

University Development Opportunity



Sullivan Group Commercial Real Estate
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Executive Summary

Offering Price:

\$5,950,000

Lot Size:

2.21 Acres/ 96,170 Sf

Zoning:

C2

Property Profile

Property Address	6948-7042 Folsom Blvd
City, State & Zip	Sacramento, CA 95826
Assessor's Parcel Number	079-0222-002-0000, 079-0222-025-0000, 079-0222-034-0000
No. of Lots	3
Land Size SF	96,170 SF
Land Size AC	2.21 AC
Zoning	C2
Price	\$5,950,000
Price Per SF	\$62
Price Per Acre	\$2,692,300



Information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information. Prospective buyers or tenants should have the experts of their choice inspect the property and verify all information prior to concluding a purchase or lease. Sullivan Group Commercial Real Estate is a d/b/a of James J, Inc., a California Corporation.

Investment Overview

The Sullivan Group is excited to offer a distinctive opportunity to acquire the fee simple interest in three contiguous parcels of prime commercial real estate. Situated at the southern entrance of Sacramento State University on the Folsom Blvd/Ramona Avenue intersection, this property is strategically located near dense residential and commercial properties. With exceptional accessibility to major routes such as Highway 50, 65th Ave, Howe/Powerline, and Regional Transit Light Rail, investors, developers, or owner/users can benefit from unparalleled visibility, frontage, and access to the surrounding sought-after Sacramento submarkets of East Sac, College Town, Fair Grounds, and Elmhurst. Positioned in close proximity to vibrant neighborhoods and thriving businesses, this property is an ideal location for diverse commercial and residential uses. It leverages the area's diverse demographics and robust economics within the rapidly growing Sacramento submarket.

Highlights

- Located at main southern entrance of Sacramento State University
- Prime residential or commercial development
- Parcels can be sold together or separate
- High visibility signalized corner, attractive daily traffic counts

Permissible Uses:

In the C-2 zone, the relevant general plan designation (UCORLOW), permitting the following:

Residential (solely) – with no density restrictions (FAR is not applicable)

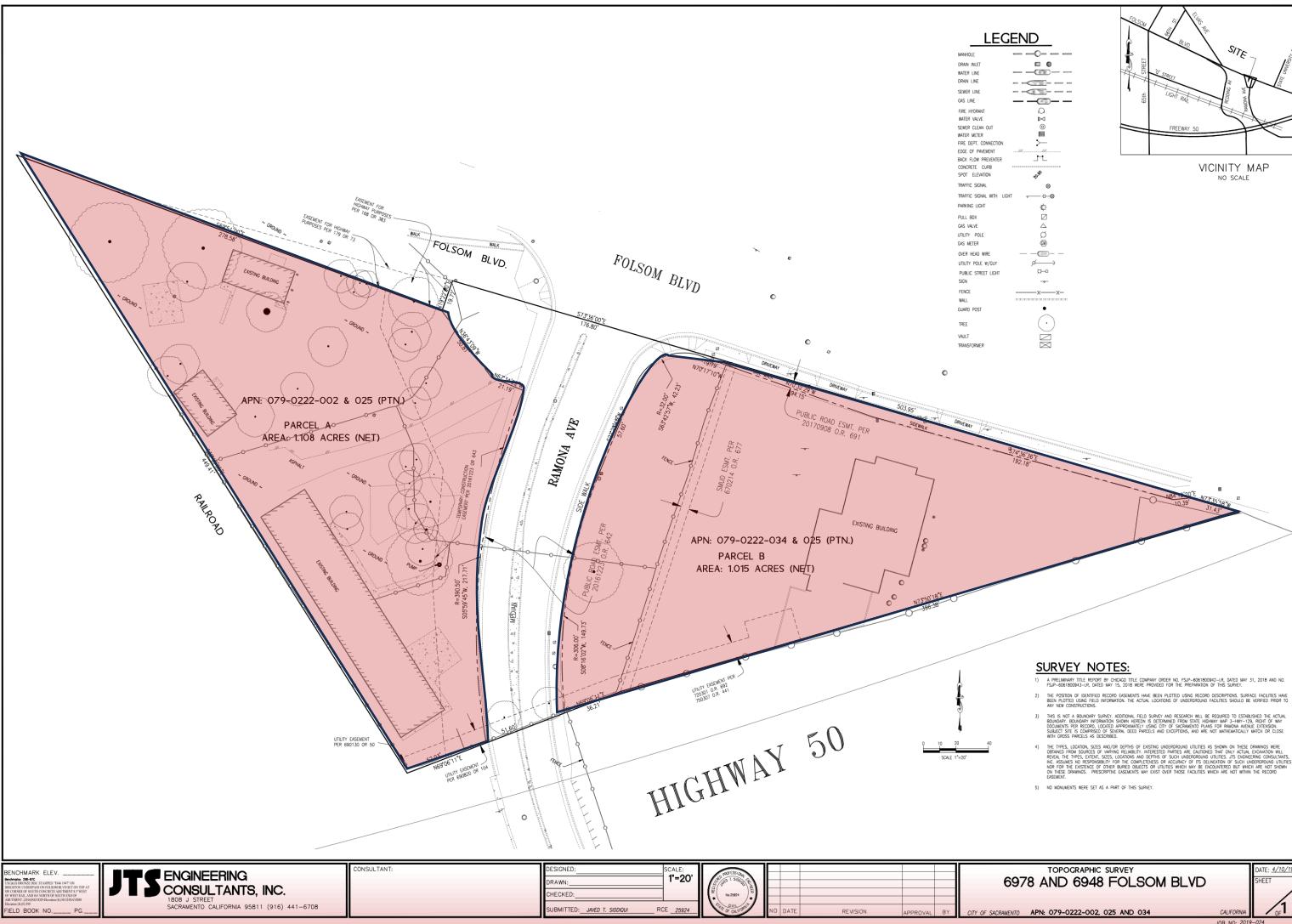
- Minimum: 20 dwelling units per acre
- Maximum: 110 dwelling units per acre

Nonresidential & Mixed-Use – subject to FAR (density is not applicable)

- Minimum FAR: 0.3
- Maximum FAR: 3.0

Approved uses encompass Multifamily, Commercial, and Mixed-Use

Parcel Map

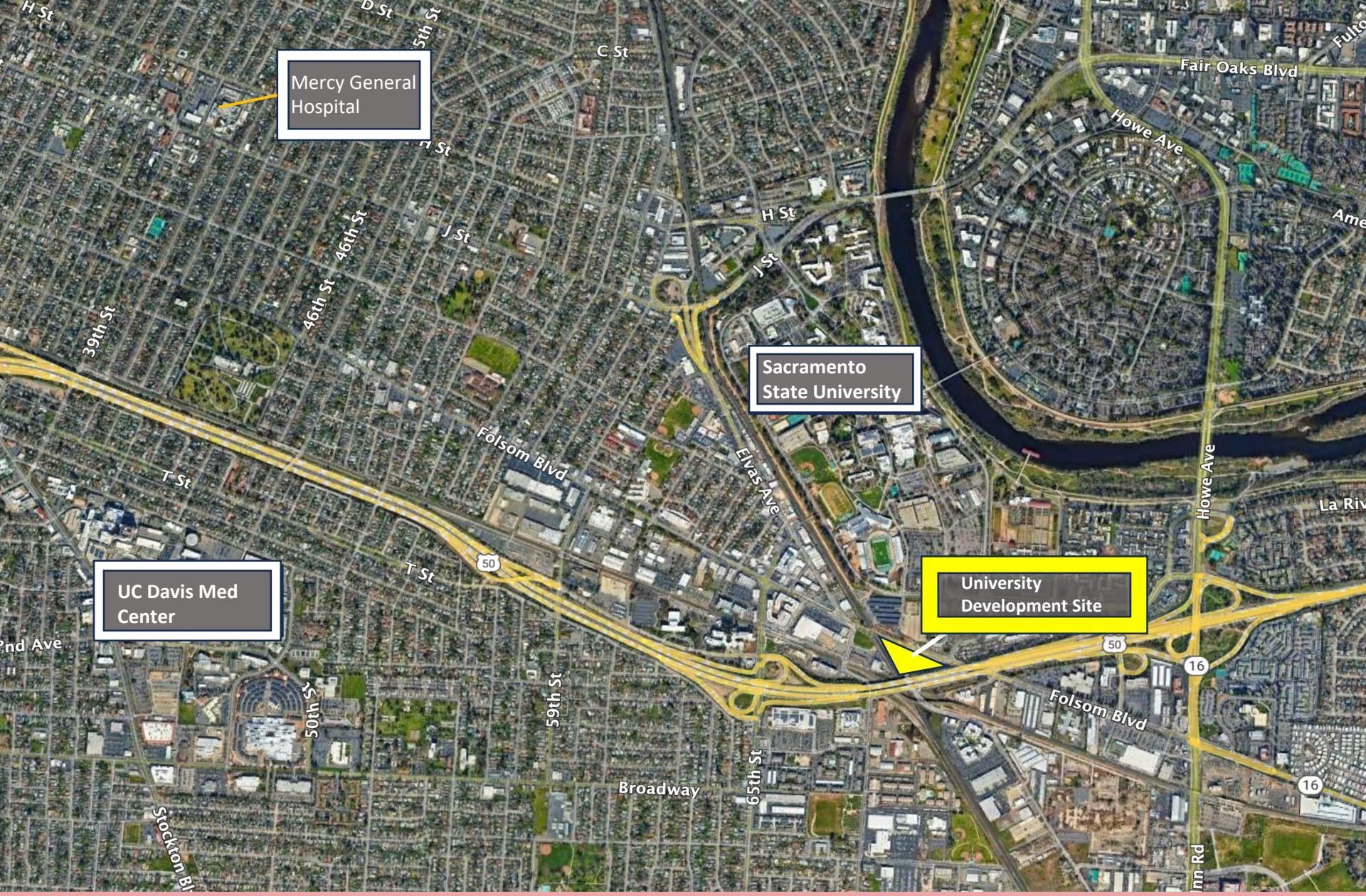


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Property Location



The Sacramento Roseville Arden Arcade metro comprises four counties: Sacramento, El Dorado, Placer, and Yolo, situated in the heart of California's expansive 400-mile Central Valley. In contrast to the nearby San Francisco Bay Area, Sacramento offers businesses lower costs, fostering job creation that surpasses the national average. Many commuters to the Bay Area also call this region home. The ongoing employment opportunities and redevelopment initiatives are poised to propel Sacramento's population growth beyond the national average. The property holds a prime location, providing convenient access to various medical institutions, universities, shopping, and dining destinations. Commuting is effortless, thanks to proximity to freeways and the American River Bike Trail for cycling enthusiasts. Positioned as the closest building in the Highway 50 Corridor to Downtown & Midtown Sacramento, this property benefits from being in the state capital, part of the world's fifth-largest economy. Despite sometimes being overshadowed by tourism-centric cities like San Francisco, Los Angeles, and San Diego, Sacramento's role as the governmental hub ensures economic stability throughout the region. Increasingly recognized as an outdoor enthusiast's paradise, Sacramento's central location offers easy access to Lake Tahoe, the Sierras, Yosemite, and the Coast. Just 85 miles east of San Francisco, Sacramento provides unfettered access to the entertainment amenities of the Bay Area and Northern California at about 60% of the cost. Sacramento has experienced robust employment growth, surpassing the national average since 2012. While professional and business services, along with leisure and hospitality, have been strong contributors, education and health services have been the primary sectors driving job growth. The city's relative affordability, coupled with a wealth of amenities, remains a significant attraction. Anticipated population growth of approximately 1% annually (20,000 for the region) over the next five years is expected to outpace the national average. Household growth continues to exceed the rate of single-family and apartment deliveries. Recent years have witnessed a surge in Bay Area residents migrating to Sacramento to escape exorbitant housing costs, further emphasizing the region's appeal.



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