

Downtown Sacramento

Metro Air Park  
Existing SF: 6,710,090  
Proposed SF: 5,081,100

Sacramento International Airport



Powerline Road

SITE

# Sutter Pointe Employment Center South

For Sale

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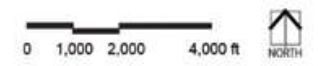
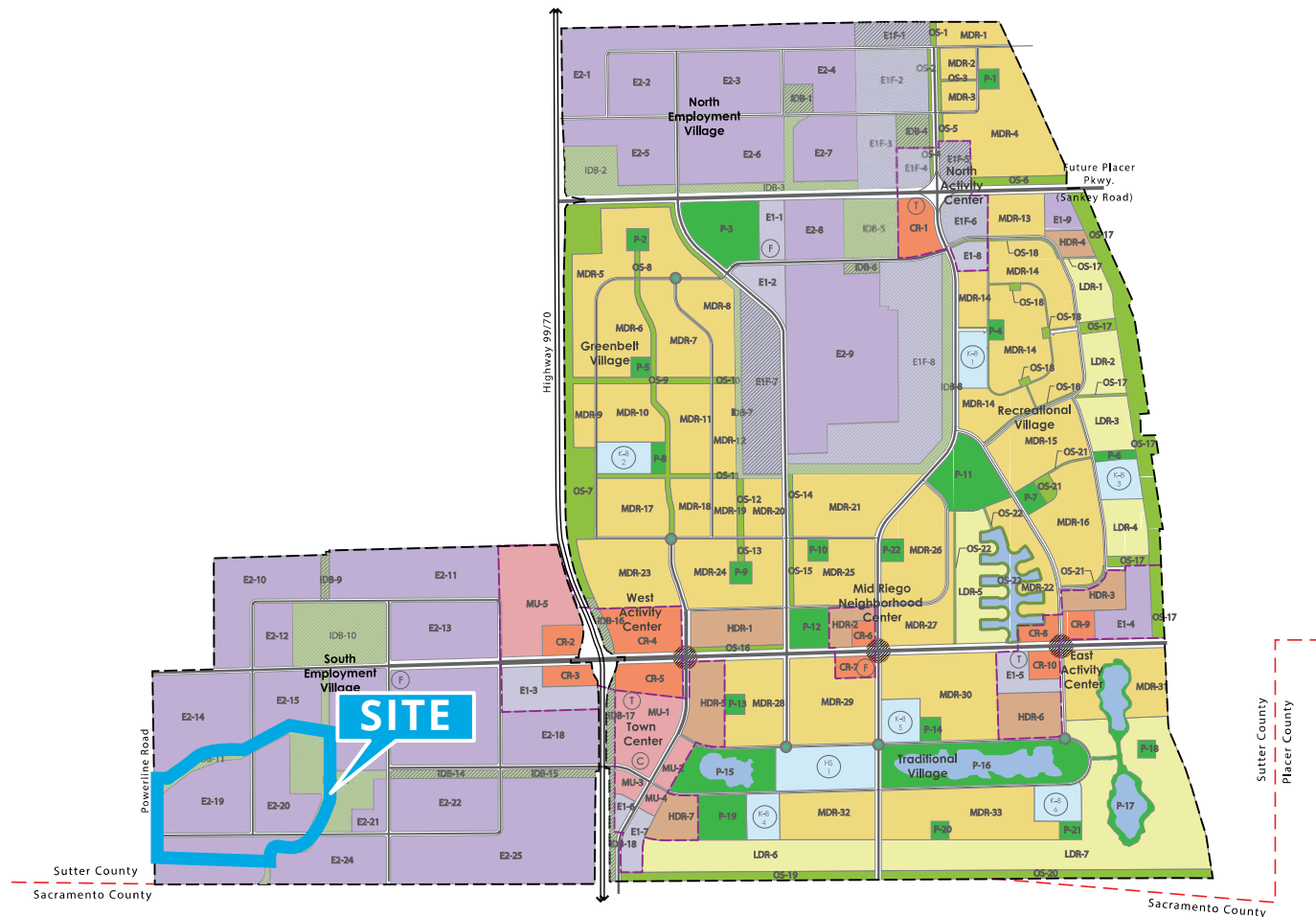
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# Sutter Pointe Overview

Sutter Pointe is a 7,500 acre master planned community located in the southeast portion of Sutter County, California. It was designed with an emphasis on providing a vibrant new community that offers a distinct “sense of place” and creating a major employment center in south Sutter County that serves both Sutter County and the greater Sacramento region. The Specific Plan area is generally bounded by Natomas Road on the east, the Sacramento-Sutter County line on the south and Power Line Road to the west. The Northern boundary is approximately four miles north of the Sacramento-Sutter County Line. Highway 99 runs through the center of the specific plan north-south. The plan is primarily located on agricultural land, however, it also includes a 50-acres Sysco Corporation warehousing and distribution center as well as a Holt Tractor Manufacturing facility.

LEGEND		
LAND USE		ACRES
<b>RESIDENTIAL</b>		
	Low Density Residential <b>LDR</b>	512.8 Acres
	Medium Density Residential <b>MDR</b>	1,950.3 Acres
	High Density Residential <b>HDR</b>	187.8 Acres
	Residential Roads	246.8 Acres
	<b>Subtotal</b>	<b>2,897.7 Acres</b>
	Measure M	2,900 Acres
<b>EMPLOYMENT</b>		
	Employment 1 <b>E1</b>	181.1 Acres
	E1 Interim Flood Zone <b>E1F</b>	406.3 Acres
	Employment 2 <b>E2</b>	1,990.5 Acres
	Commercial Retail <b>CR</b>	171.2 Acres
	Industrial Drainage Basins <b>IDB</b>	414.3 Acres
	Mixed Use <b>MU</b>	164.1 Acres
	Employment Roads	299.0 Acres
	<b>Subtotal</b>	<b>3,626.5 Acres</b>
	Measure M	3,600 Acres
<b>COMMUNITY FACILITIES</b>		
	Park <b>P</b>	437.6 Acres
	Open Space <b>OS</b>	391.8 Acres
	Schools	
	K-8 School	121.7 Acres
	High School	52.9 Acres
	Transit Center	
	Civic Center	
	Fire Station	
	Pedestrian Enhanced Intersections	
	<b>Subtotal</b>	<b>1,004.0 Acres</b>
	Measure M	1,000.0 Acres
	<b>Grand Total</b>	<b>7,528.2 Acres</b>
	Measure M <b>Grand Total</b>	<b>7,500.0 Acres</b>
	Activity Center Boundary	



# Executive Summary

## Location

The Property is located South of Riego Road, East of Powerline Road in south Sutter County, CA within the Sutter Pointe Specific Plan.

## Product Type

Industrial

## Acreage

±240

## Zoning

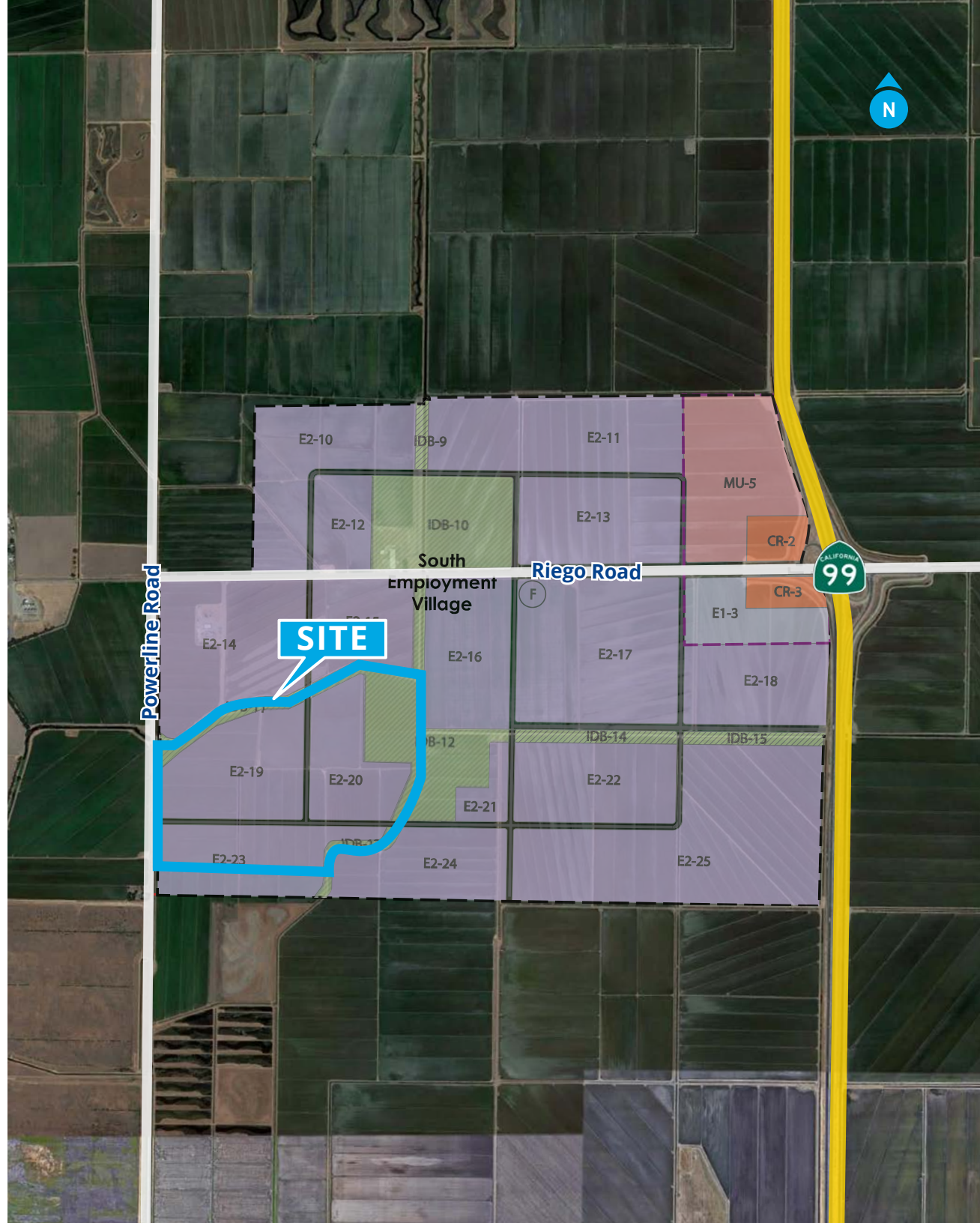
Employment 2 (E2) District: "The Employment 2 district is intended to provide for industrial and office uses such as, research and development space, warehousing and business parks. The E2 district is also intended to accommodate auto-based service uses such as repair, supplies, sales, maintenance body shops and tire stores. Supporting commercial services are also intended for the E2 district".

## Property Condition

Unimproved

## Entitlements

No property specific entitlements other than its inclusion within the [Sutter Pointe Specific Plan](#).



# New Developments Under Construction



## Lennar Lakeside

Single Family AC: 361.90  
Multi Family AC: 17.30  
Single Family Homes: 2171  
Multi Family Units: 581  
Commercial AC: 29.1

## Lennar Northlake

Approximate AC: 900  
Single family Homes: 3,400 Homes  
Multifamily AC: 22  
Commercial AC: 22  
Parks AC: 59  
Open Space AC: 60

**SITE**

## Metro Air Park

Total AC: 1,734.90  
Industrial AC: 857.70  
Office AC: 276.60  
Office/Retail/Hotel AC: 325.40  
Recreation & Open Space AC: 275.20



# Greater Sacramento

**SITE**

Sacramento International Airport

McClellan Airport

Downtown Sacramento

West Roseville

## Drive Times from Property

Port of Oakland: 1 Hour 37 Minutes

Sacramento International Airport: 14 Minutes

Downtown Sacramento: 21 Minutes

Baseline Rd & Fiddymnt Rd: 20 Minutes



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