

THE BOULEVARD COMMONS

2 9 4 4 D E L P A S O B L V D



Fully Remodeled 6-Unit Multifamily with Huge Upside! Each 2bd/1ba unit (~833 sqft) is upgraded with premium finishes, new HVAC, plumbing, electrical, and designer touches throughout. Fully stabilized with all units leased through 2026-2027 with no vacancies, no downtime, and proven rental demand. Grossing \$11,655/mo with laundry income and strong 5.04% cap rate based on actuals. Gated parking for 9 cars plus alley access and a large front setback ideal for ADUs or future units (C-2 zoning, buyer to verify). Rare chance to own a clean, turnkey asset with major development potential in a fast-growing corridor near downtown and light rail. Zero headaches, just cash flow and upside. Don't miss this one!

The Boulevard Commons Physical Address

2944 Del Paso Blvd, Sacramento,
CA 95815



CONTACT US

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Website: www.benmarmol.com



Ben Marmol
Listing Agent
02019279

FOR SALE

\$/SF/MONTH
\$355.53

SF BUILDING
5,046

Service Type
Full Service

THE OPPORTUNITY

is a fully remodeled six-unit multifamily property with all two-bedroom one-bath units leased through 2026 and 2027. The building generates strong cash flow with no vacancies and proven rental demand.

Zoned R2B with nine gated parking spaces, alley access, and a large front setback, the property offers excellent potential to add ADUs or build additional units, including vertical expansion of the existing structure. With a 5.04 percent cap rate based on actuals and pro forma NOI exceeding 196,000 dollars, this is a strong opportunity for investors seeking stable income and development upside in a growing Sacramento corridor.



PROPERTY FEATURES

Address: 2944 Del Paso Blvd, Sacramento, CA 95815

APN (Assessor's Parcel Number):

265-0232-003-0000

Parcel Size: 0.25 Acres (10,890 SF)

Zoning: R-2B

Year Built: 1989

Building Size: 5,046 SF

Structural Details:

Parking: 9 spaces

Foundation: Slab

Roof: Composition

Stories: 2

Utilities:

Electricity: SMUD

Water/Sewer: City of Sacramento

Gas: PG&E

HVAC: Central

Interior Features:

Bathrooms: 6

Bedrooms: 12

Parking:

Parking Options: Nine (9) Gated

Security Features: Secured Access

Business Type: Apartment - (Value Add)

Nearby Locations:

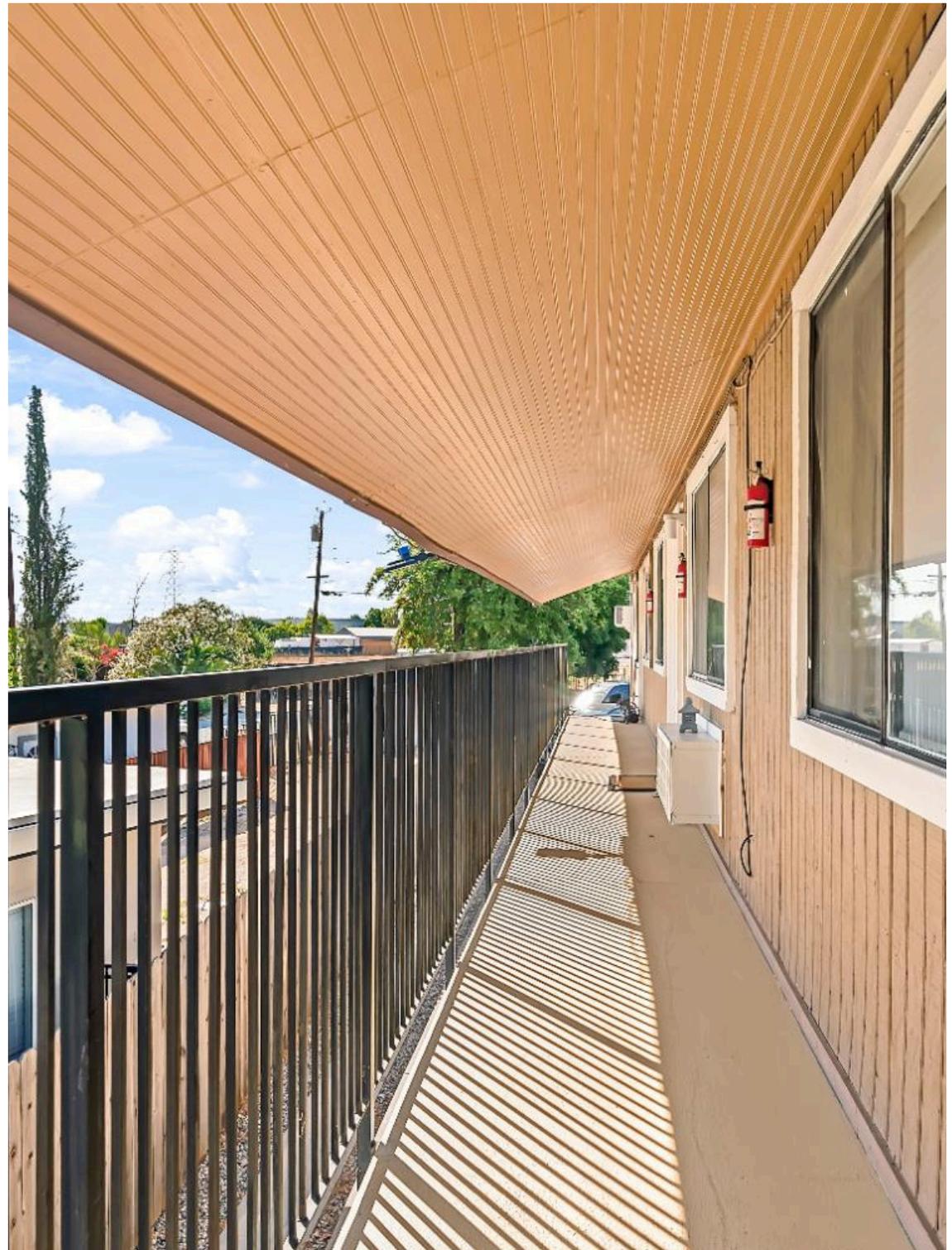
Road Frontage: Main City Street

Transportation: Public Transportation Nearby, Light

Rail Nearby

Nearby Amenities: Downtown, Restaurants,

Shopping, Hotel/Motel, Strip Center, Alley Access



FLOOR PLAN

6 UNITS



2 BEDROOMS
1 BATHROOM
EACH UNIT



BUILDING LOCATION

5 MILES
DOWNTOWN

2 MILES
ARDEN FAIR
MALL

14 MILES
SMF AIRPORT

BENEFITS FROM PROXIMITY OF DEL PASO DEPOT

Nestled in the vibrant Del Paso Heights neighborhood, 2944 Del Paso Blvd offers a unique blend of accessibility and community charm. This location is perfect for those close to Sacramento's key attractions while enjoying the local flavor of an up-and-coming area.

Nearby Amenities: Discover diverse dining just minutes away, including King Cong Brewing Company, Chando's Tacos, and Lil Joe's Over Million Steaks. Enjoy the artsy vibe of Del Paso Boulevard, home to Uptown Studios, Sacramento Theatre Company, and the popular First Fridays art walk. For shopping, Arden Fair Mall is a short drive away, offering top retailers like Macy's, Apple, and Nordstrom.

Proximity to Key Locations:

Downtown Sacramento: 5 miles south, a quick 10-15 minute drive to the State Capitol, Golden 1 Center, and K Street.

Sacramento International Airport (SMF): Reach the airport in 15-20 minutes, perfect for frequent travelers.

Arden Fair Mall: Just 2 miles away, offering extensive shopping, dining, and entertainment.

Transportation & Accessibility: Minutes from Interstate 80 for easy access across Sacramento. Del Paso Blvd Light Rail Station nearby provides convenient public transit.

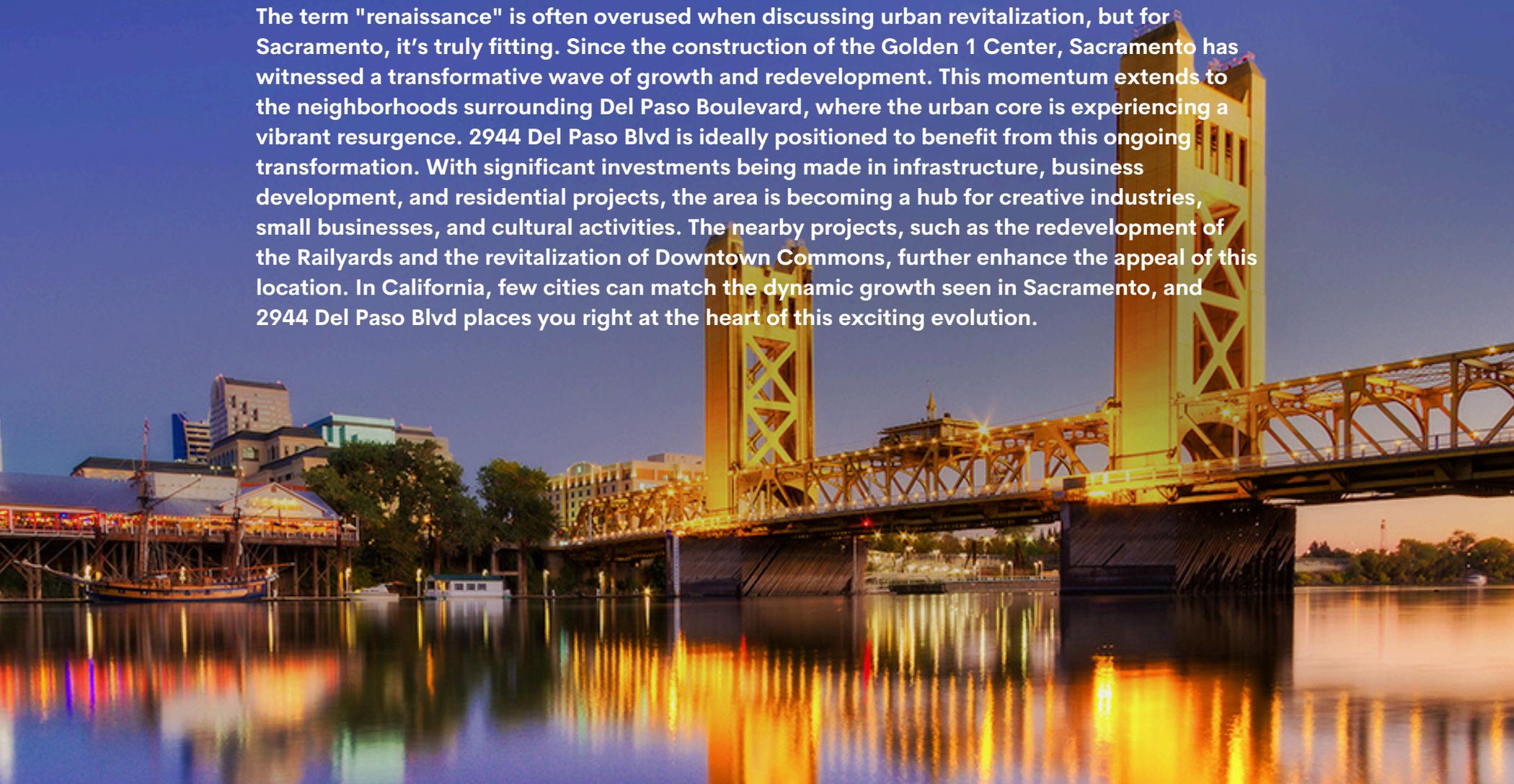
Emerging Neighborhood: Del Paso Heights is rising, with new businesses, diverse dining, and vibrant community events. The Del Paso Boulevard Partnership drives growth, making it a prime investment area.



City of Sacramento

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The term "renaissance" is often overused when discussing urban revitalization, but for Sacramento, it's truly fitting. Since the construction of the Golden 1 Center, Sacramento has witnessed a transformative wave of growth and redevelopment. This momentum extends to the neighborhoods surrounding Del Paso Boulevard, where the urban core is experiencing a vibrant resurgence. 2944 Del Paso Blvd is ideally positioned to benefit from this ongoing transformation. With significant investments being made in infrastructure, business development, and residential projects, the area is becoming a hub for creative industries, small businesses, and cultural activities. The nearby projects, such as the redevelopment of the Railyards and the revitalization of Downtown Commons, further enhance the appeal of this location. In California, few cities can match the dynamic growth seen in Sacramento, and 2944 Del Paso Blvd places you right at the heart of this exciting evolution.



POPULATION
2,397,382

TOTAL BUSINESSES
91,637

AVERAGE HOME PRICE
\$532,500

LABOR FORCE
739,800



INTERO REAL ESTATE SERVICES

OUR CONTACT

Contact us if you are interested in more information about The Boulevard Commons.

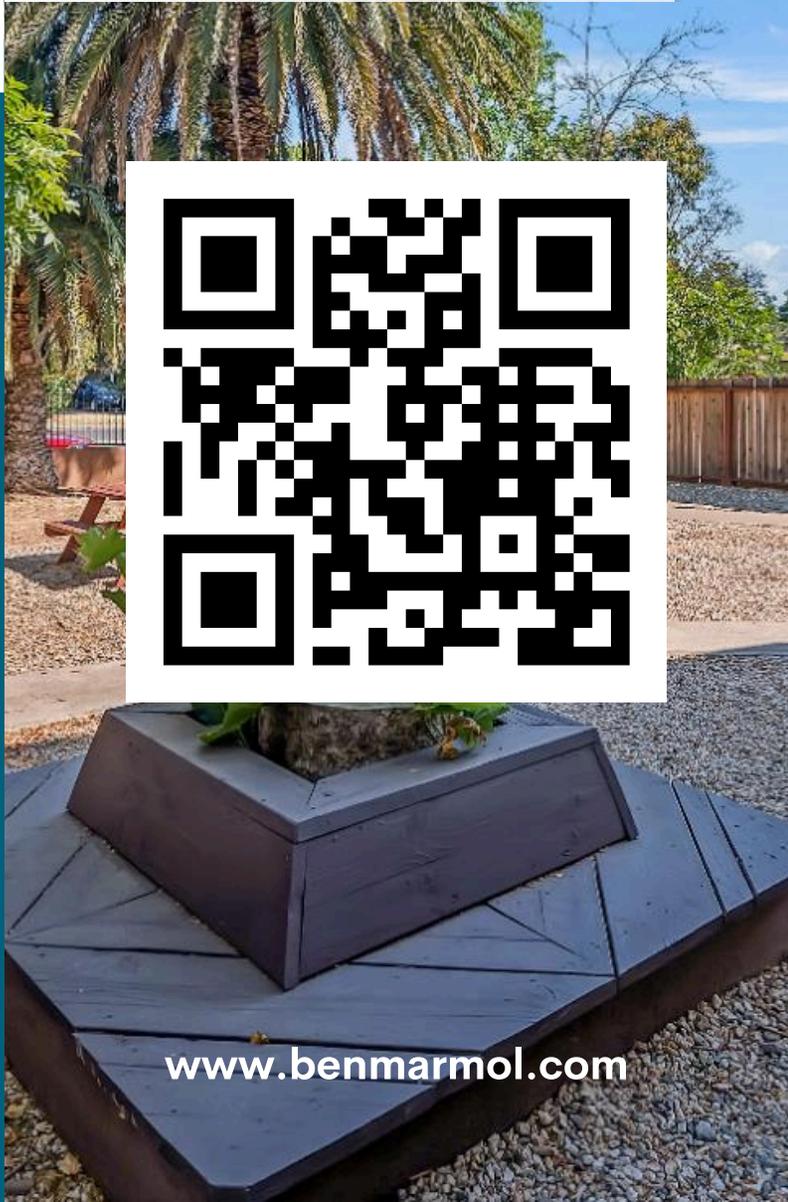
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