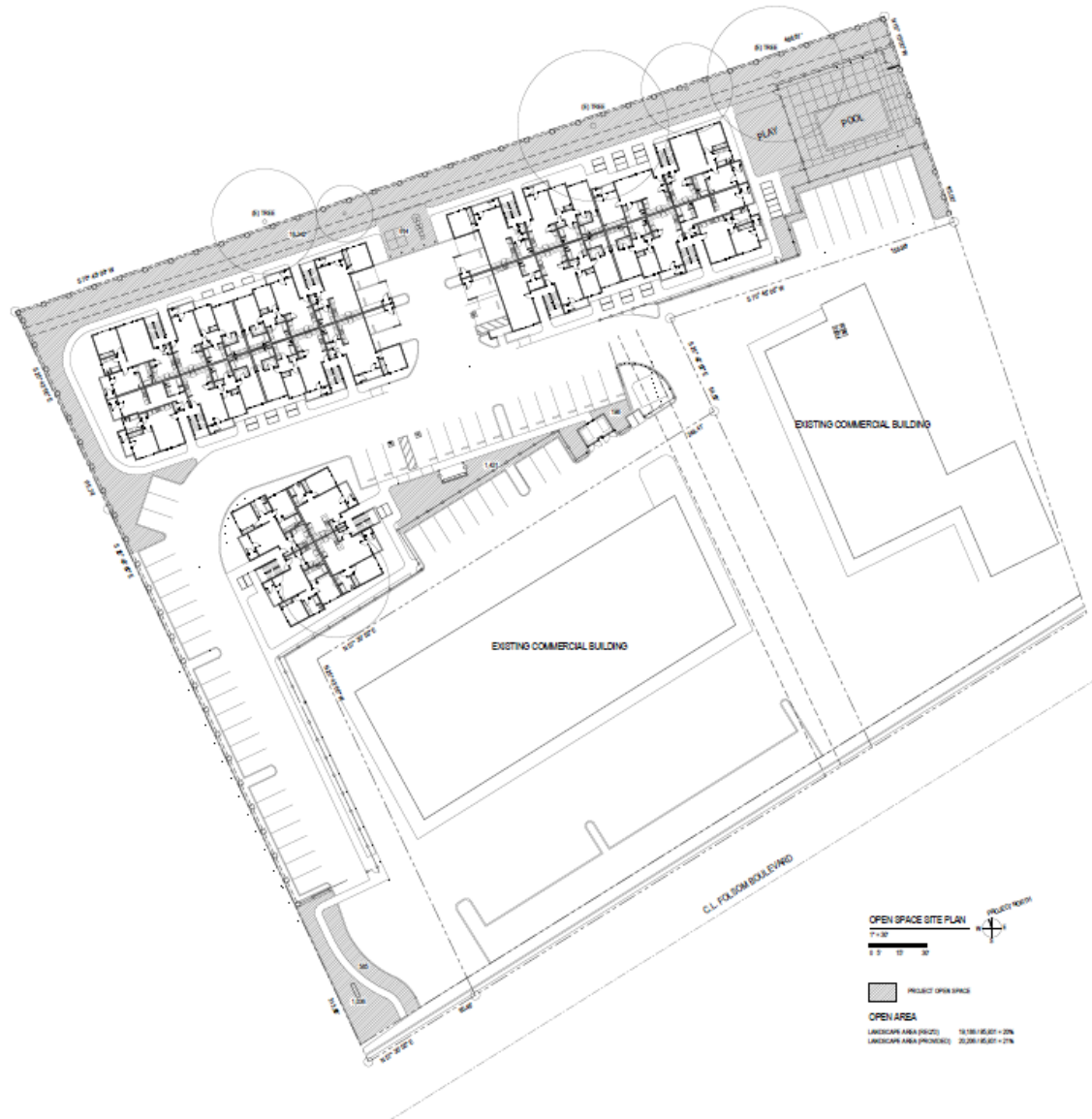
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



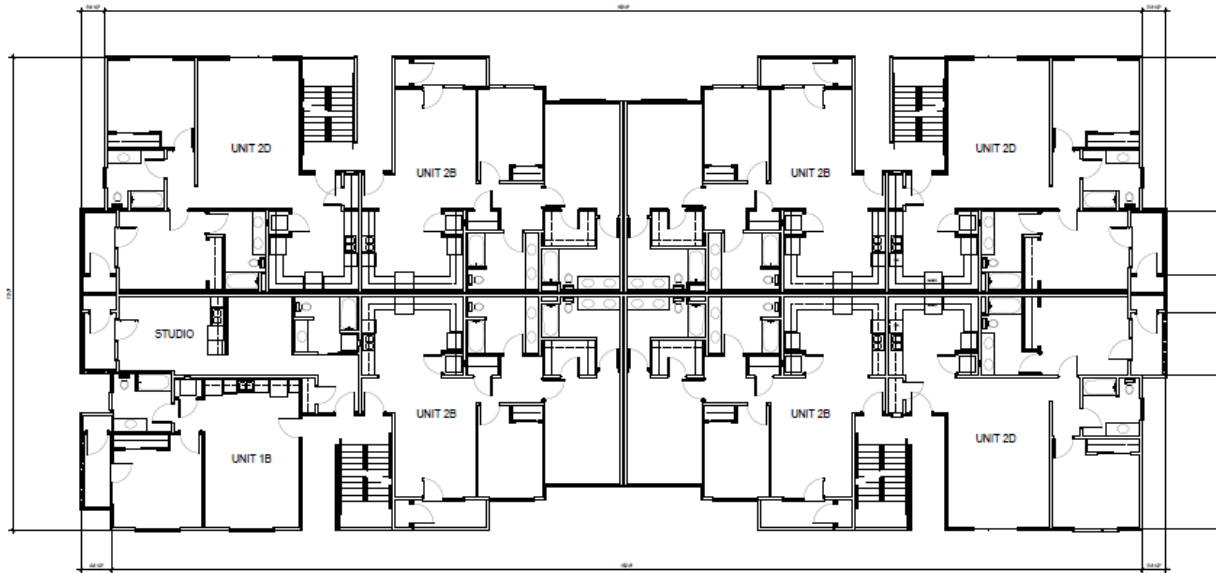
AREA AMENITIES



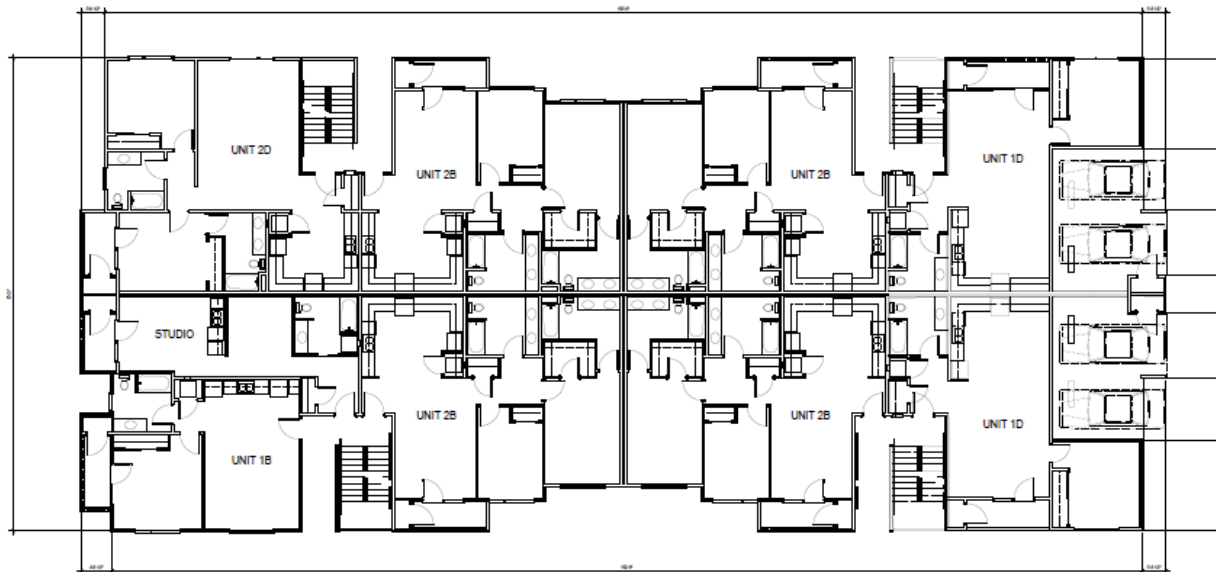
SITE PLAN



FLOOR PLANS – BUILDING 1



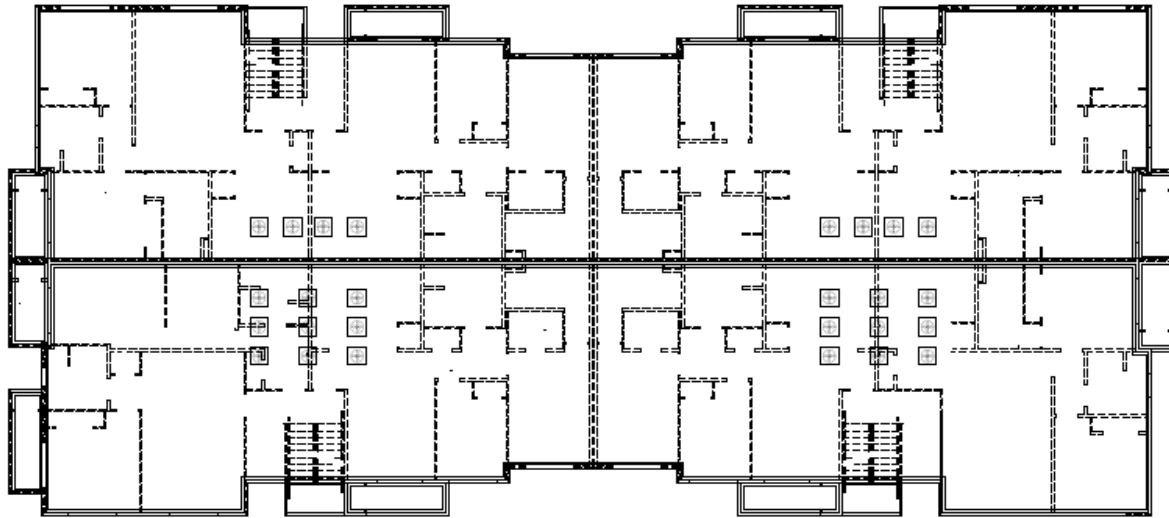
BUILDING 1 2ND FLR PLAN
1/8" = 1'-0" 150/0337



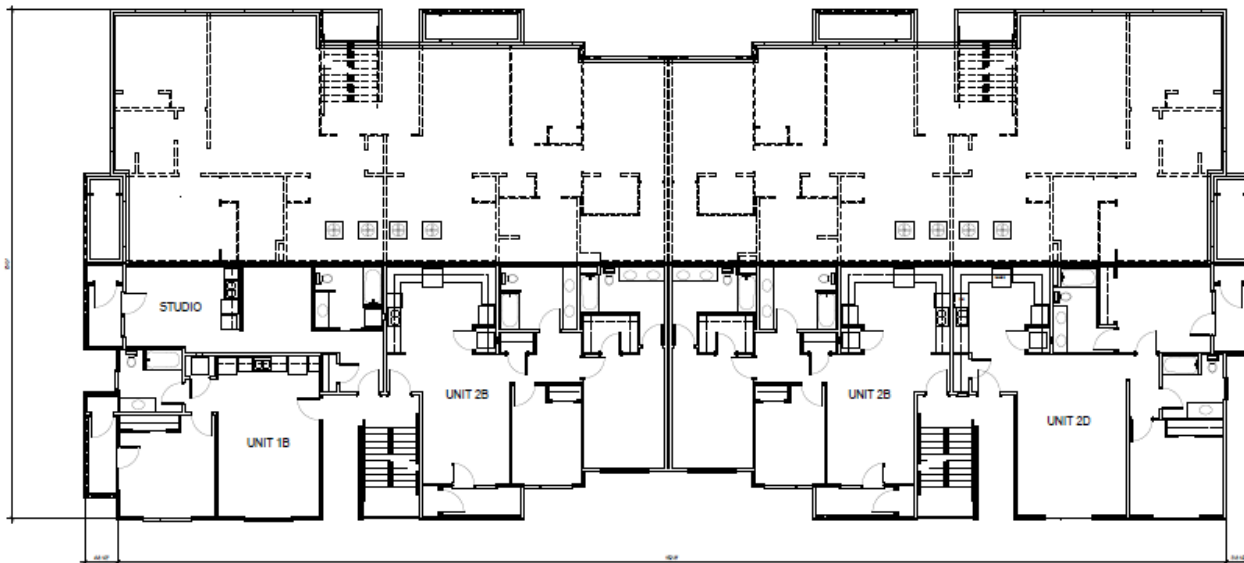
BUILDING 1 1ST FLR PLAN
1/8" = 1'-0" 150/0337



FLOOR PLANS – BUILDING 1



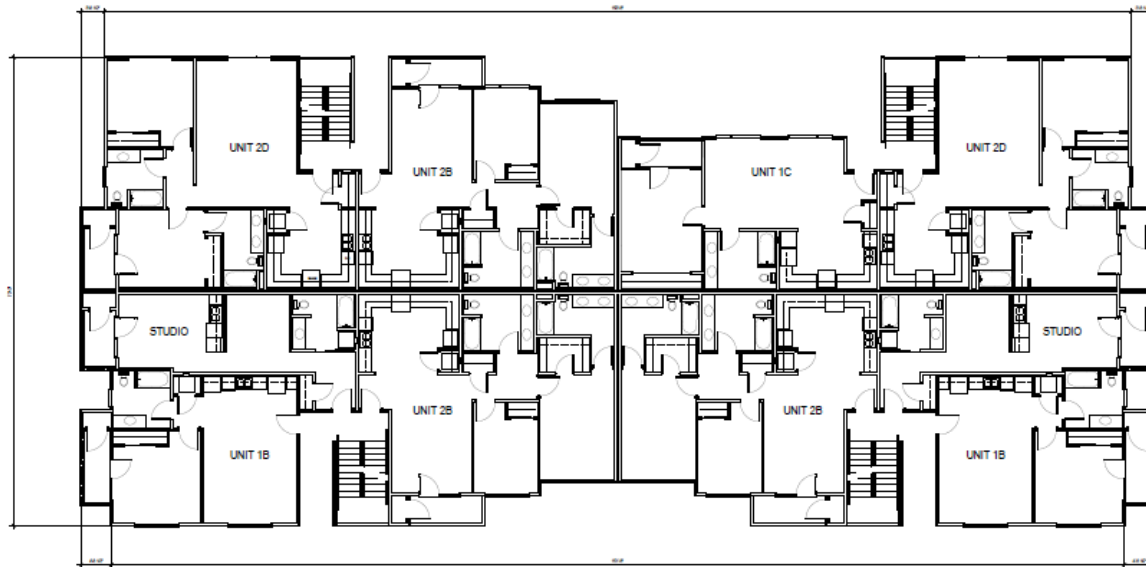
BUILDING 1 ROOF PLAN
10' x 10'



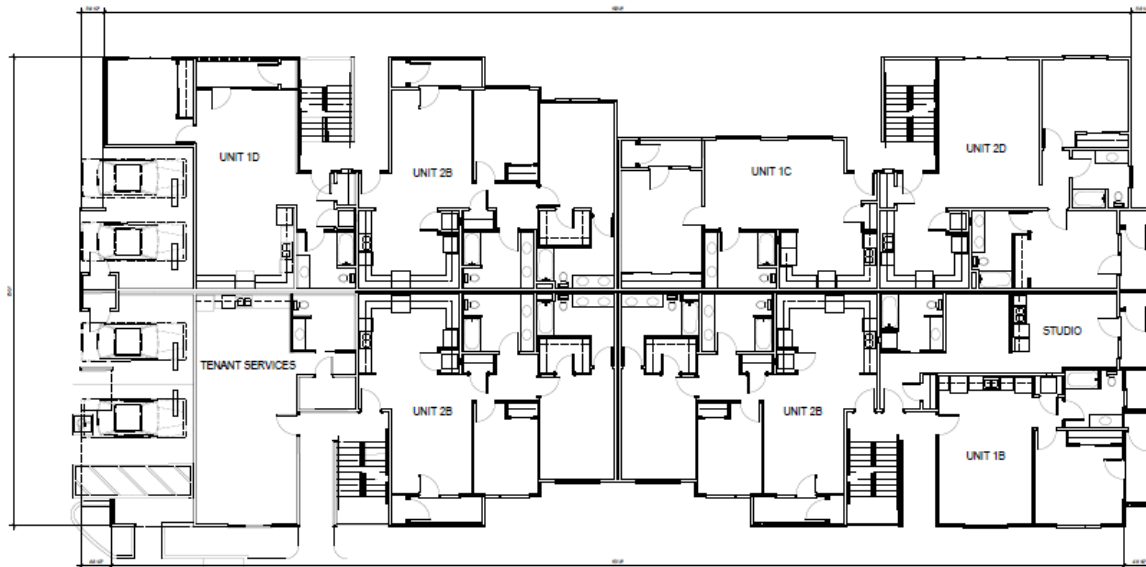
BUILDING 1 3RD FLR PLAN
10' x 10' 438.031'



FLOOR PLANS – BUILDING 2



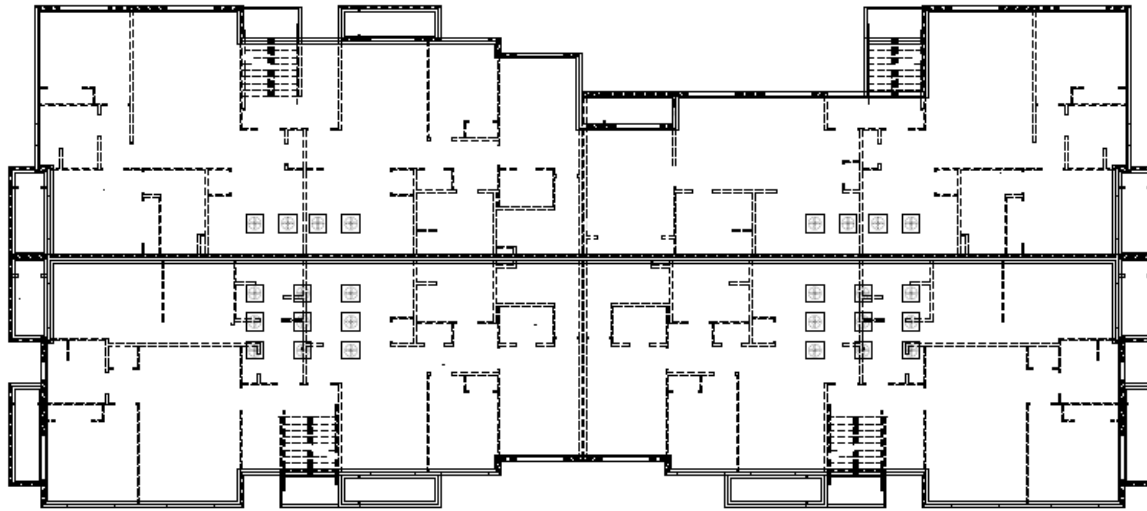
BUILDING 2 2ND FLR PLAN
10'-11/16" 1/8"=1'-0"



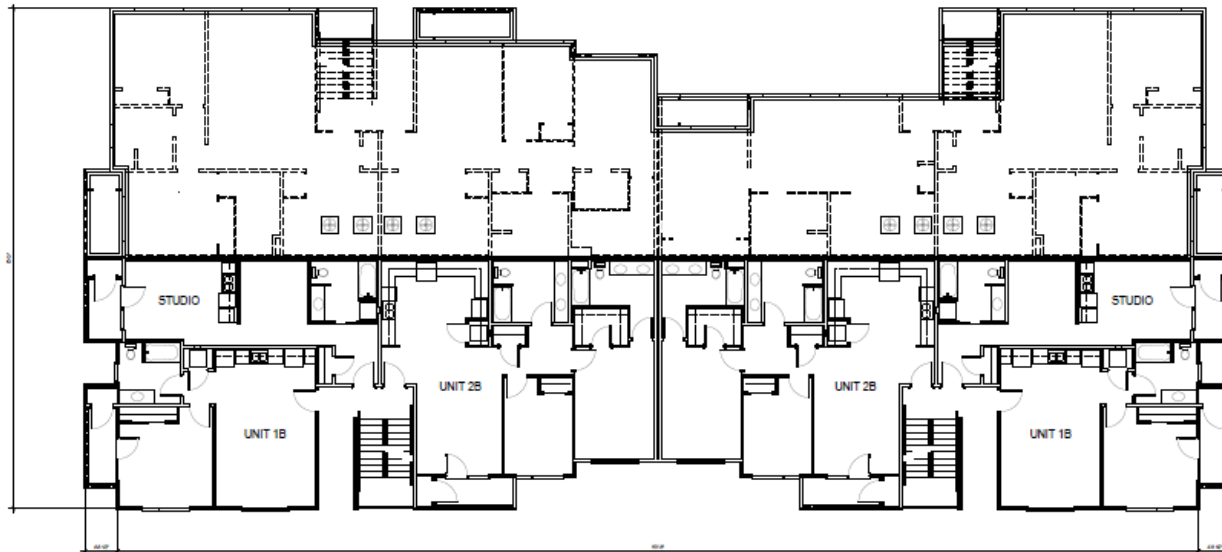
BUILDING 2 1ST FLR PLAN
10'-11/16" 1/8"=1'-0"



FLOOR PLANS – BUILDING 2



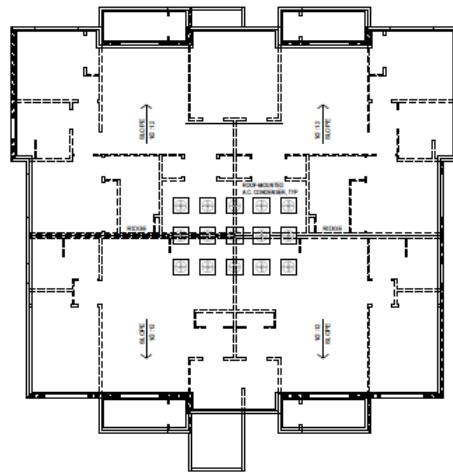
BUILDING 2 ROOF PLAN
10/1/17



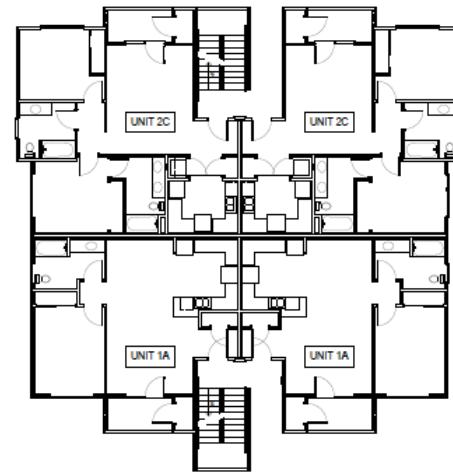
BUILDING 2 3RD FLR PLAN
10/1/17



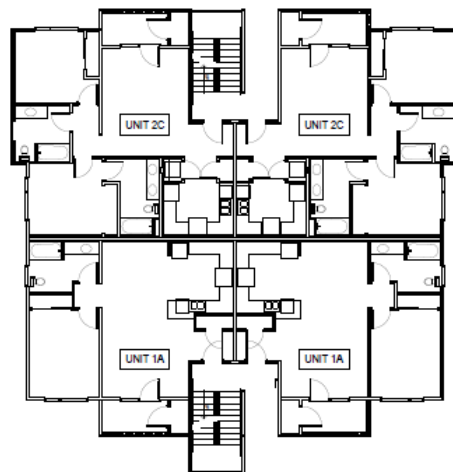
FLOOR PLANS – BUILDING 3



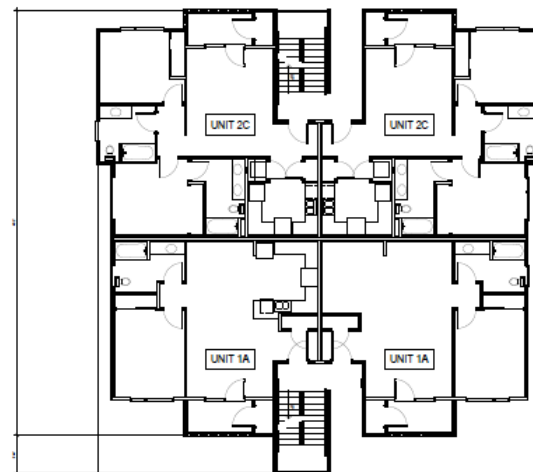
BUILDING 3 ROOF
1/8" = 1'-0"



BUILDING 3 2ND FLOOR
1/8" = 1'-0"



BUILDING 3 3RD FLOOR
1/8" = 1'-0"



BUILDING 3 1ST FLOOR
1/8" = 1'-0"

BRADSHAW AT FOLSOM BOULEVARD



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