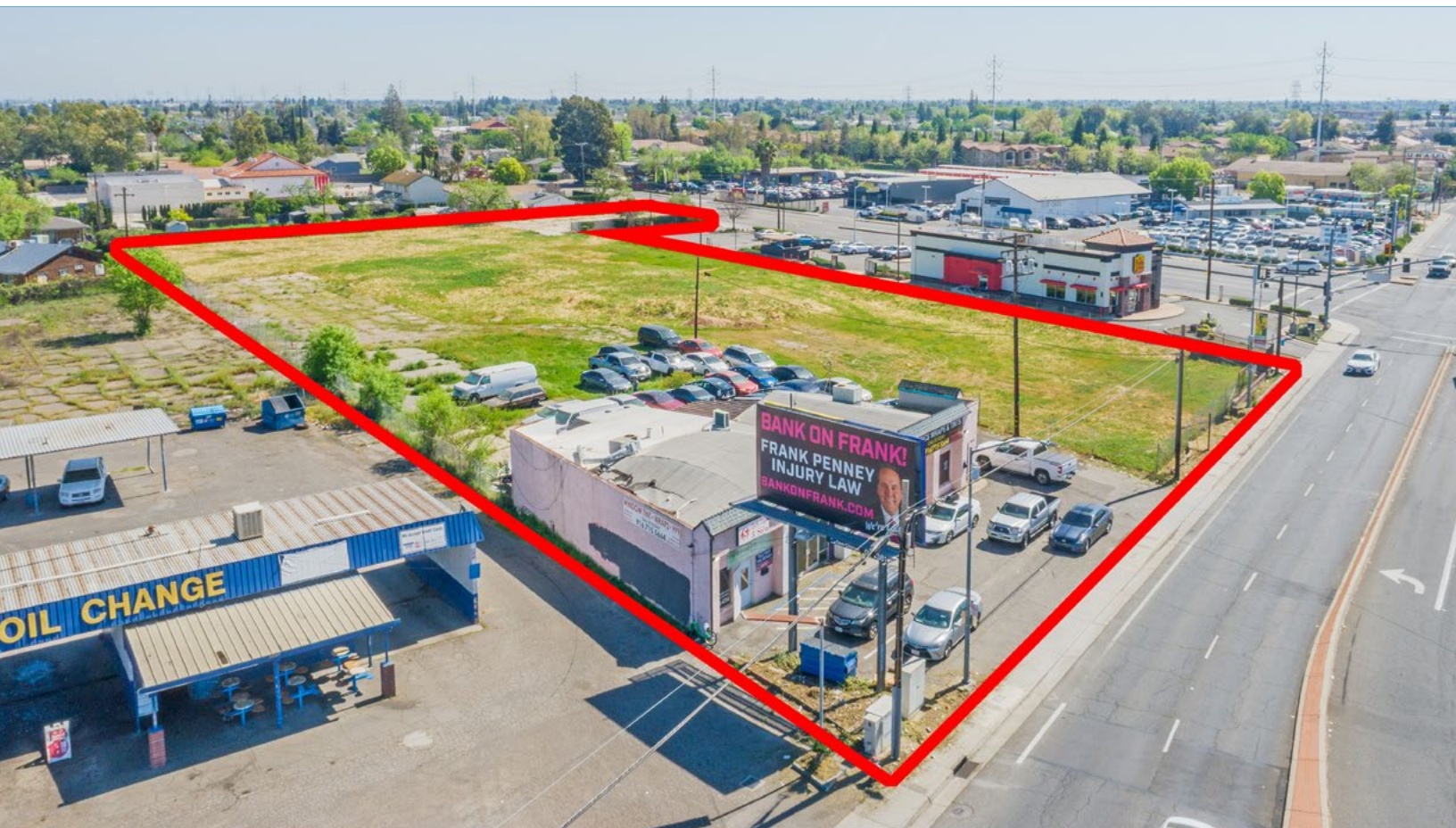


# LIBERTY PLAZA

**6333 - 6341 Stockton Blvd, Sacramento, CA**  
**Covered Land Play or Mixed-Use Infill Development Opportunity**





i-Tea  
Su Van Juice  
Seafood House Quan Oc  
A & A Supermarket

El Pollo Loco

ELDER CREEK RD: >61K CPD

STOCKTON BLVD: > 81.8K CPD



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# THE OPPORTUNITY

± 2.33  
ACRES

\$3,250,000  
PURCHASE PRICE

\$32  
PSF LAND VALUE

IMMEDIATE  
INCOME

## COVERED LAND PLAY WITH FUTURE MIXED-USE DEVELOPMENT POTENTIAL

Liberty Plaza represents a rare opportunity to acquire a scaled infill development site with immediate income, flexible timing, and long-term multifamily or mixed-use upside in one of Sacramento's most active transitional corridors.

The Property consists of a ±2.33-acre (±101,495 square foot) parcel improved with a ±3,787 square foot single-story retail building occupied by three tenants on triple-net (NNN) leases. Producing approximately \$70,000 in annual net operating income, the existing improvements create a true covered

land play—allowing a buyer to offset holding costs while planning for the site's eventual redevelopment.

At a purchase price of \$3,250,000, the offering equates to approximately \$32 per square foot on the land, presenting an attractive basis for a corridor of this scale, visibility, and long-term redevelopment potential. For developers and land investors, that basis is particularly compelling when paired with interim income and the ability to phase a future project around the timing of existing lease expirations.

The real value proposition lies in

the balance of the site: a substantial amount of largely unimproved land positioned for multifamily and/or mixed-use development, with the existing retail footprint becoming available for incorporation into a larger development plan as the current leases mature. This provides both near-term flexibility and a clear path to unlocking the Property's highest and best use over time.

Located in the heart of the Stockton Boulevard corridor in South Sacramento, Liberty Plaza sits within one of the city's most vibrant and culturally significant commercial districts. The area serves

as the epicenter of Sacramento's Asian Pacific Islander community and is widely known for its concentration of authentic restaurants, neighborhood-serving businesses, and strong local identity. This character, combined with dense surrounding population and consistent daily activity, gives the corridor a level of authenticity and staying power that is difficult to replicate.

The corridor is also supported by an established **Business Improvement Area**, where property and business owners work collectively to improve security, safety, beautification, and economic de-

velopment. That coordinated investment is now being amplified by broader public and institutional momentum, including the emergence of Aggie Square, the transformative UC Davis-led research and innovation campus that is expected to materially elevate demand for nearby housing, retail, and services.

Further reinforcing the opportunity, the **Stockton Boulevard Specific Plan** provides a long-term framework for enhanced infrastructure, quality-of-life improvements, and future development intensity along the corridor. In practical terms, this means Liberty Plaza is not

simply a land play with income—it is a strategically positioned site within a corridor already moving toward greater density, stronger fundamentals, and higher long-term land values.

For the buyer seeking scale, current yield, and future redevelopment optionality, Liberty Plaza offers a compelling combination of basis, income, and timing in a location where those opportunities are becoming increasingly scarce.



## PROPERTY DETAILS

**Address:** 6333 - 6341 Stockton Blvd, Sacramento, CA 95824  
**Purchase Price:** \$3,250,000 / \$32 PSF (Land Value)  
**Lot Size:** ± 101,495 SF (2.33 Acres)  
**Building Size:** ± 3,787 SF (Retail)  
**NOI:** \$69,324  
**Zoning:** C-2-SPD  
**Development Potential:** Up to ± 200,000 SF

### EXISTING INFRASTRUCTURE

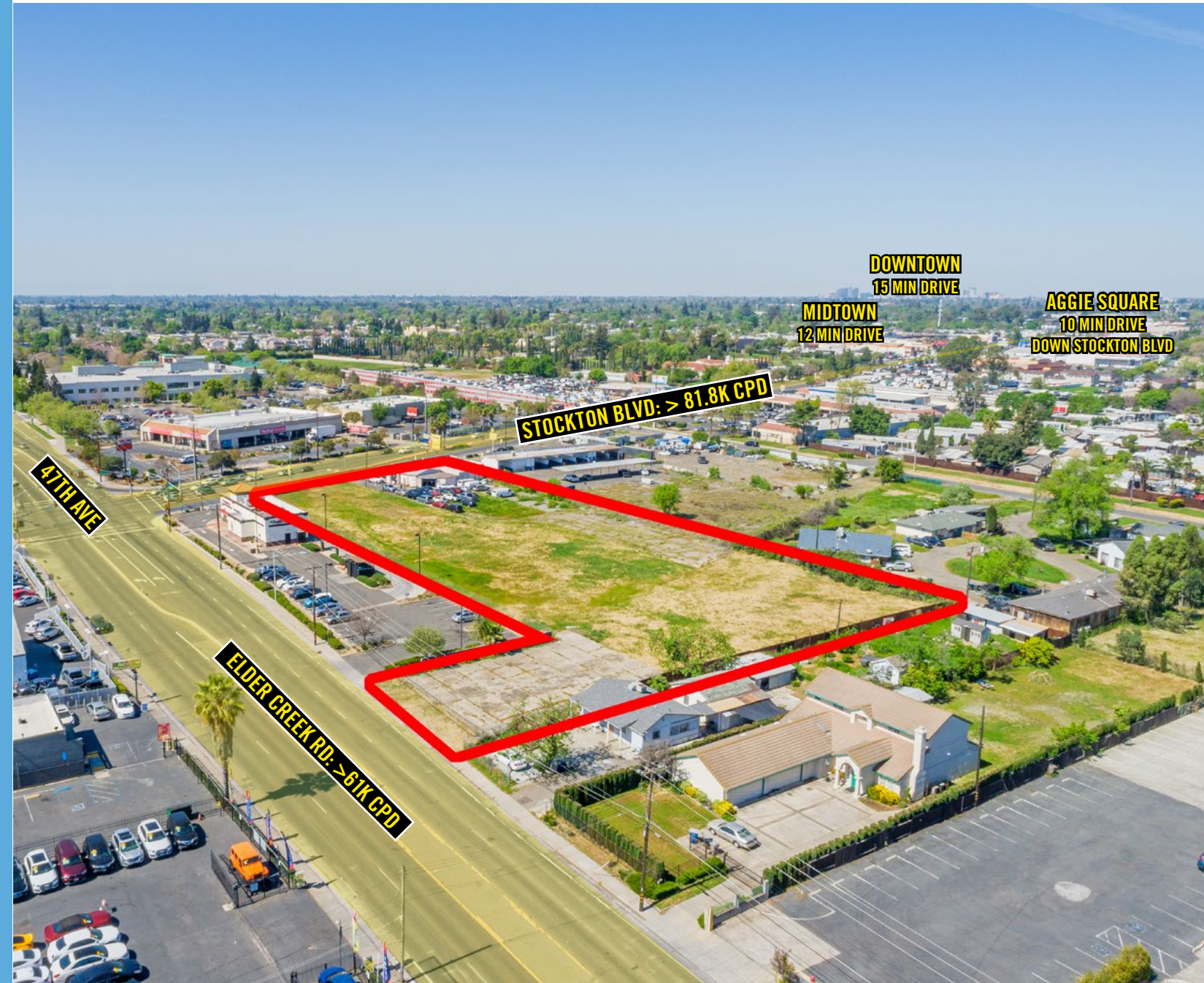
**Curbs/Gutters/Sidewalks:** Offsite: Yes  
Onsite: No  
**Electricity:** Yes, Partial (existing service to retail building; additional capacity required for future development)  
**Gas:** Yes, Partial (existing service to building; upgrades likely required for redevelopment)  
**Water/Sewer:** Yes, Available (existing service to building; capacity and connection points to be verified by Buyer)  
**Storm Drain:** Yes, Available (area served by municipal storm drainage infrastructure; on-site improvements likely required with development)

### UTILITY PROVIDERS

**Electricity:** Sacramento Municipal Utility District  
**Gas:** Pacific Gas and Electric Company  
**Water/Sewer/Trash:** City of Sacramento Utilities Department

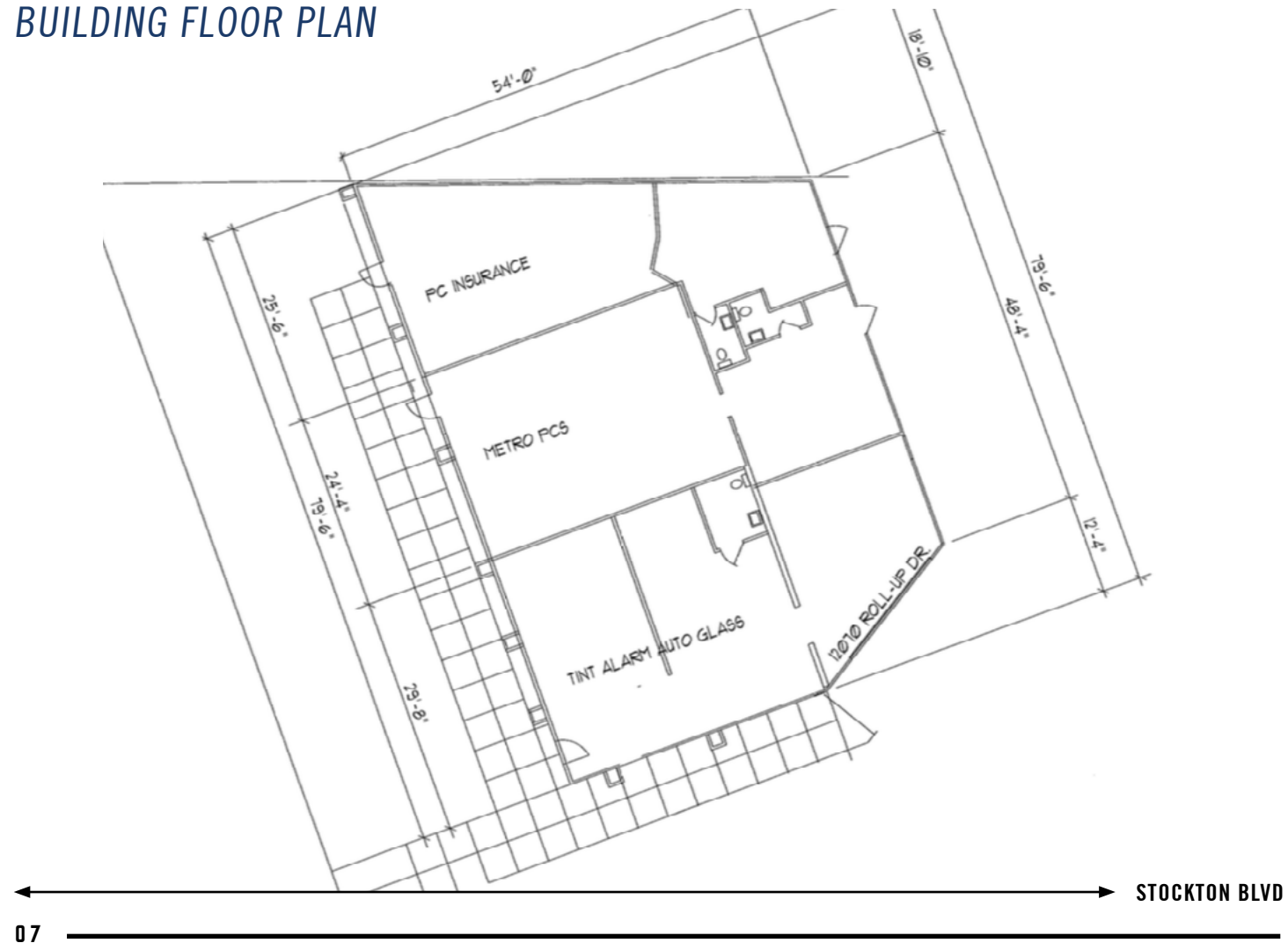
### SEISMIC/FLOOD

**Fault Zone:** Not located within a designated Alquist-Priolo Earthquake Fault Zone (per California Department of Conservation — subject to Buyer verification)  
**Flood Zone:** Zone X (FEMA Map 06067C0195H, effective August 16, 2012)

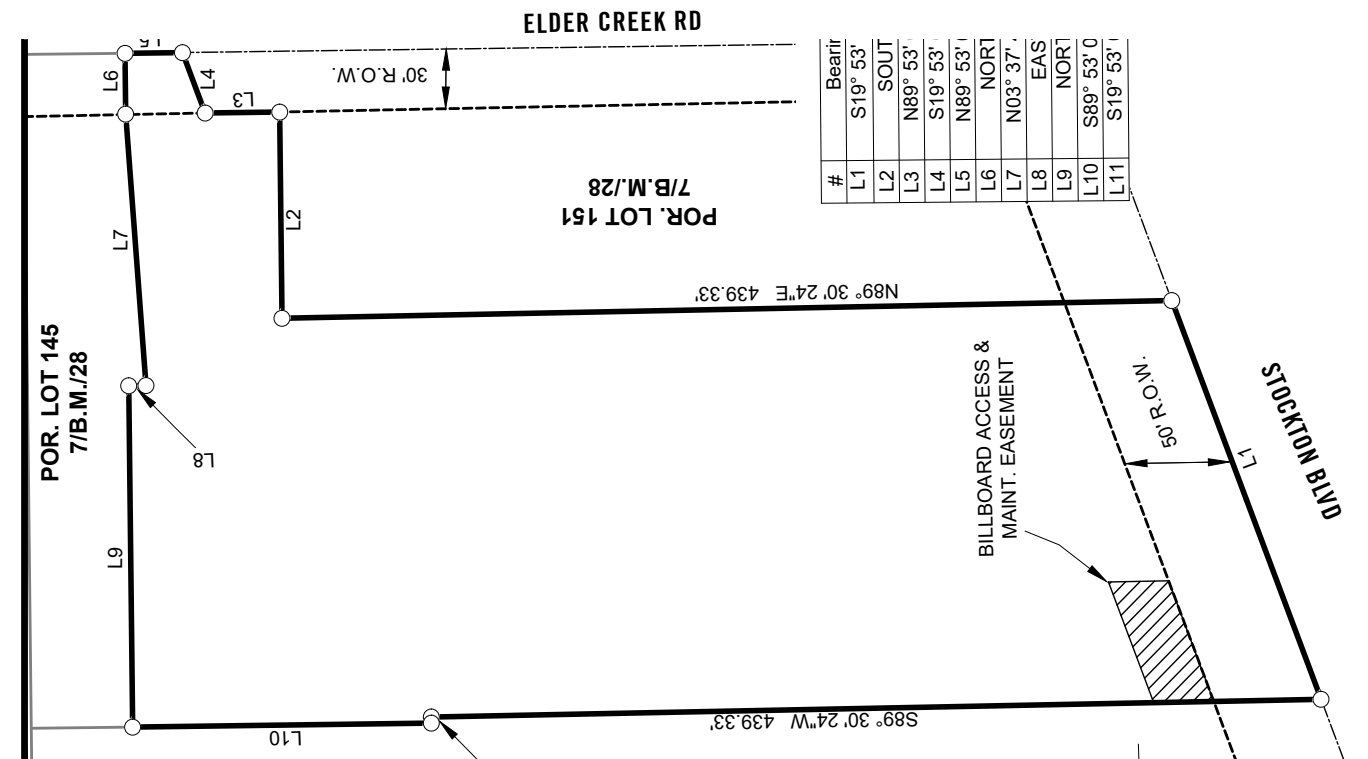


# FLOOR PLANS

BUILDING FLOOR PLAN



SITE PLAN





**3 THE VISION**  
6341 STOCKTON BLVD

# THE VISION

## INFILL DEVELOPMENT PROJECT

The Subject Property is zoned C-2- SPD with a density prescription as follows:

- General Plan Land Use: Residential Mixed Use
- Minimum Residential Density Dwelling Units Per Net Acre: 15
- Minimum Floor Area Ratio ("FAR"): 0.15
- Maximum Floor Area Ratio ("FAR"): 2

These layers correspond with Map LUP-5 through Map LUP-8, in the adopted 2040 General Plan Land Use and Placemaking Element.

To summarize the development potential for the Subject Property, [by right per the 2040 General Plan](#):

If the retail building remains, long term leases are put in place across all suites, and we assume a 3x area coverage required by the building for parking in the front and trash/recycling/storage in the rear, we are left with approximately 90,134 square feet of vacant land (3787 SF x 3 = 11,361 SF effective building coverage. 101,495 SF total land – 11,361 SF = 90,134 SF).

- With the "by right" 2.0 FAR, a savvy developer could build up to 180,000 SF of mixed-use residential product on the Subject Property.
- If the existing leases were extinguished (the tenant with the renewal option may require compensation) and the retail building was demolished, a project of up to 200,000 SF may be achievable.

# THE LOCATION

STOCKTON BLVD CORRIDOR  
PLACER.AI 2025-CURRENT



1.1M  
VISITS



FAMILY UNION  
HIGHEST VISITOR GROUP



10 MIN DRIVE  
TO AGGIE SQUARE / MED CENTER

Positioned at the highly visible corner of Stockton Boulevard and Elder Creek Road, this infill development opportunity offers a rare combination of immediate income potential and long-term upside in one of Sacramento's most active growth corridors. Stockton Boulevard is a major north-south arterial with strong daily traffic counts, providing excellent visibility and accessibility for the existing retail building. This built-in exposure supports stable tenancy and consistent cash flow, while the surrounding neighborhood and communities continue to experience steady residential and commercial demand.

A key benefit is its proximity to Aggie Square and the UC Davis Medical Center, just a short 10 minute drive away. Aggie Square is a transformative mixed-use in-

novation district that is rapidly becoming a hub for life sciences, technology, and research, attracting a highly educated workforce and significant investment into the surrounding area.

The UC Davis Medical Center is one of the region's largest employers, bringing a constant flow of professionals, patients, and visitors. Together, these anchors create sustained demand for housing, neighborhood-serving retail, and supporting services.

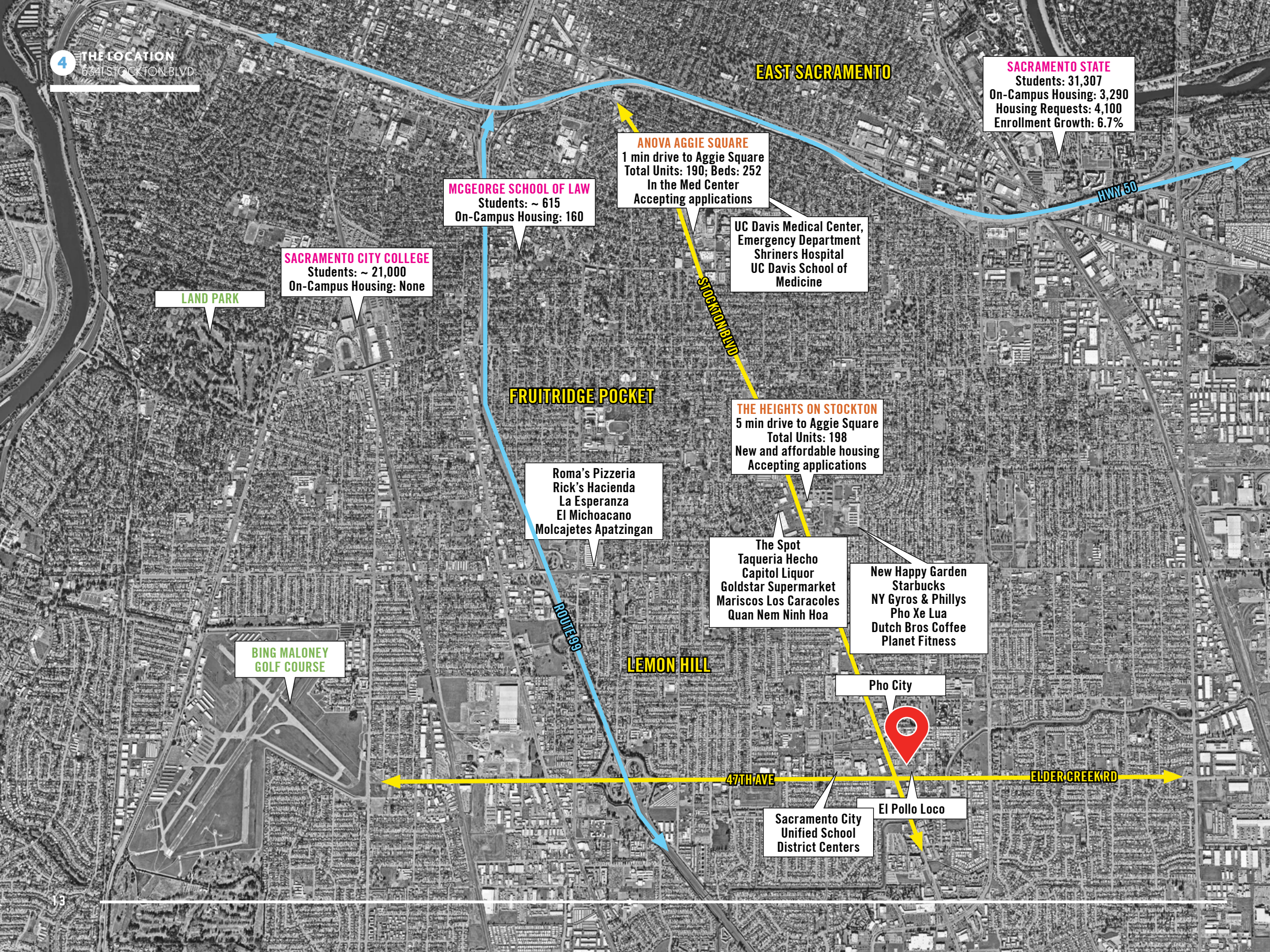
The site's infill designation further enhances its value, as it is located within an established urban area where infrastructure is already in place. This reduces development hurdles and allows investors to capitalize on Sacramento's pro-housing initiatives and increasing de-

mand for well-located residential units. With appropriate entitlements, the land offers the potential to be redeveloped into multifamily or mixed-use housing, catering to professionals seeking convenient access to Aggie Square, the medical campuses, and Downtown Sacramento.

By combining an existing retail asset with redevelopment potential, this property provides a flexible investment strategy: generate income in the near term while planning for future residential or mixed-use development. Its strategic location, strong connectivity, and proximity to major employment centers make it an ideal opportunity for investors and developers looking to participate in Sacramento's continued growth and urban transformation.



**4 THE LOCATION**  
6341 STOCKTON BLVD



# HOUSING SHORTAGE

A student housing gap already exists. Starting in 2026, Sacramento State freshmen are expected to live on campus for 2 years. Exemptions exist, but the housing gap is about to get bigger. Even with new housing underway, Sacramento State doesn't have the capacity to keep up. Demand will continue to push off campus and the Stockton Blvd Corridor is a next viable choice. There are very few apartment complexes between the Property and Aggie Square with over 50 units that are geared towards student housing.

