



For Sale | 0.65 AC

Mixed Use Development Opportunity

401 1st Ave, Sacramento, CA 95818



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Property Highlights

- » Asking Price: \$1,350,000 (\$48.00/SF Gross Land Area)
- » Lot Area: 28,175 SF (0.65 Acres)
- » Property located in a Qualified Opportunity Zone
- » Zoning Assessor: C-2 General Commercial
- » Previously entitled for:
 - » 49 Market Rate Residential Units/Max Height of Four (4) Stories
 - » 1 commercial retail suite
 - » 17 auto, 3 motorcycle parking stalls within on-site garage
 - » Common area mezzanine and open air courtyard
- » Close proximity to recent Residential Development in 'The Mill at Broadway'

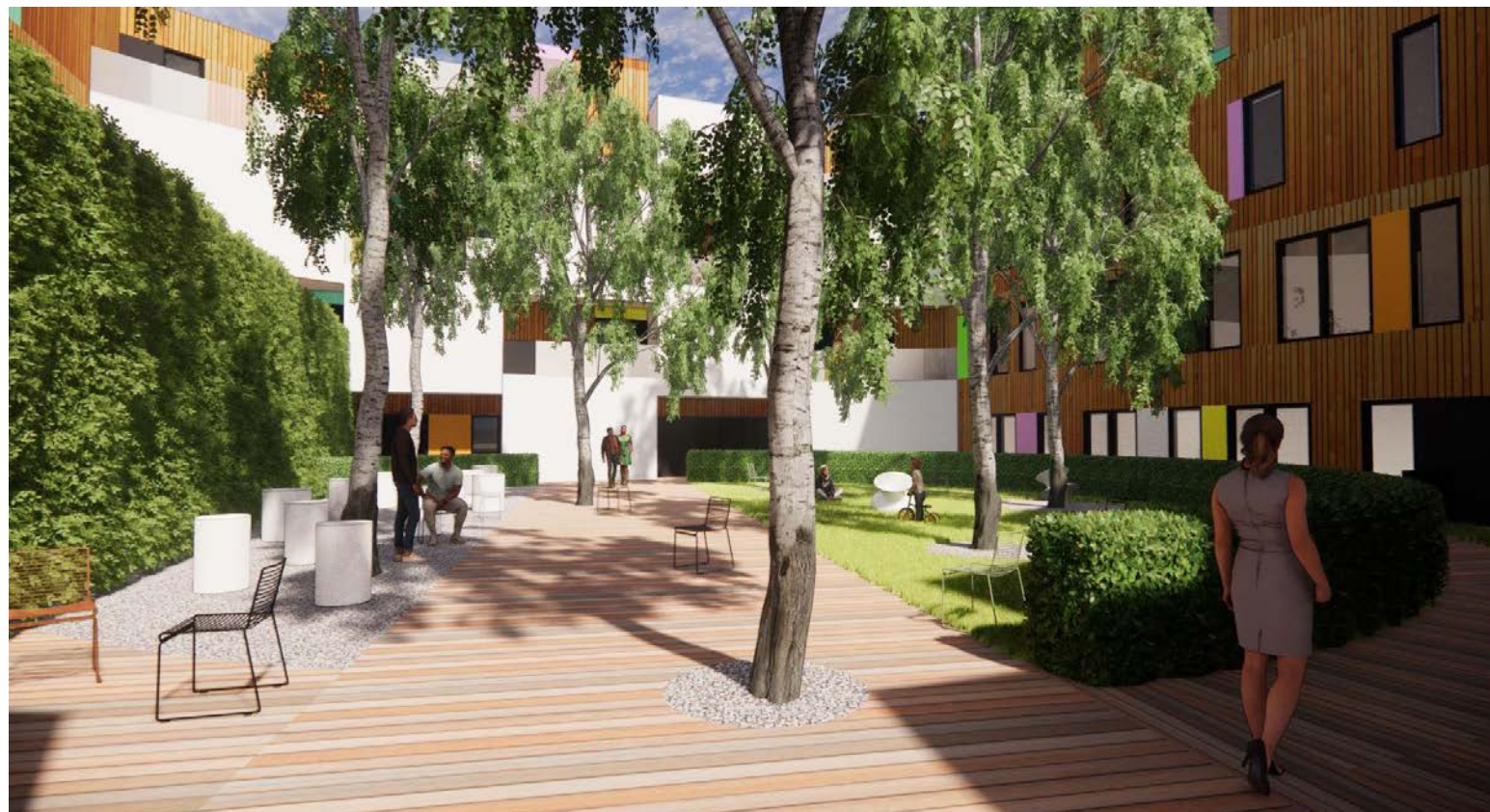
Available: 0.65 Acres

Asking Price: \$1,350,000



For Sale | 401 1st Ave | Sacramento

Renderings



Renderings



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Recently Approved Entitled Scope

Scope

This project is (1) apartment complex consisting of (49) residential units and (1) retail commercial space grouped around an open courtyard.

This is a privately funded housing project subject to 2019 CBC chapter 11A.

Address	401 1st Ave. Sacramento, Ca.
APN	009-0237-017-0000
Zoning	C-2 General Commercial
Building Use	Mixed Use - Multi family, Retail commercial
Occupancy	Residential R-2, Open Garage S-2, Restaurant/Cafe A-2
Construction Type	Housing: Type VA Parking Garage: Type IVB
Sprinkler System	NFPA 13 at residential units, NFPA 13 at parking garage and commercial space

Unit Count

(49) residential units, (1) retail commercial space

Building Square Footage (gross)

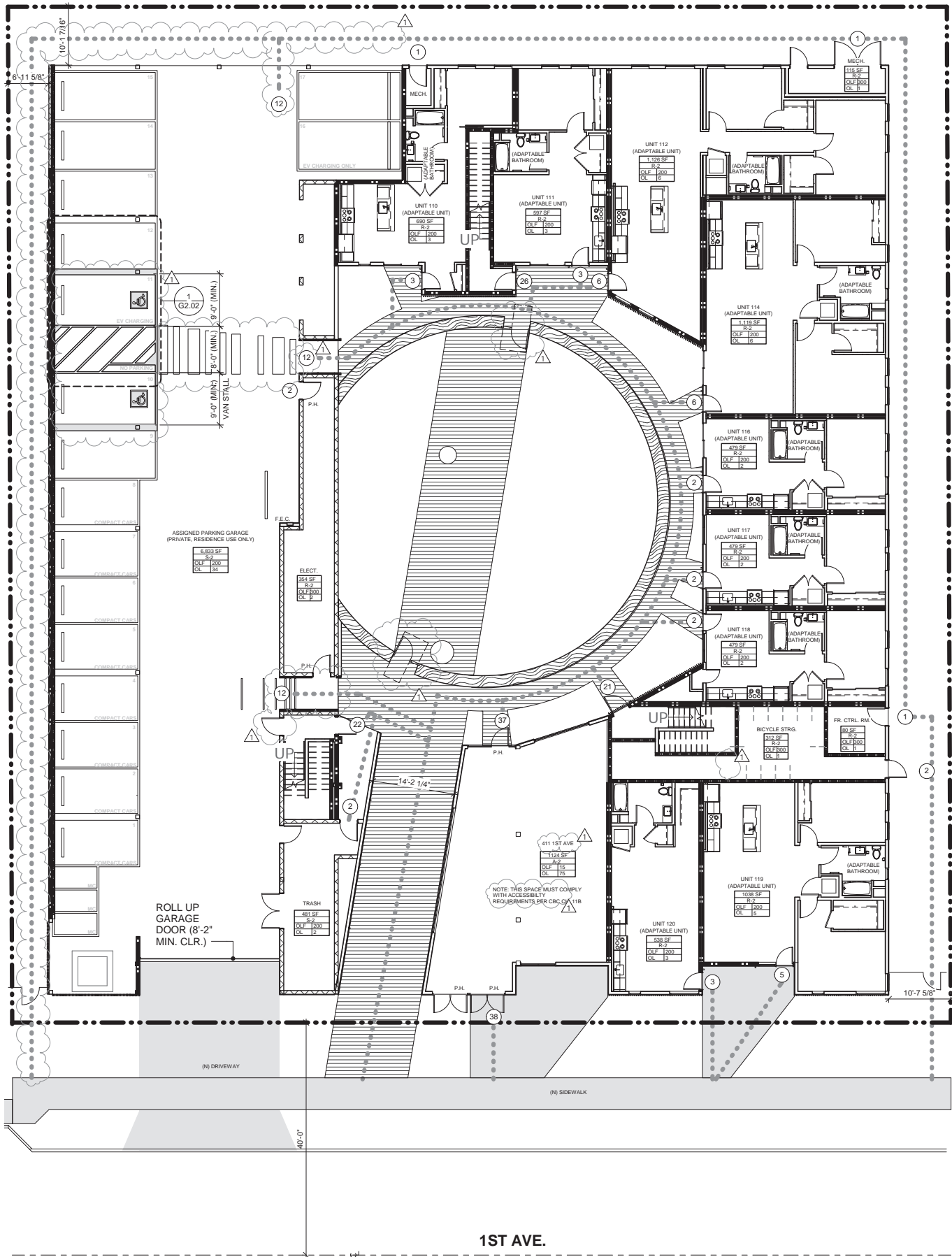
OPEN AIR PARKING GARAGE:	7,512 SF
1ST FLOOR:	9,855 SF
2ND FLOOR:	15,406 SF
3RD FLOOR:	14,527 SF
MEZZANINE:	(2,237) NOT COUNTED, PER CBC 505.2
TOTAL BUILDING AREA:	47,300 SF (49,537 WITH MEZZANINE)

Onsite Automobile Parking

17 auto, 3 motorcycle

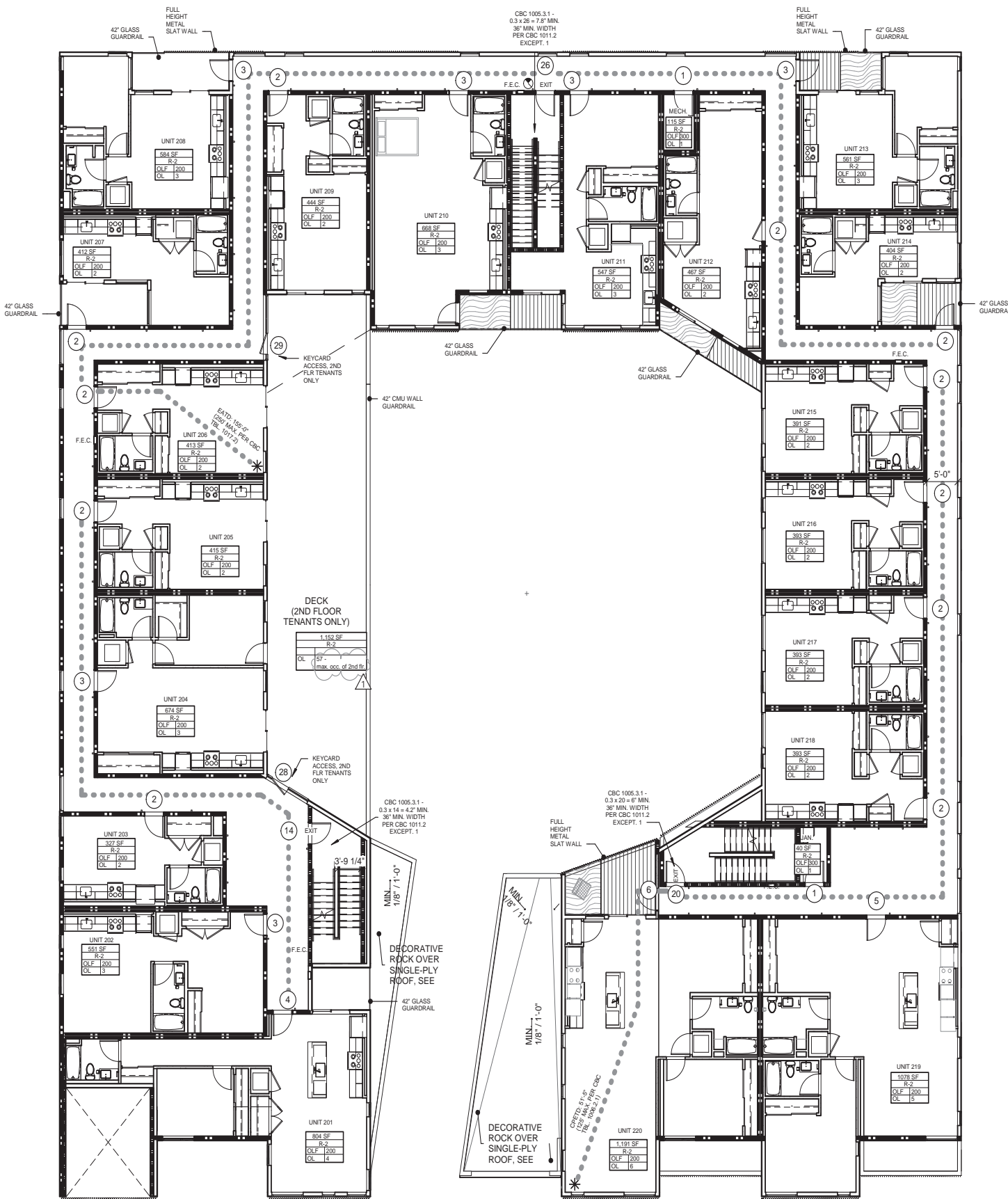
Floorplan

First Floor



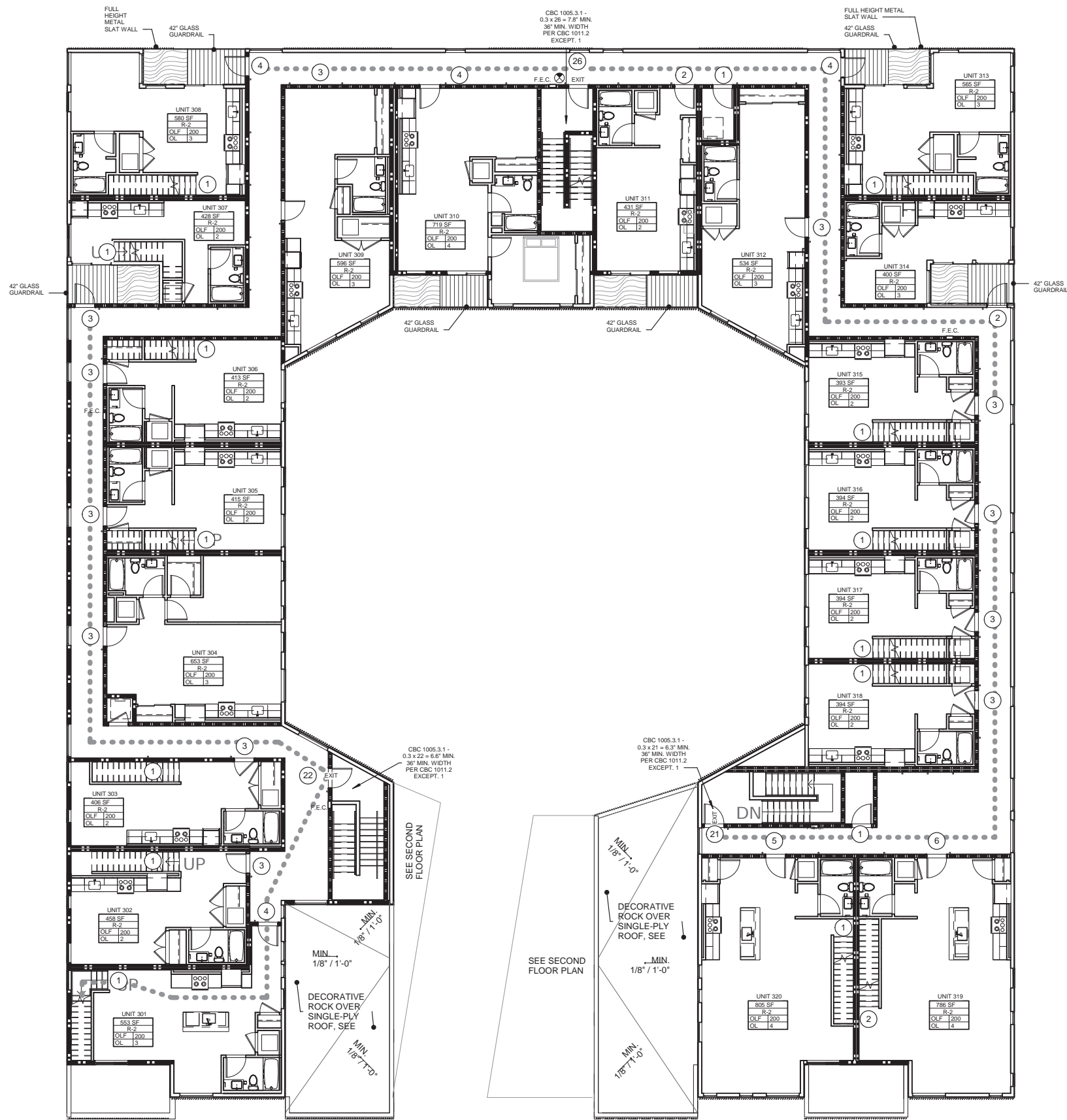
Floorplan

Second Floor



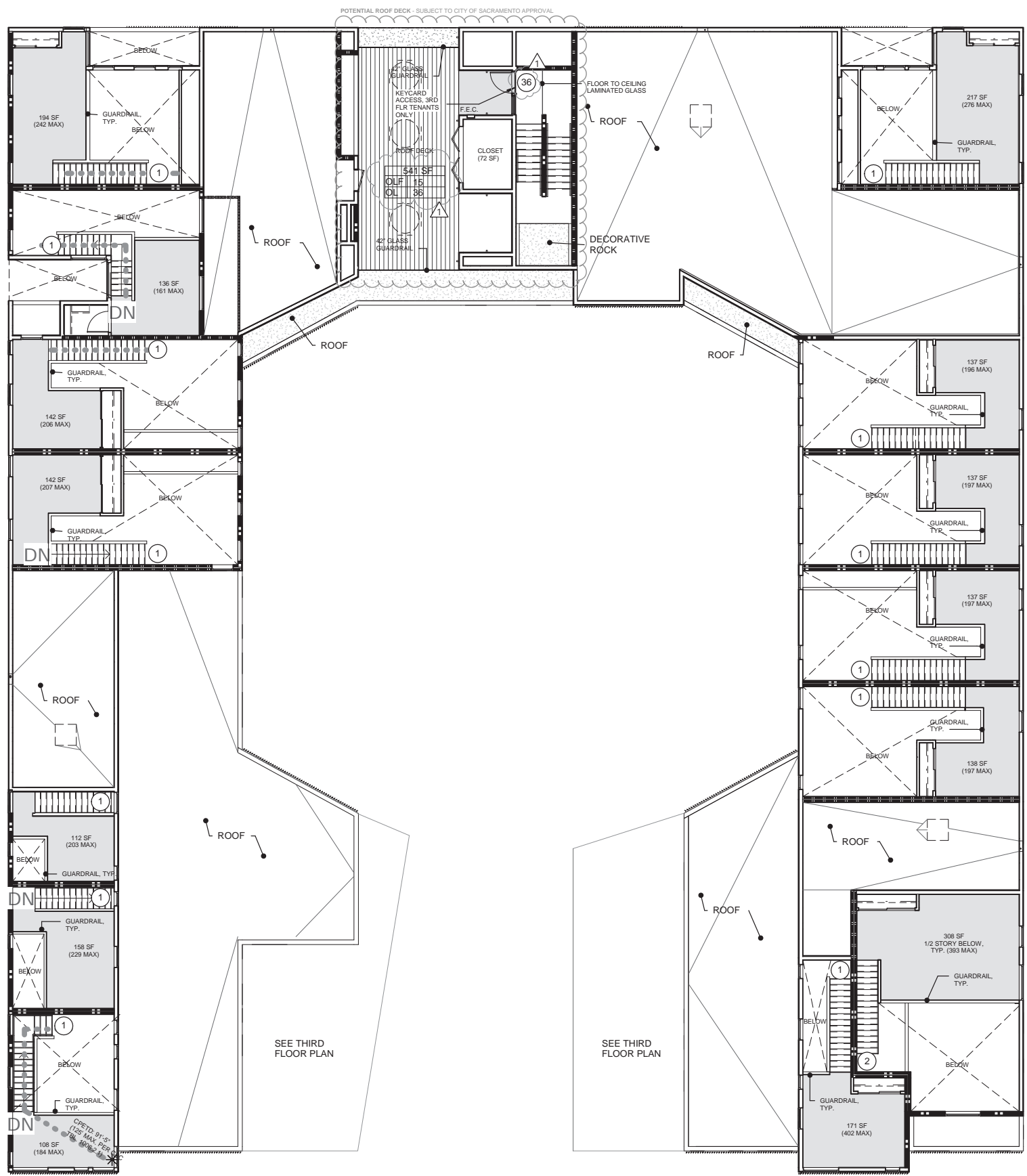
Floorplan

Third Floor



Floorplan

Mezzanine Floor



Nearby Amenities

The neighborhood around 401 1st Avenue, Sacramento, CA, in Upper Land Park, is a growing urban community. It's characterized by mixed-use developments, including housing, retail, and green spaces. Nearby, the Mill at Broadway adds over 800 residential units, enhancing the area's vibrancy and walkability with access to parks, schools, and local amenities.



Demographics (2024)

	1 MILE	3 MILES	5 MILES
Total Population	16,008	138,282	335,532
2023-2028 Annual Rate	4.00%	1.23%	0.78%
Households	7,500	60,129	131,830
Median Household Income	\$90,306	\$83,320	\$82,311
Median Home Value	\$687,447	\$633,417	\$586,334
Median Age	36.0	37.6	37.0



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