

**7400**  
**FOLSOM**  
**BOULEVARD**  
SACRAMENTO | CA



**FOR SALE**

**±1.6 ACRE MULTIFAMILY DEVELOPMENT SITE**  
**PRICE REDUCED - ~~\$4,400,000~~ \$4,100,000**

OFFERING MEMORANDUM

**NEWMARK**

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## DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

## THE OFFERING



Newmark, as the exclusive advisor, is pleased to present the opportunity to acquire 7400 Folsom Boulevard, a prime infill multifamily development site located in Sacramento, California. Located within a  $\frac{1}{4}$  mile from California State University, Sacramento (CSUS), this opportunity is ideal for any investor/developer looking to build and capitalize on the ever-growing CSUS ( currently 31,000 students), and overall demand for student/affordable/market rate housing. This level 1.6-acre parcel is visible from eastbound U.S. Highway 50 and strategically located in Sacramento's most dynamic submarkets for residential growth along the highly transit-rich Folsom Blvd corridor.

Currently, this property is leased by Brightview Landscape Services, Inc., one of the leading commercial landscape companies in the United States. Brightview is in the 4th year of a 5-year extension term, expiring in August 2027 and paying \$12,823/Mo NNN. With 2 years remaining in this lease and income in place, this opportunity allows the developer ample time to secure their necessary approvals, entitlements, financing, etc.

BrightView Landscape Services Inc. is one the nation's largest commercial landscaping company, offering landscape maintenance, development, design, and enhancements, including services like tree care, water management, and sports turf services. Formed in 2014 by a merger of Brickman Group and ValleyCrest Landscape Companies, BrightView serves diverse clients such as corporate properties, HOAs, healthcare facilities, and educational institutions across the United States. Brightview Landscape Services Inc. is a publicly traded company under Brightview Holdings, Inc. (BV).

# OFFERING SUMMARY

<b>Address:</b>	7400 Folsom Boulevard, Sacramento, CA
<b>Price:</b>	\$4,100,000
<b>Price/SF:</b>	\$58
<b>Site Size:</b>	±1.6 Acres Total (±69,696 SF)
<b>Building SF:</b>	±6,700 SF (4 Structures)
<b>Current Use:</b>	Landscape Services (Bright View Landscape Services, Inc.)
<b>Current Rent:</b>	\$12,823/month + NNNs
<b>Term:</b>	Expires August 2027
<b>Proposed Use:</b>	Multifamily Development
<b>Frontage:</b>	142' on Folsom Boulevard
<b>Parcel #:</b>	079-0222-021-0000
<b>Zoning:</b>	C-2 (General Commercial)
<b>Flood Zone:</b>	X - Fema Map



## PROPERTY HIGHLIGHTS



±1.6 Acre Lot



CSUS (Sacramento State) - 31,000 Student Population



C-2 Zoning (General Commercial)



Easy Access to Freeways



Premier Infill Location



1/4 Mile to CSUS (Sacramento State)



Multifamily Development Site



Great Visibility



Income In Place



Opportunity Zone

# ZONING

## C-2: General Commercial Zone

The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

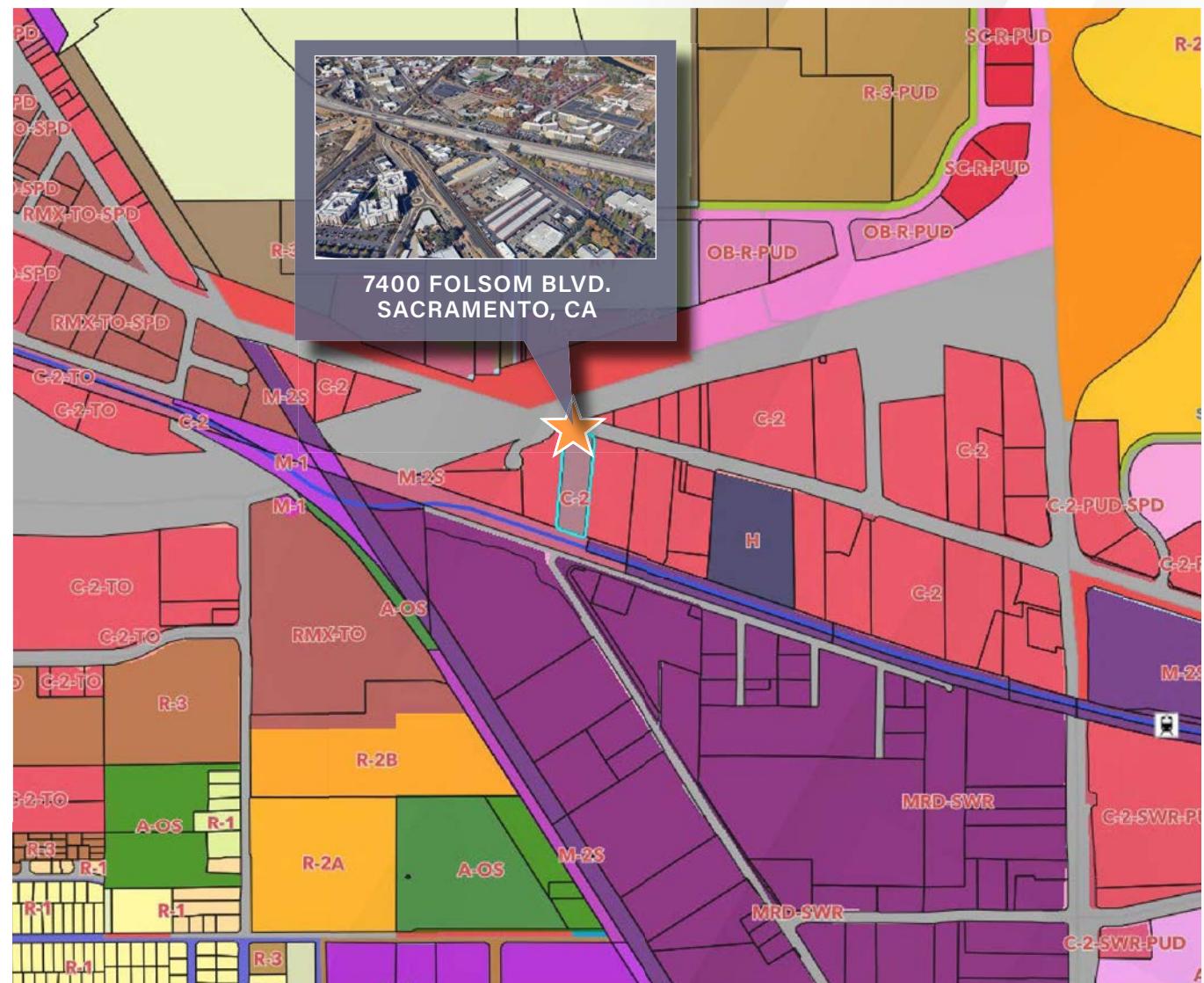
### C-2 zone-Height, density, lot coverage, and floor area ratios

Distance (feet)	Height (feet)
0-3	45
40-79	55
80+	65

Density. The minimum and maximum densities are established in the general plan

Lot coverage. There is no lot coverage requirement.

Floor area ratios. Minimum and maximum floor area ratios are established in the general plan.



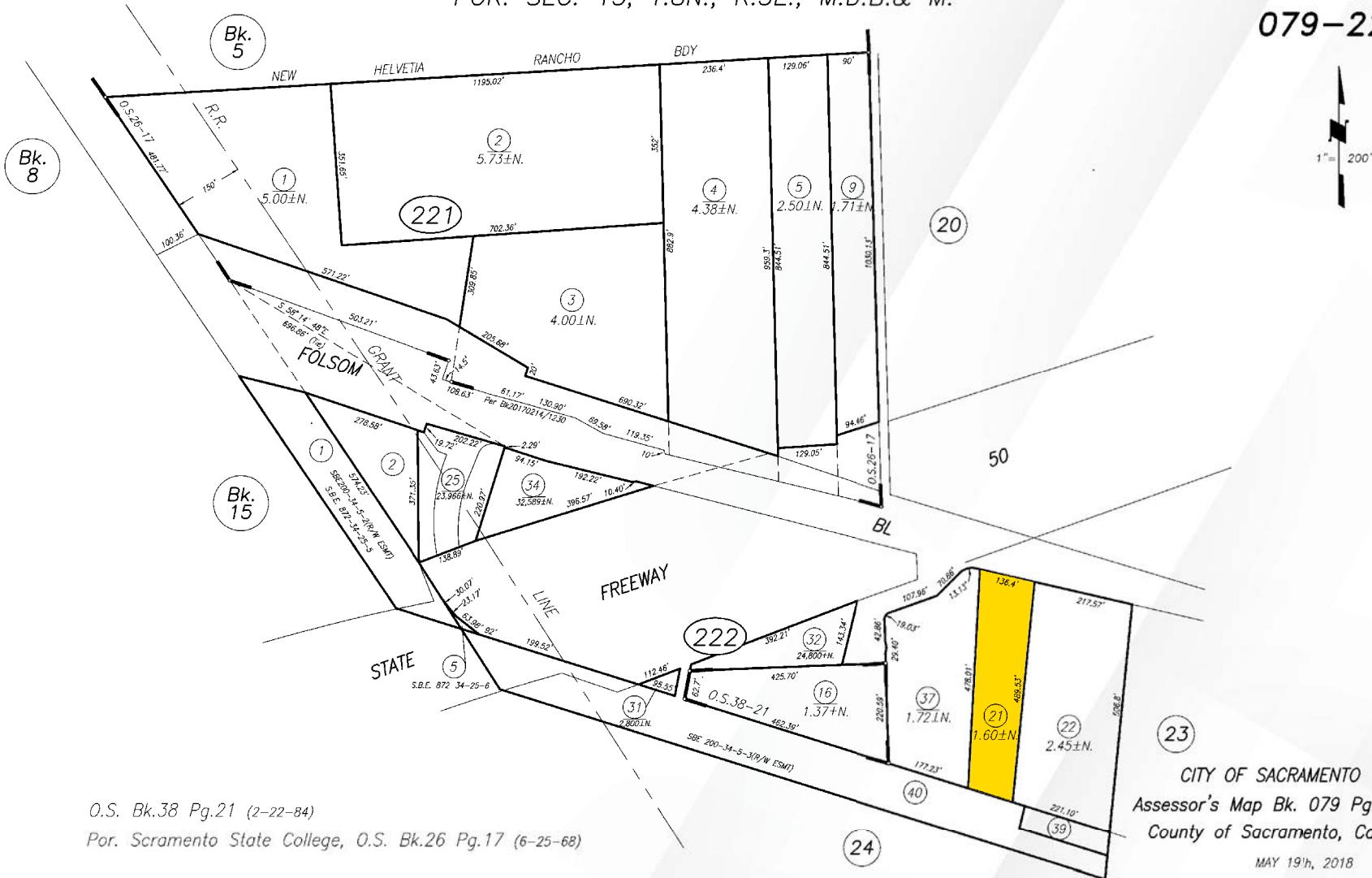
[Click HERE](#) to view detailed zoning information.

# PARCEL MAP

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 15, T.8N., R.5E., M.D.B.& M.

079-22



O.S. Bk.38 Pg.21 (2-22-84)

Por. Sacramento State College, O.S. Bk.26 Pg.17 (6-25-68)

CITY OF SACRAMENTO  
Assessor's Map Bk. 079 Pg. 22  
County of Sacramento, Calif.

MAY 19<sup>th</sup>, 2018

# PROPERTY COMPARABLES

## FOR SALE

#	Address	Price	Size	Price/SF	Status	Comments
	<b>7400 Folsom Boulevard, Sacramento</b>	<b>\$4,100,000</b>	<b>1.4 Acres</b>	<b>\$58</b>	<b>For Sale</b>	<b>Subject Property</b>
<b>1</b>	6801 Elvas Avenue, Sacramento	\$4,665,000	1.53 Acres	\$67	In Escrow	1 Mile from Subject Property
<b>2</b>	1601 69th Street, Sacramento	\$3,380,000	0.971 Acres	\$80	In Escrow	1 Mile from Subject Property
<b>3</b>	6948 - 7042 Folsom Boulevard, Sacramento	\$5,950,000	2.21 Acres	\$62	For Sale	0.81 Mile from Subject Property

## SOLD

#	Address	Price	Size	Price/SF	COE	Comments
<b>4</b>	6661 Folsom Boulevard, Sacramento	\$4,750,000	1.4 Acres	\$77	Mar 2025	1 Mile from Subject Property

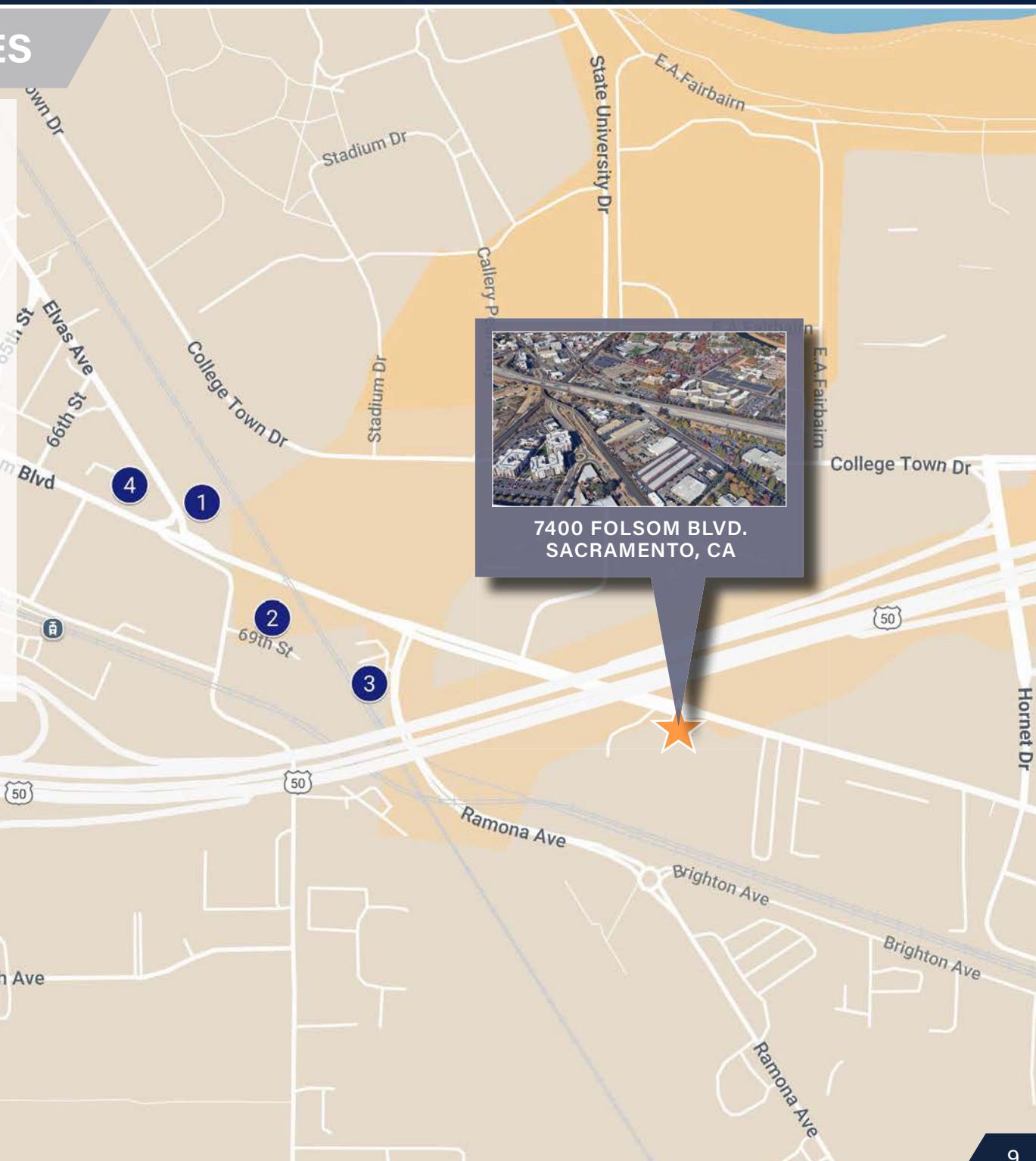
# PROPERTY COMPARABLES

## FOR SALE

#	Address
★	7400 Folsom Boulevard, Sacramento
1	6801 Elvas Avenue, Sacramento
2	1601 69th Street, Sacramento
3	6948 - 7042 Folsom Boulevard, Sacramento

## SOLD

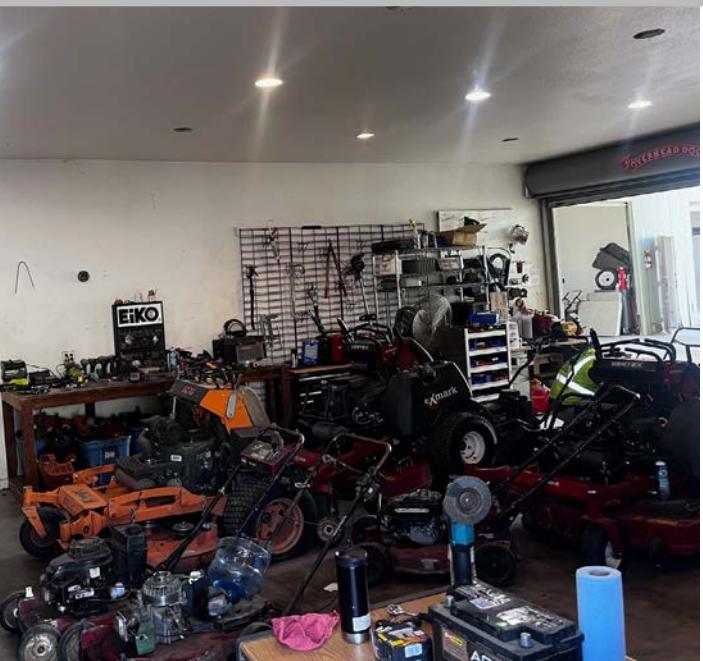
#	Address
4	6661 Folsom Boulevard, Sacramento



## PROPERTY PHOTOS



## PROPERTY PHOTOS



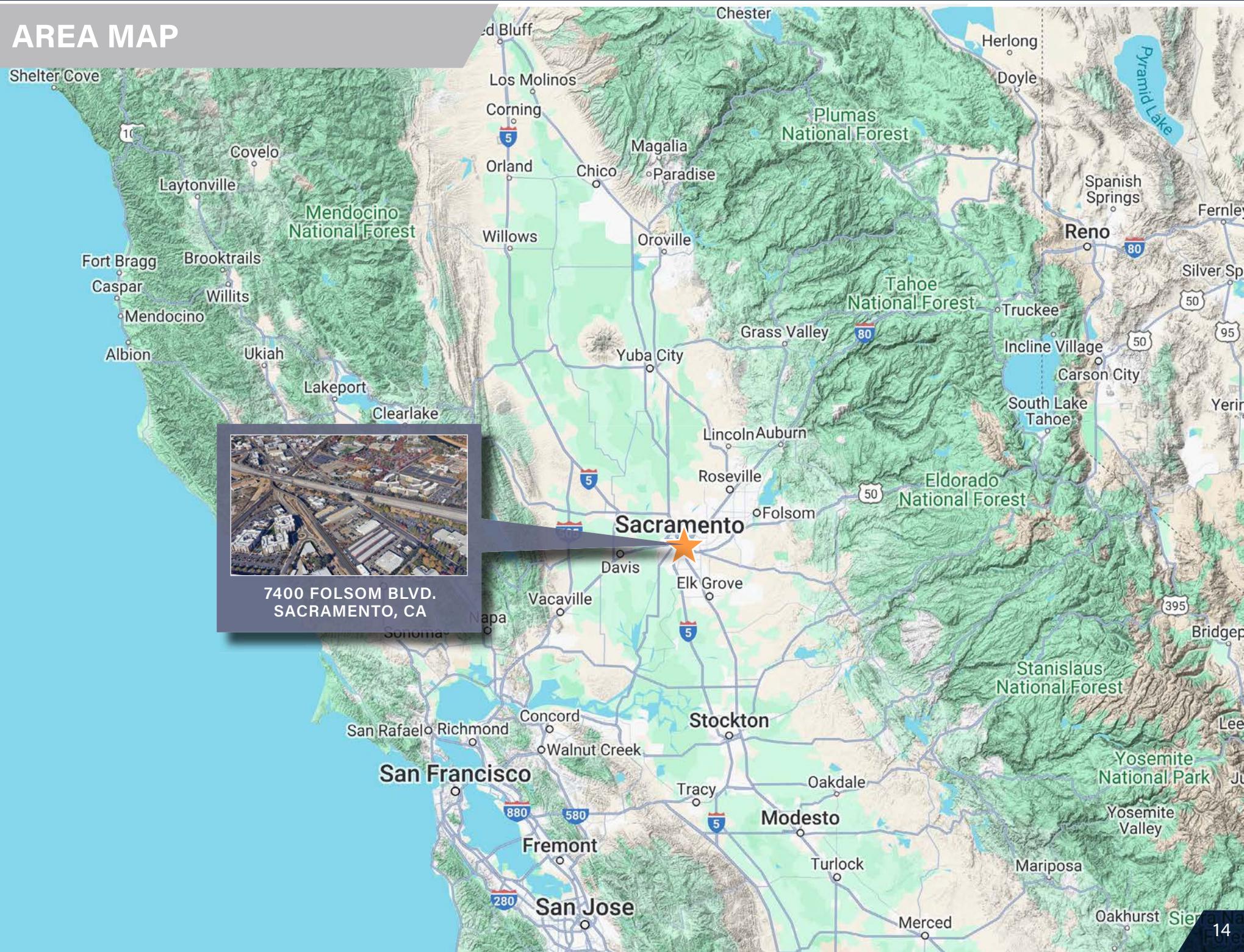
## AERIAL MAP



## AMENITIES MAP



## AREA MAP



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