

FOR SALE

RETAIL & RESIDENTIAL
INVESTMENT OPPORTUNITY

26621 Capay St., 16903-16907 Yolo
Ave.

ESPARTO, CA 95627

OFFERED AT \$299,900

Three addresses on one parcel. Retail storefront units and residential in the rear. Approximately 1,800 total square feet. Both tenants on month to month. Perfect for investor or owner-user.



Presented By
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Caceres Real Estate

EXECUTIVE SUMMARY



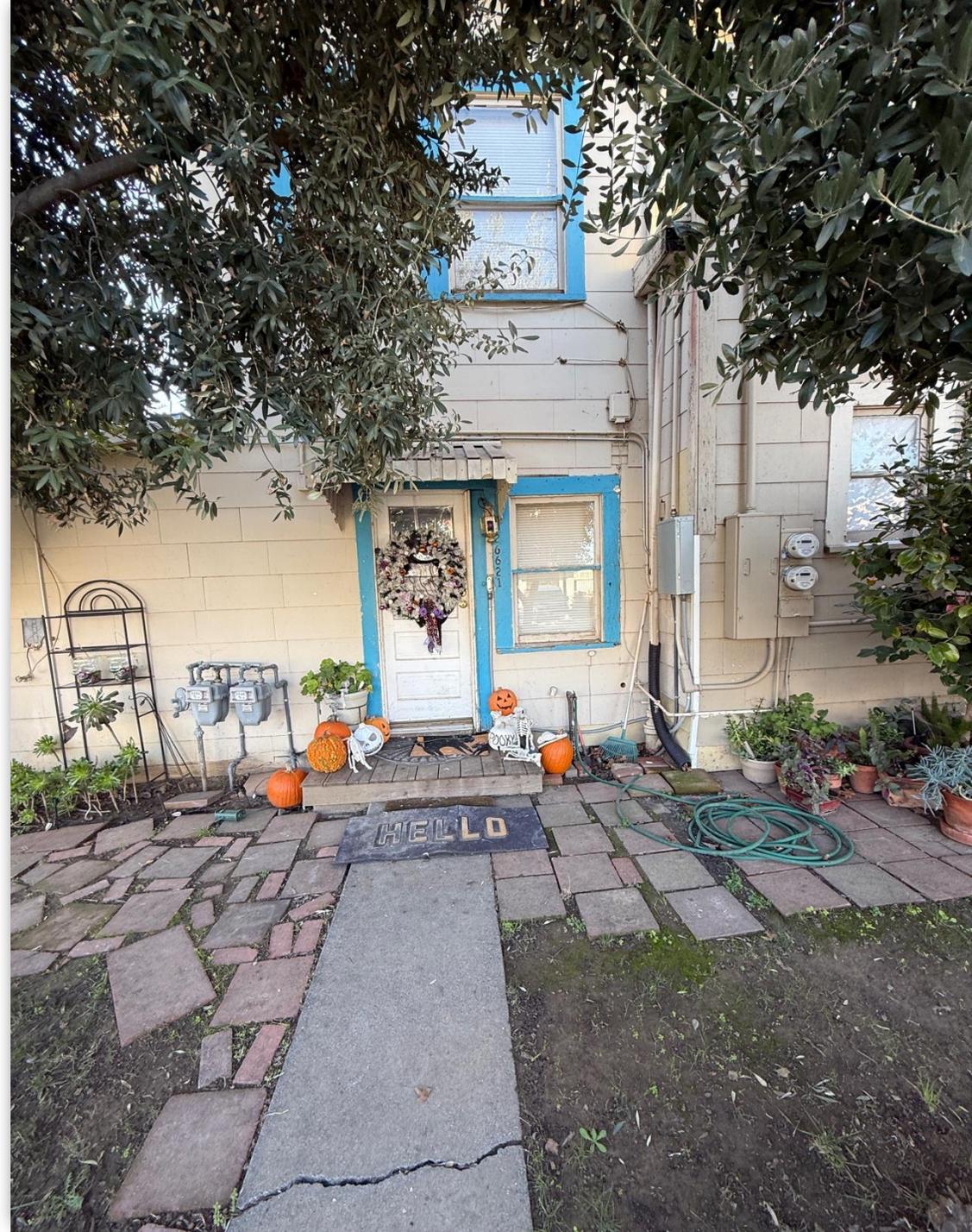
- Hard to find retail and residential on one parcel on highway 16 in downtown Esparto
- 3 possible incomes on this historic designated building
- Tenants are on month-to-month leases which are well below market rates
- 2 retail addresses consisting of approximately 800 square feet
- 1 residential address consisting of 2 stories and a garage. Approximately 1,000 square feet
- Perfect for owner user or investor
- Priced well below replacement cost at \$365,000

PROPERTY OVERVIEW

The property consists of approximately 2,250 square feet of land area at the Southeast corner of Yolo Avenue and Capay Street in Esparto, Yolo County, California.

The improvements consist of two (2) attached buildings. Each building has its own bathroom. Three (3) addresses for up to 3 potential incomes.

Located on Highway 16 and centrally located in downtown Esparto, making the living quarters and retail opportunity a highly desirable location in Esparto. Historic designation with the County of Yolo.



Yolo County: Location and Overview

- Located in Northern California, part of the Sacramento Valley.
- Borders the Sacramento River and Sacramento County to the east.
- Covers approximately 1,024 square miles of diverse terrain.
- Home to agriculture, government, and educational institutions.
- Population estimated near 220,000 residents.



City of Esparto



Esparto, CA, is a small but vibrant rural community located in western Yolo County. Known for its open landscapes, agricultural heritage, and tight-knit atmosphere, Esparto offers a peaceful lifestyle while remaining within reach of larger job centers such as Woodland, Davis, and Sacramento. With a population of approximately 3,600 residents, the community continues to attract families and individuals who value small-town living, affordability, and access to the scenic Capay Valley.



Founded in the late 1800s and originally named “Esperanza,” meaning “hope,” Esparto’s history reflects its agricultural roots and role as a service center for surrounding farms and ranches. The arrival of the railroad helped shape the early town, supporting crop transport and local commerce. Today, Esparto maintains much of its original rural character while continuing to serve as the gateway to the Capay Valley. Its historic connection to farming and ranching remains central to community identity.

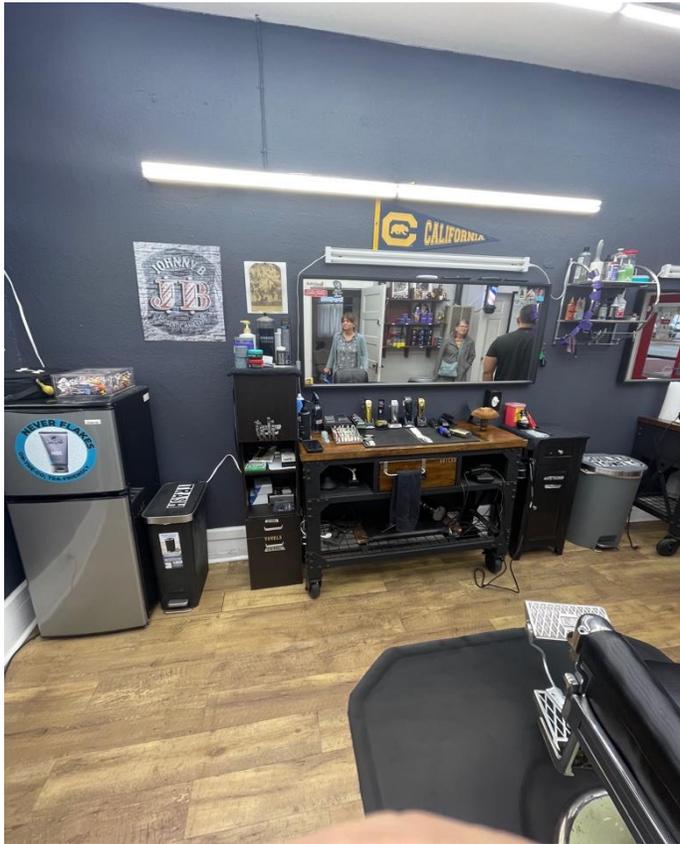


Esparto’s economy is deeply rooted in agriculture, supported by the rich growing conditions of the Capay Valley and surrounding farmland. Key local industries include crop farming, orchard production, livestock operations, and agricultural support services. The community also benefits from tourism activity tied to nearby destinations such as Cache Creek Casino Resort, local wineries, organic farms, and outdoor recreation areas. Esparto’s strategic rural location makes it a hub for agricultural employment while offering opportunities for business growth tied to regional agritourism and food production.



Esparto offers a quiet, relaxed quality of life with a strong sense of community. Residents enjoy local amenities such as neighborhood parks, schools, youth sports, and community events like the popular Almond Festival. With its rural charm, scenic countryside, and close proximity to wineries, hiking trails, and outdoor destinations, Esparto provides a lifestyle well-suited for families, retirees, and those seeking a slower pace of living. Its affordability and access to natural beauty make it an appealing location for both residents and long-term real estate investment.

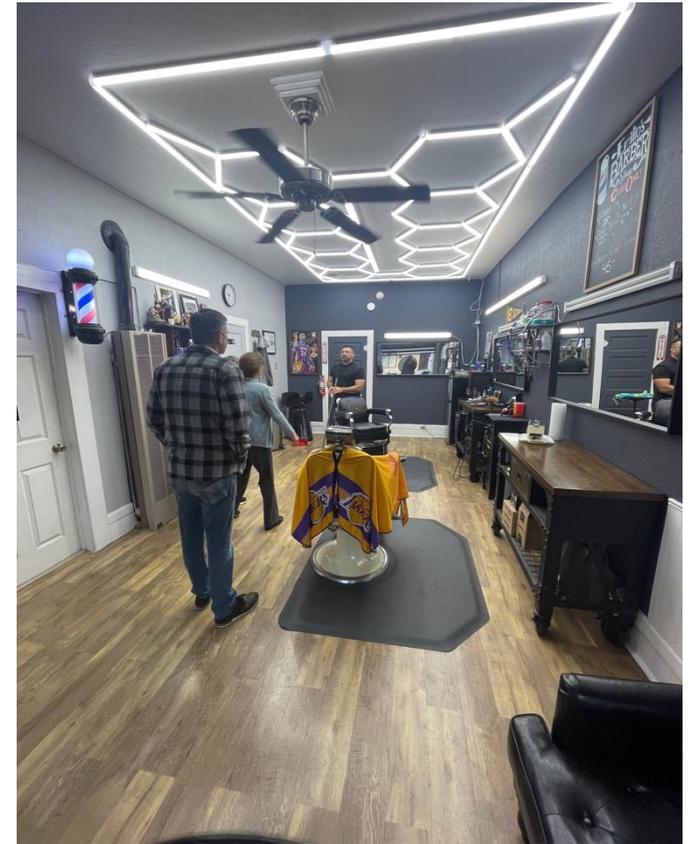
Interior Photos



Retail Storefront



Residential Kitchen



Retail Storefront

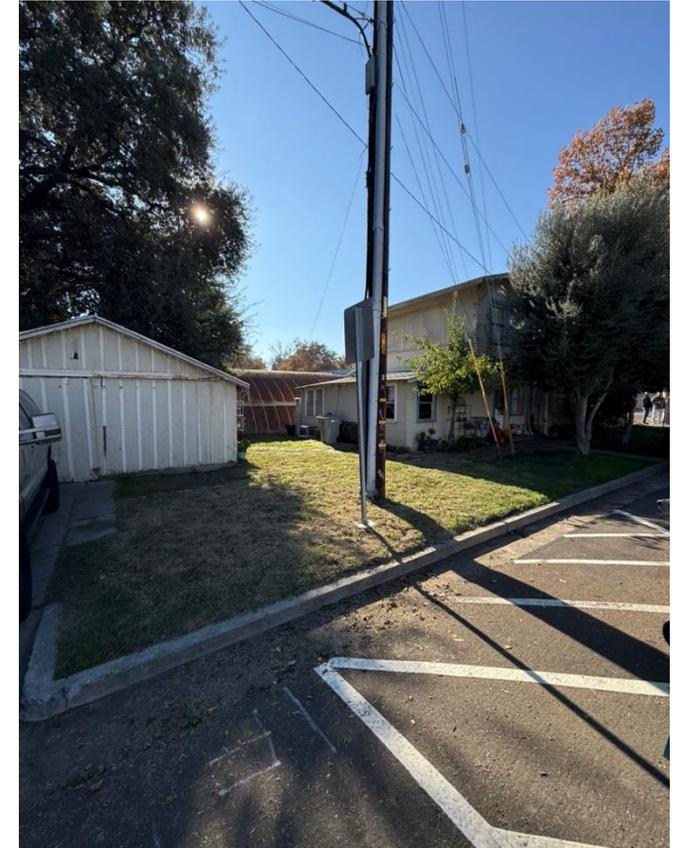
Exterior Photos



Yolo Ave Storefront



Across The Street
From The Ravine



Residential House
and Garage

DISCLAIMER

- The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy, and all information is subject to error, change or withdrawal. You should conduct a careful, independent investigation of the property and verify all information yourself. Any reliance on this information is solely at your risk. Neither this presentation, nor any part of it shall form the basis of or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. Any disclosure, use, copyright or circulation of this presentation or the information contained within is strictly prohibited unless you have obtained Caceres Real Estate's prior written consent.



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