

CALIFORNIA
STATE
UNIVERSITY,
SACRAMENTO

6801 Elvas Ave

6801 ELVAS AVE

SACRAMENTO, CA 95819 // FOR SALE & LEASE
LAND - 1.37 ACRES

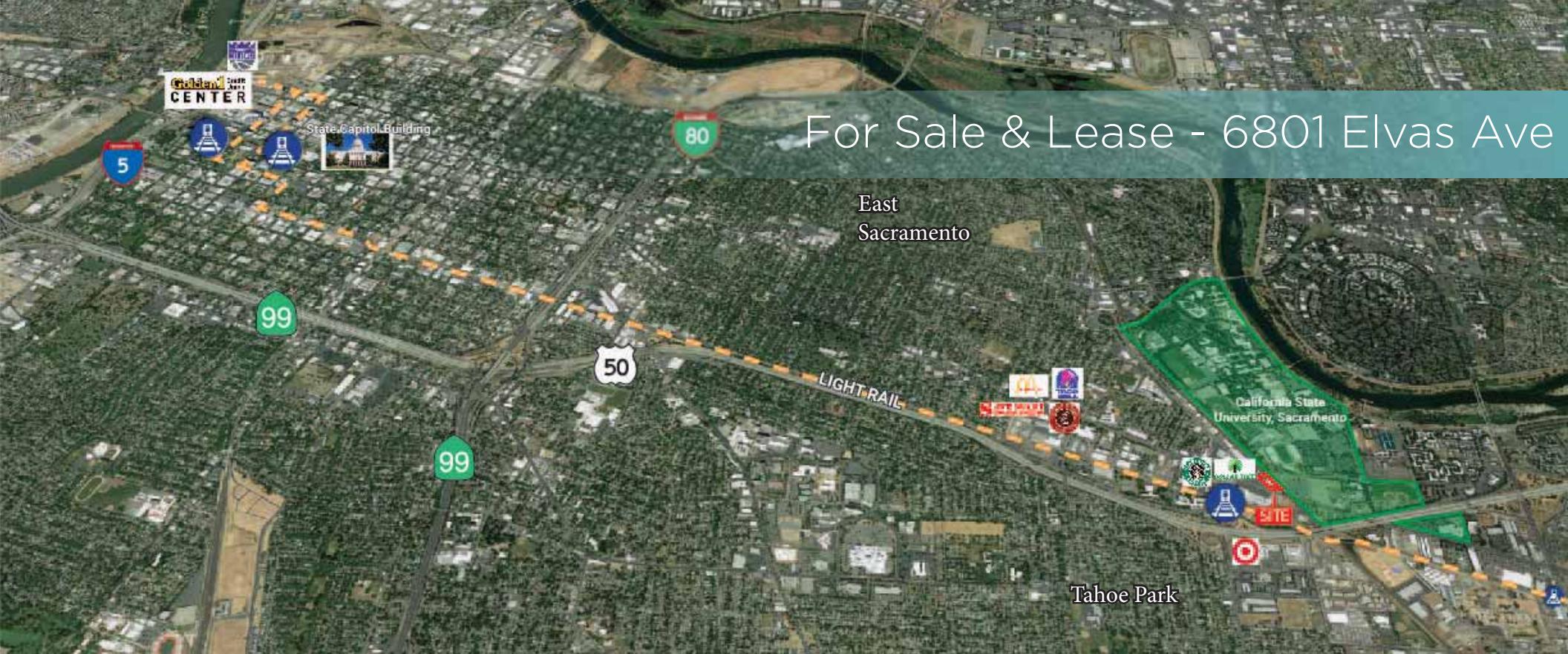
NEWMARK

Exclusively Offered By:

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SITE INFORMATION

This property is uniquely situated adjacent to California State University, Sacramento and between the highly desirable and established neighborhood of East Sacramento and the up-and-coming neighborhood of Tahoe Park. This is an ideal opportunity for an owner/user, or a development project that would capture the needs of the surrounding communities.

- +/-1.37 Acres with an approximately 13,200sf industrial office and warehouse (with ability to assemble an additional +/- .16 acres with an approximately 1,320sf home office building).
- Flood Zone X
- Zoning C-2-TO (TO allows residential uses of RMX)
(<https://www.cityofsacramento.org/Community-Development/Resources/Online-Library/2035--General-Plan>)
- APN: 008-0391-011-0000
- Close proximity to 65th Street Light Rail Station and Regional Transit systems, connecting to the State Capitol and all areas of Sacramento
- Approximately a five minute walk to California State University Sacramento
- Within walking distance to many retail amenities including Grocery Outlet and Starbucks
- ADT at Folsom and Elvas is 21,045 (2017)
- Utilities: Site has access to all public utilities
 - Electricity - SMUD - 916.732.5700
 - Gas - PG&E - 877.743.7782
 - Sewer/Water/Trash - City of Sacramento - 916.264.5010

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SACRAMENTO

City of Sacramento is the Capitol of California with a 90-minute travel time to San Francisco and Lake Tahoe areas and just 60-minutes to Napa Wine Country.

Home to the Sacramento Kings NBA basketball and River Cats AAA baseball team.

City of Sacramento is the 35th largest city in the United States with over 485,000 people.

Sacramento MSA population is in excess of 2.56 million (3% increase since 2017).

±29,000 Bay Area residents move to Sacramento annually. 72% of the home searches in Sacramento are from the Bay area. [Click here to view article](#)

#3 U.S. Metro for relocation.



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CALIFORNIA STATE UNIVERSITY SACRAMENTO

Located within walking distance to California State University, Sacramento.

Enrollment Fall 2021: 31,573 students, 28,904 undergraduates and 2,669 graduate students

300 acre campus. Offers 72 different Bachelor degree programs, 59 Masters degree programs, 28 Technology credentials and two Doctoral programs.

Division I NCAA Athletics

Student enrollment has grown over 13% during the last seven years and it is estimated that 50% of enrollment now comes from outside of the area.

Estimated 40% of student population locates to student housing (National Average).



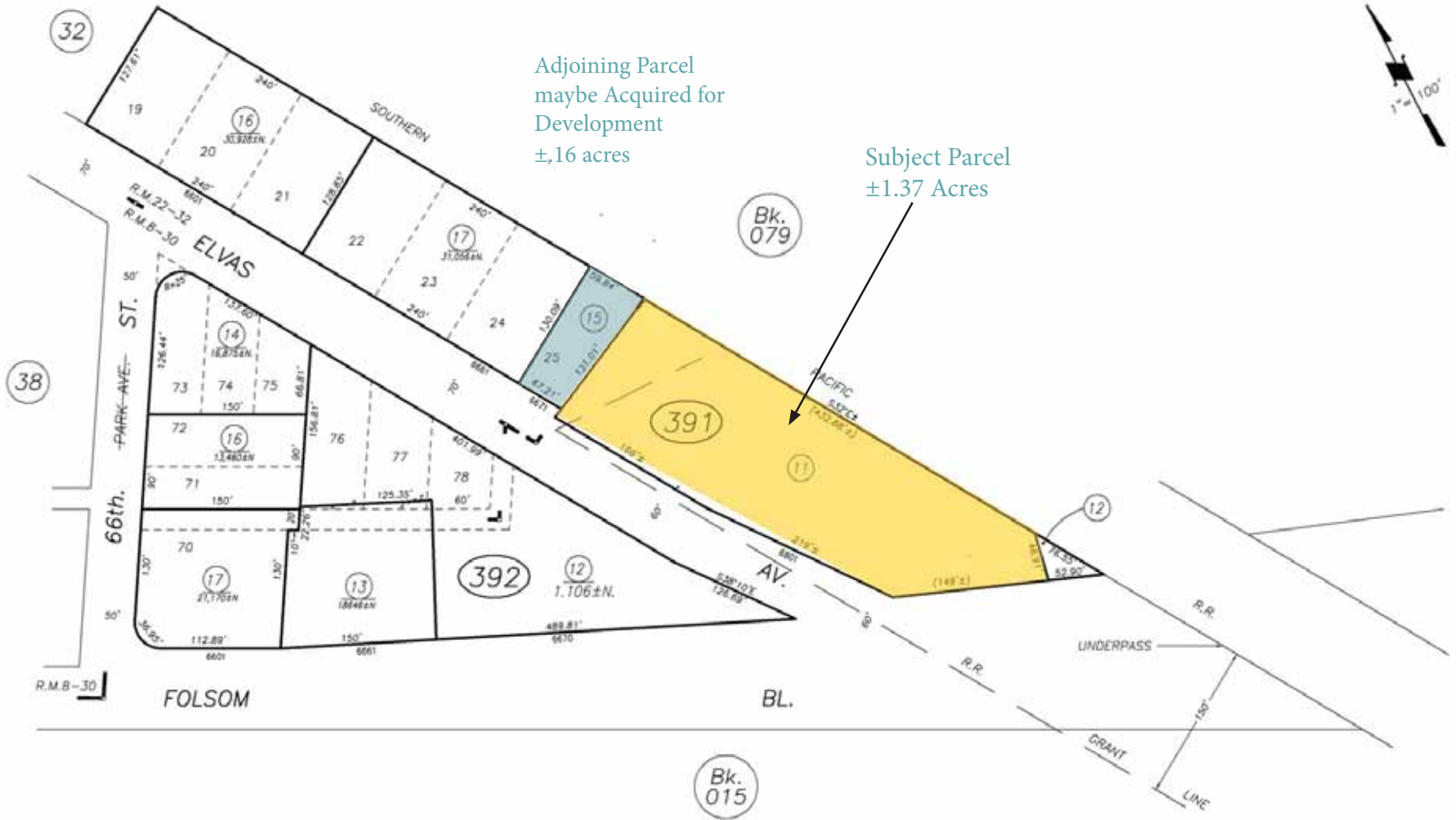
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SACRAMENTO, CA 95819

East Sacramento

Tahoe
Park

65th street

50

SMUD

65th street

50

TARGET

GROCERY
OUTLET

SITE

California State
University,
Sacramento

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