

For Sale 25,600 sq ft parcel of land

1801 9th Street Sacramento, CA 95811



Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100

Sacramento, CA 95819

Phone: 916-361-8500

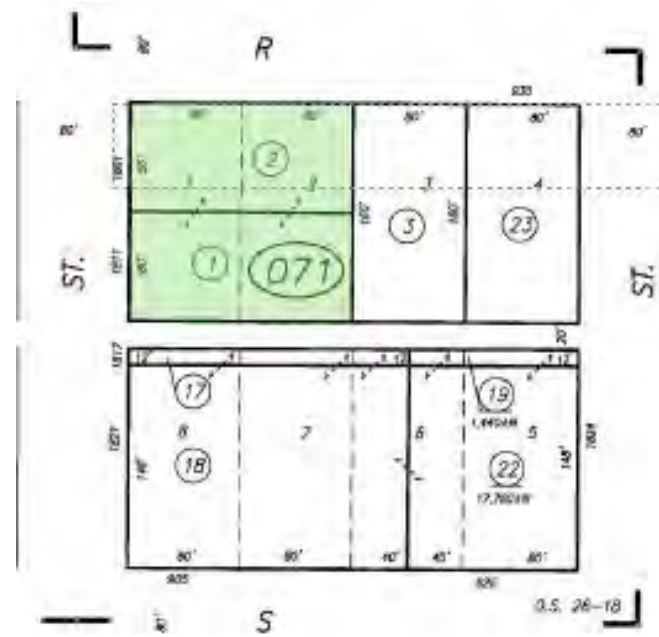
www.sullivangroupe.com



Investment Overview

Highlights

- Excellent site for redevelopment in the path of future growth
- 25,600 square feet of land
- Very walkable to a number of restaurants, galleries, and other attractions
- The City of Sacramento will allow residential and commercial uses
- Easy Access to state capitol
- Short distance to freeway, and nearby transit options
- Zoning: RMX-SPD Residential Mixed Use / Special Planning District



Jim Sullivan

Phone: 916-361-8500
Cell: 916-730-6200
sullivangroupre@aol.com
DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100
Sacramento, CA 95819
Phone: 916-361-8500
www.sullivangroupre.com



The Property

Presented by the Sullivan Group, this property encompasses 25,600 square feet of prime land with a substantial 14,794 square foot building. At present, the space is tenanted by the California Highway Patrol. Positioned along the thriving R Street corridor of Sacramento, this site offers a prime opportunity for redevelopment.

Property Summary

ADDRESS	1801 9th Street, Sacramento CA, 95811
BUILT	1962
CURRENT BUILDING	14,794 SF
PARCEL SIZE	25,600 SF
PARCEL NUMBER	009-0071-002-0000 / 009-0071-001-0000
PARKING	33 spaces
ZONING	RMX-SPD



Jim Sullivan

Phone: 916-361-8500
Cell: 916-730-6200
sullivangroupe@aol.com
DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100
Sacramento, CA 95819
Phone: 916-361-8500
www.sullivangroupe.com



Property Location



Property Photos



Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100

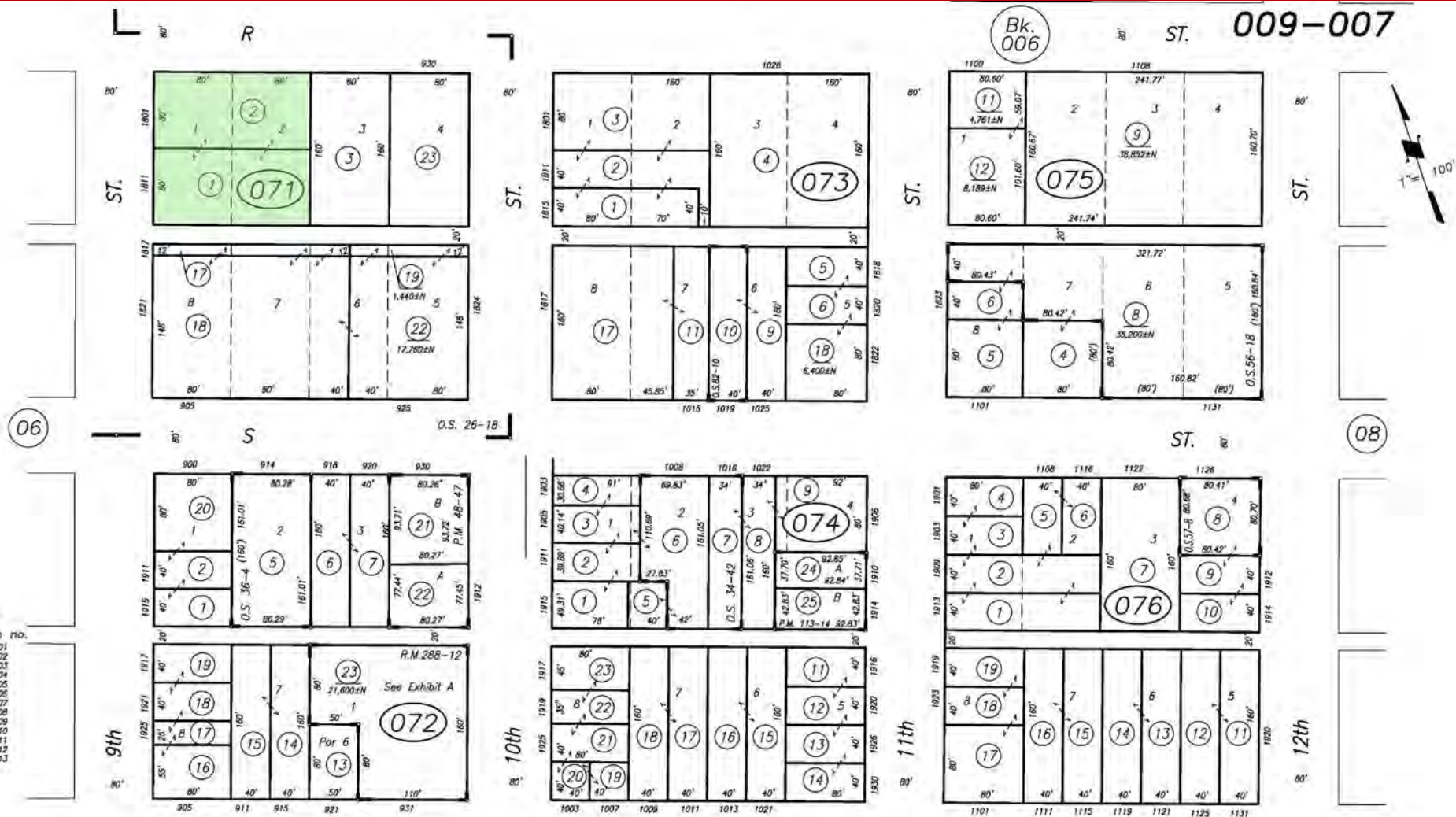
Sacramento, CA 95819

Phone: 916-361-8500 Fax: 916-361-8900

www.sullivangroupe.com



Parcel Map



- Exhibit 'A'
unit no. sub no.
- 923 0001
 - 923 0002
 - 927 0003
 - 929 0004
 - 931 0005
 - 1916 0006
 - 1918 0007
 - 1920 0008
 - 1922 0009
 - 1924 0010
 - 1926 0011
 - 1928 0012
 - 1930 0013

931 T Street, R.M. Bk.288, Pg. 12 (11-14-2001)
 Record of Survey, O.S. Bk. 36, Pg. 4 (2-24-81)
 Record of Survey, O.S. Bk. 34, Pg. 42 (2-5-80)
 Record of Survey, O.S. Bk. 26, Pg. 18 (6-27-68)
 Record of Survey, O.S. Bk. 55, Pg. 19 (10-16-27)

CITY OF SACRAMENTO
 Assessor's Map Bk.009 Pg. 007

Jim Sullivan

Phone: 916-361-8500
 Cell: 916-730-6200
 sullivangroupre@aol.com
 DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100
 Sacramento, CA 95819
 Phone: 916-361-8500
 www.sullivangroupre.com

