

# 7314

SANTA JUANITA  
AVENUE  
ORANGEVALE | CA



## FOR SALE

±9 ACRE LUXURY SINGLE FAMILY HOME DEVELOPMENT SITE - \$1,999,000

OFFERING MEMORANDUM

**NEWMARK**

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### DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

## THE OFFERING



Newmark, as the exclusive advisor, is pleased to present the opportunity to unlock the potential of this rare 9-acre parcel in one of Orangevale's most sought-after residential corridors. Zoned AR-1, this property is ideally suited for subdivision into one-acre lots, creating the perfect canvas for a luxury single-family home community. The land features level to gently sloping topography, making infrastructure planning and site development efficient and cost-effective.

All essential utilities including water, gas, and electricity are already on-site, simplifying development logistics. The property currently includes an original 1964 home, with sewer service provided by an existing septic tank system. Convenient access is available from both Oak Avenue and Santa Juanita Avenue, offering flexibility for future site planning and entry points.

Surrounded by custom homes, mature trees, and equestrian estates, this location offers the perfect blend of rural elegance and suburban convenience. With strong buyer demand for spacious, upscale living in a quiet yet accessible setting, this property is poised for a high-end residential buildout. Just minutes from Granite Bay, Folsom, top-rated schools, shopping centers, Folsom Lake, and major commuter routes, it's an ideal offering for developers or builders looking to bring a premium product to market.

# OFFERING SUMMARY

**Address:** 7314 Santa Juanita Avenue, Orangevale, CA

**Price:** \$1,999,000

**Price/SF:** \$5.09

**Site Size:** ±9 Acres

**Parcel #:** 213-0052-001-0000

**Zoning:** AR-1

**Current Use:** Single Family Residence/Farm

**Proposed Use:** Single Family Development

**Frontage:** 525 Feet on Oak Avenue

**Flood Zone:** B + X Area Map

**Opportunity Zone:** No



# PROPERTY HIGHLIGHTS



±9 Acre Parcel



Luxury Single Family Residence  
Development Site



Premier Infill Location



Close Proximity to Folsom, Granite Bay,  
Shopping Centers, Top Rates Schools,  
Commuter Routes and Employment



Beautiful Property



Zoned AR-1



Utilities On-Site/Street

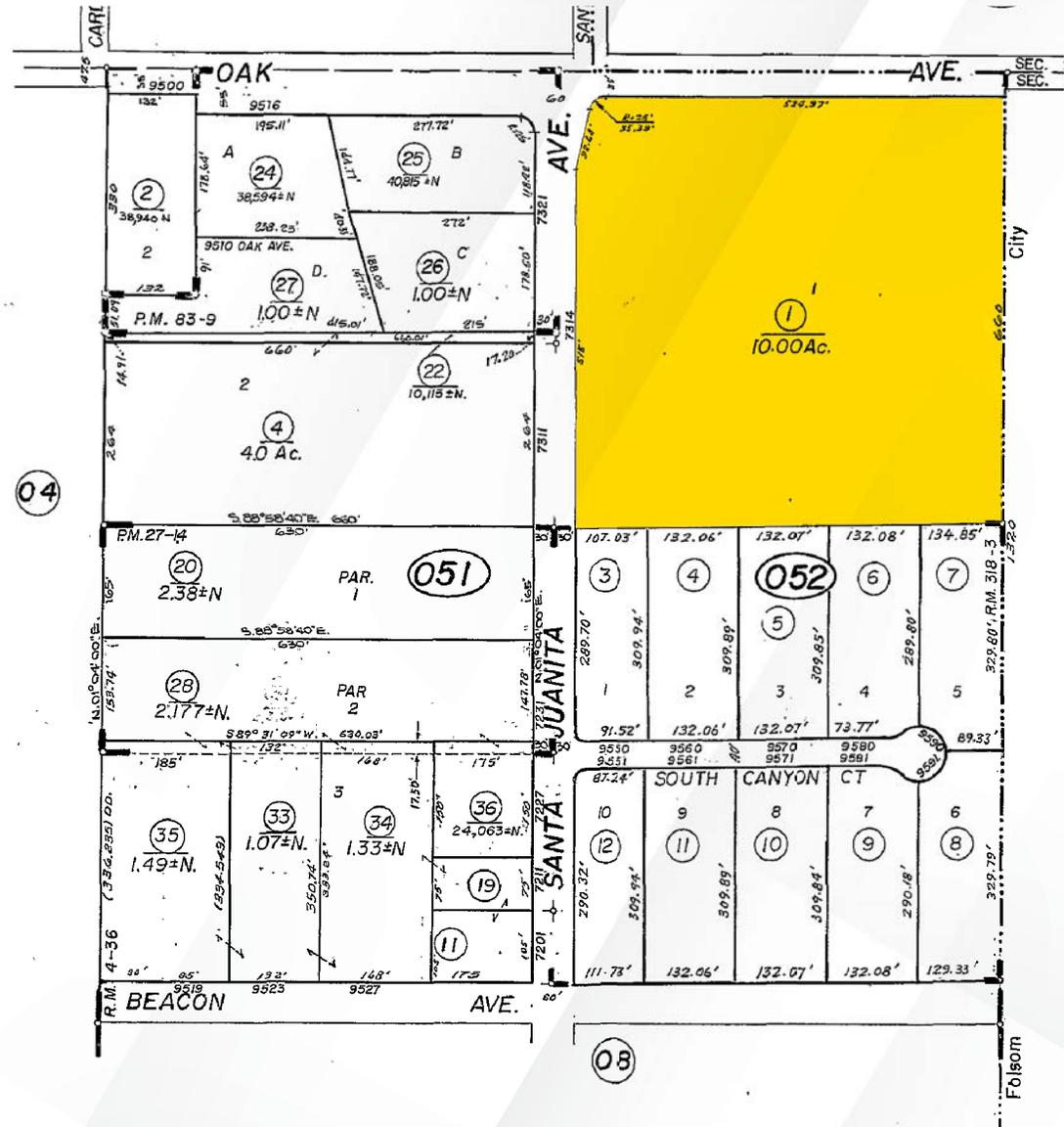


525' of Oak Avenue Frontage

# ZONING/PARCEL MAP

## AR-1: Low Density Single-Family Residential

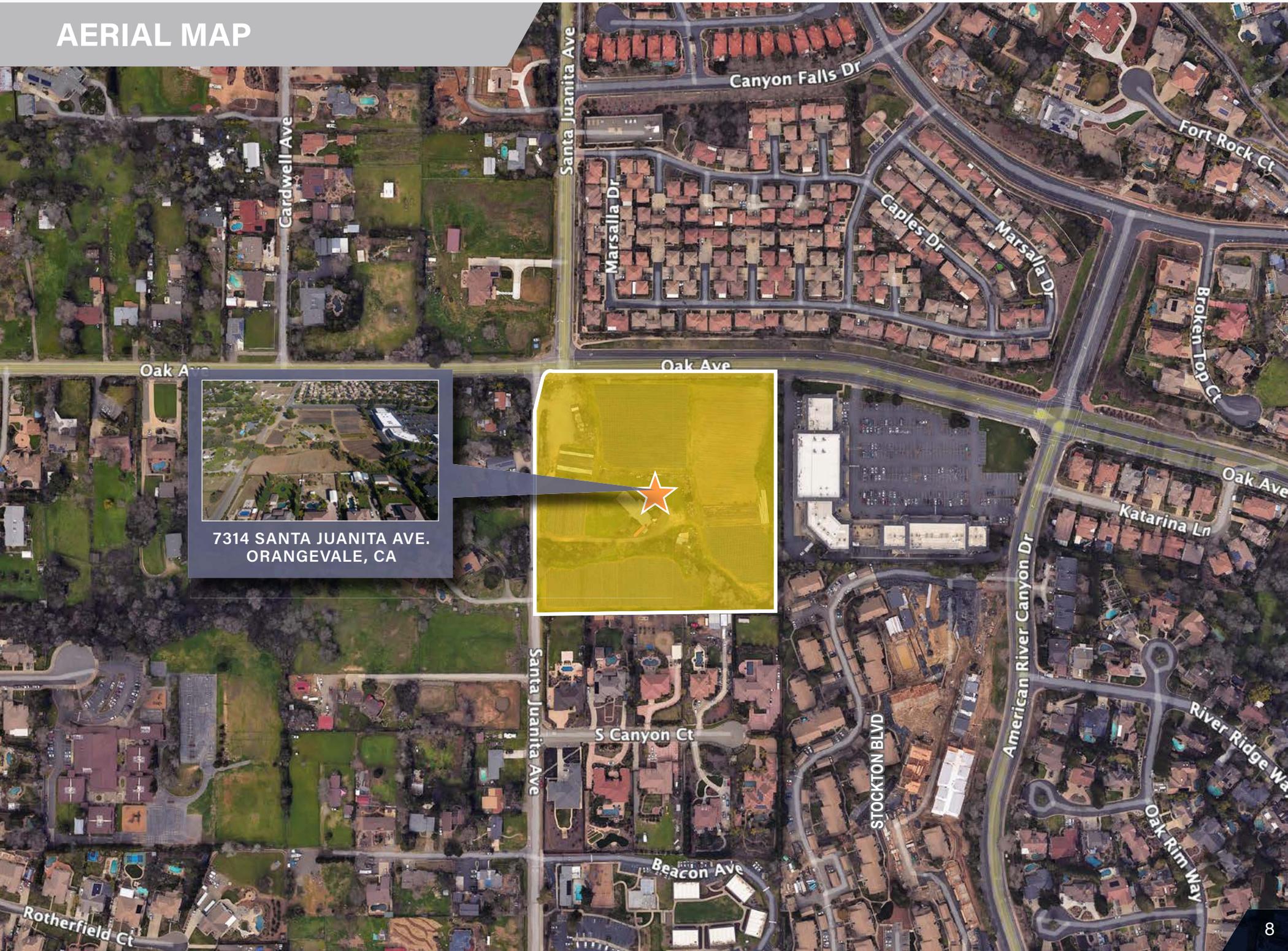
AR-1 is an agricultural- Residential zone that designates a minimum lot size of 1 gross acre. This designation accommodates low density, single-family residential uses in a rural setting with allowances for agricultural and accessory uses.



# PROPERTY PHOTOS



# AERIAL MAP



7314 SANTA JUANITA AVE.  
ORANGEVALE, CA

# AMENITIES MAP



**7314**  
SANTA JUANITA  
AVENUE



**GRANITE BAY  
GOLF CLUB**

**FOLSOM LAKE**

**CASA ROBLE  
FUNDAMENTAL  
HIGH SCHOOL**

Lolita's Authentic Cuisine  
**DOLLAR TREE**  
Starbucks  
The Doughnuts Bar & Gift

**LEU HOWARD  
PARK**

**FRENDS BREWHOUSE**  
COFFEE REPUBLIC  
**Julian's**  
FLEET FEET  
McDonald's

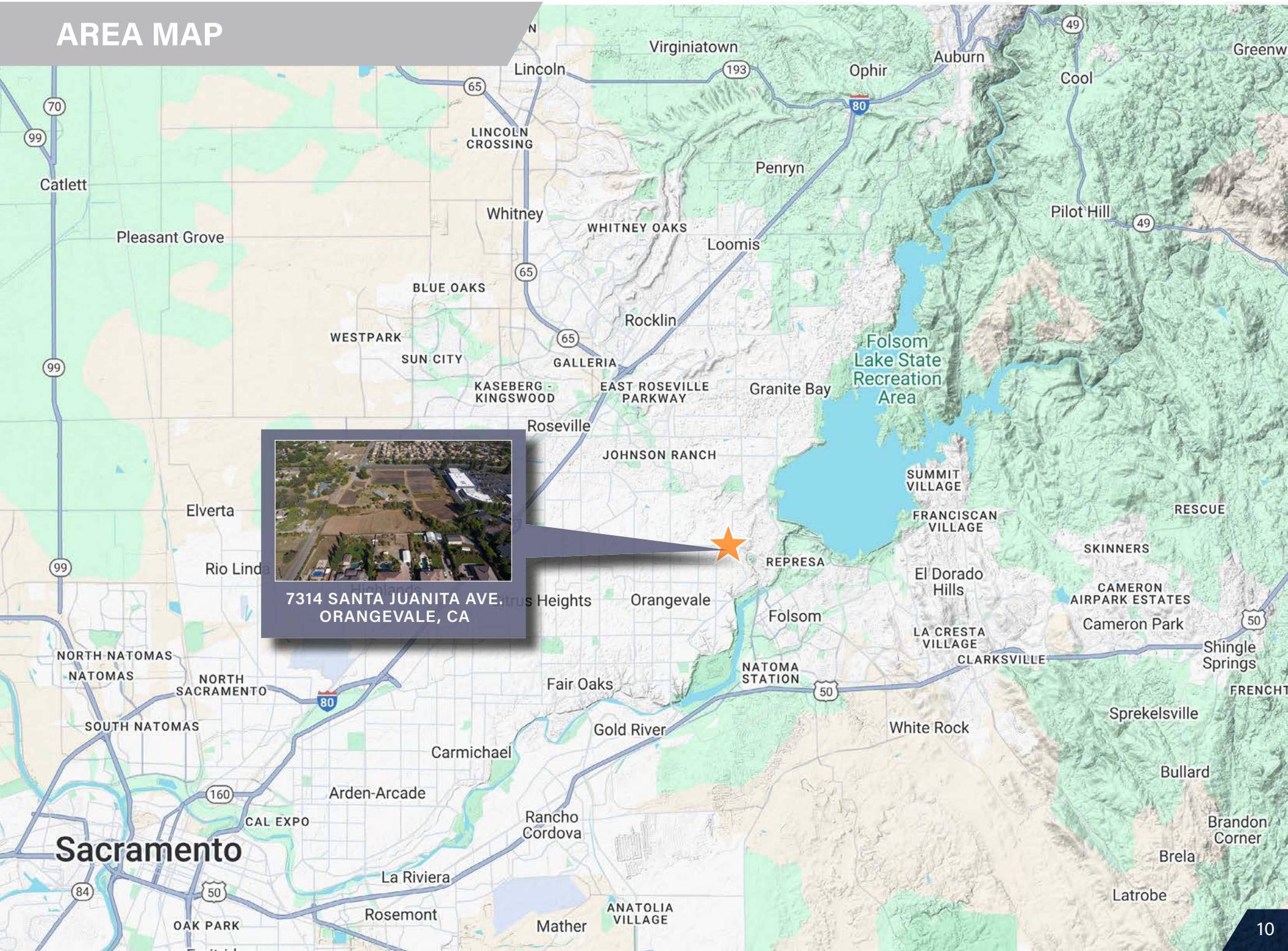
**ZITTEL  
FARMS**

**FOLSOM HISTORIC  
DISTRICT**  
(100+ BUSINESSES)  
DINING, SHOPPING  
& ENTERTAINMENT

**CRAWDADS**  
ON THE LAKE

**ZITTEL  
FARMS**

# AREA MAP



**7314 SANTA JUANITA AVE.**  
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