

NORTHVIEW APARTMENTS

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



HABITAT

PROPERTY SUMMARY

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



Sacramento, California

Property Summary

Price:	\$500,000
Lot Size:	0.64 Acres
Price / Acre:	\$781,250
Access:	Northview Dr and Northfield Dr
Cross Streets:	Garden Hwy and Northview Drive
Permitted Uses:	Multifamily
Frontage:	Northview Drive and Northfield Drive
Traffic Count:	
Drainage:	At site
Signal Intersection:	Northview Dr and El Camino Ave
Utilities:	City of Sacramento
Zoning:	R-1A

Property Overview

2391 Northview Drive presents a rare opportunity to acquire an entitled multifamily development site in Sacramento, California. Fully approved for 21 units with a total buildable area of 26,275 square feet, this project is designed to deliver a high-quality residential community in one of Sacramento's most resilient rental markets.

With approvals secured, developers can immediately advance to construction, significantly reducing entitlement risk and accelerating time-to-market. The thoughtfully planned unit mix offers a balance of spacious layouts and efficient floor plans, catering to the growing demand from Sacramento's diverse renter base.

Investment Highlights

Entitled Project – Approved for 21 multifamily units, saving years in the entitlement process.

Efficient Unit Mix – Majority one-bedroom units (956 SF) complemented by larger two-bedroom residences and efficient smaller formats, appealing to a wide tenant pool.

PROPERTY OVERVIEW

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

2391 Northview Drive | Sacramento, CA

Approved 21-Unit Multifamily Development | 26,275 Buildable SF

Executive Summary

2391 Northview Drive presents a rare opportunity to acquire an **entitled multifamily development** site in Sacramento, California. Fully approved for **21 units** with a total buildable area of **26,275 square feet**, this project is designed to deliver a high-quality residential community in one of Sacramento's most resilient rental markets.

With planning, design review, and first phase of building plan check approvals secured, developers can immediately advance to construction, significantly reducing entitlement risk and accelerating time-to-market. The thoughtfully planned unit mix offers a balance of spacious layouts and efficient floor plans, catering to the growing demand from Sacramento's diverse renter base.

Unit Mix

- **17 Units | 956 SF each**
- **2 Units | 1,023 SF each**
- **2 Units | 740 SF each**

Total Buildable Area: 26,275 SF | 21 Units

Investment Highlights

- **Entitled Project** – Approved for 21 multifamily units, saving years in the entitlement process.
- **Efficient Unit Mix** – Majority one-bedroom units (956 SF) complemented by larger two-bedroom residences and efficient smaller formats, appealing to a wide tenant pool.
- **Strong Sacramento Market Fundamentals** – The Sacramento metro continues to benefit from in-migration, rising rental demand, and limited new housing supply.
- **Prime Location** – Positioned with convenient access to employment centers, schools, transit corridors, and retail amenities.
- **Shovel-Ready Timeline** – Developers can capitalize on approvals and move directly into pre-construction planning.

PROPERTY OVERVIEW

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Location Overview

Sacramento remains one of California's most dynamic rental markets, supported by consistent population growth, state government employment stability, and a diversified economy. Located at 2391 Northview Drive, the property sits within reach of downtown Sacramento, major freeways, and regional amenities, offering future residents both convenience and connectivity.

The site's proximity to neighborhood services, schools, and public transit enhances its desirability, ensuring strong long-term renter demand.

Conclusion

2391 Northview Drive is an exceptional opportunity to deliver a thoughtfully designed, approved multifamily community in Sacramento. With entitlement risk eliminated and market demand continuing to rise, this project is ideally positioned for investors and developers seeking a turnkey development pipeline addition.

PROPERTY PHOTOS

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



Sacramento, California

PROPERTY PHOTOS

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SALES COMPARABLES

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

Sold Comparables



4990 Manzanita Ave

Carmichael, CA 95608 (Sacramento County) - Carmichael/Fair Oaks Submarket

★★★★★
Land

Sold	12/13/2024	Price/SF Land	\$8.20
Sale Price	\$475,000	Price Status	Confirmed
Land Area AC	1.33	Sale Comp Status	Public Record
Land Area SF	57,935	Sale Comp ID	7007696
Price/AC Land	\$35,7142		



4725 Chippendale Dr

Sacramento, CA 95841 (Sacramento County) - Citrus Heights/Orangetale Submarket

★★★★★
Land

Sold	11/26/2024	Price/SF Land	\$15.74
Sale Price	\$1,200,000	Price Status	Confirmed
Land Area AC	1.75	Sale Comp Status	Research Complete
Land Area SF	76,230	Sale Comp ID	6960015
Price/AC Land	\$685,714	Parcel Numbers	228-0151-033-0000



Type	Name	Location	Phone
Recorded Buyer	WS California Chippendale, LLC	Wichita, KS 67207	-
True Buyer	Investment Resources Corporation	Wichita, KS 67207	(316) 652-0616
Recorded Seller	EGI Fund 1 LLC	-	-
True Seller	Epic Real Estate Advisors, Inc	Sacramento, CA 95815	(916) 716-3037



810 Delta Ln

West Sacramento, CA 95691 (Yolo County) - West Sacramento Submarket

★★★★★
Land

Sold	3/23/2023	Price/SF Land	\$80.82
Sale Price	\$3,344,500	Price Status	Full Value
Land Area AC	0.95	Sale Comp Status	Research Complete
Land Area SF	41,382	Sale Comp ID	6357347
Price/AC Land	\$3,520,526	Parcel Numbers	067-330-029-000



Type	Name	Location	Phone
Recorded Buyer	Delta Lane Housing Partners II LP	-	-
True Buyer	Jamboree Housing Corporation	Irvine, CA 92614	(949) 263-8676
Recorded Seller	West Sacramento City of	West Sacramento, CA 95691	-
True Seller	City of West Sacramento	Sacramento, CA 94203	(916) 617-4535

SALES COMPARABLES

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

Sold Comparables



9620 Antelope Rd - 9620 Antelope - Land

Roseville, CA 95747 (Placer County) - Roseville/Rocklin Submarket



Under Contract	102 Days on Market	Price/AC Land	\$375,000
Asking Price	\$1,800,000	Price/SF Land	\$8.61
Number of Lots	1	Land Area AC	4.80
Lot Size	4.80 AC	Land Area SF	209,088



3206 Broadway - Oak Park Place Development Site

Sacramento, CA 95817 (Sacramento County) - South Sacramento Submarket



Under Contract	143 Days on Market	Price/SF Land	\$81.88
Asking Price	\$749,000	Land Area AC	0.21
Number of Lots	1	Land Area SF	9,148
Lot Size	0.21 AC	Parcel Numbers	010-0308-016
Price/AC Land	\$3,566,667		



2220 Improv Aly

Sacramento, CA 95816 (Sacramento County) - Midtown Submarket



Sold	2/14/2025	Price/SF Land	\$127.36
Sale Price	\$425,000	Price Status	Confirmed
Land Area AC	0.08	Sale Comp Status	Public Record
Land Area SF	3,337	Sale Comp ID	7058707
Price/AC Land	\$5,547,797		

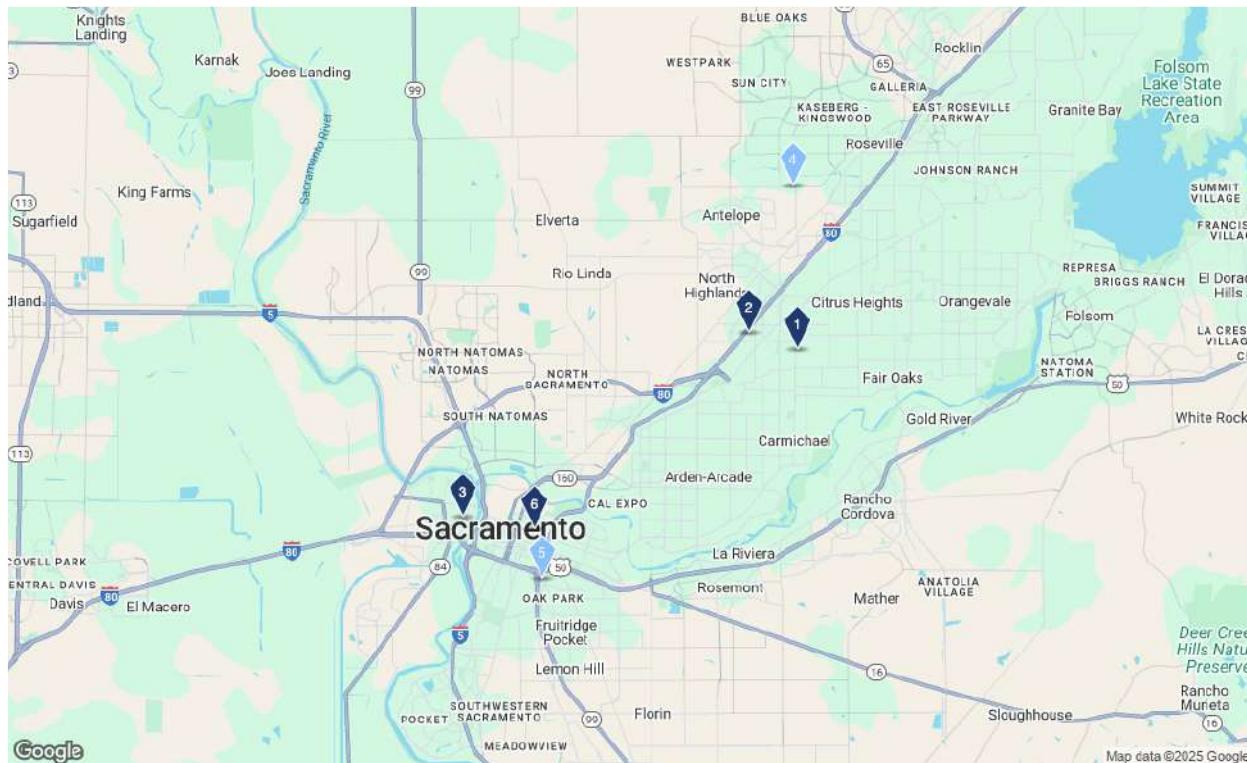


SALES COMPARABLES

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Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$425,000	\$1,361,125	\$837,500	\$3,344,500
Sale Price Per SF	\$8	\$30	\$48	\$127
Cap Rate	-	-	-	-
Sale Price Per AC	\$357,43	\$1,325,793	\$2,103,120	\$5,548,303

Property Attributes	Low	Average	Median	High
Land Area AC	0.08 AC	1.03 AC	1.14 AC	1.75 AC
Land Area SF	3,337 SF	44,721 SF	49,658 SF	76,230 SF
Star Rating	☆☆☆☆☆ 0	☆☆☆☆☆ 0	☆☆☆☆☆ 0	☆☆☆☆☆ 0

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	4990 Manzanita Ave Carmichael, CA 95608	Land	-	1.33 AC	12/13/2024	\$475,000 (\$357,41.62/AC)	-
2	4725 Chippendale Dr Sacramento, CA 95841	Land	-	1.75 AC	11/26/2024	\$1,200,000 (\$685,714.29/AC)	-

SALES COMPARABLES

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
3	810 Delta Ln West Sacramento, CA 95691	Land	-	0.95 AC	3/23/2023	\$3,344,500 (\$3,520,526.32/- AC)	-
4	9620 Antelope - Land 9620 Antelope Rd Roseville, CA 95747	Land	-	4.80 AC	Under Con- tract	\$1,800,000 (\$375,000.00/AC)	-
5	Oak Park Place Development Site 3206 Broadway Sacramento, CA 95817	Land ★ ★ ★ ★	-	0.21 AC	Under Con- tract	\$749,000 (\$3,566,666.67/- AC)	-
6	2220 Improv Aly Sacramento, CA 95816	Land	-	0.08 AC	2/14/2025	\$425,000 (\$5,547,79742/AC)	-

ON-MARKET COMPARABLES

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

On-Market Comparables



6620-6630 4th - Prime Student Housing Development Opportunity

Sacramento, CA 95817 (Sacramento County) - South Sacramento Submarket



Active	94 Days on Market	Price/SF Land	\$39.32
Asking Price	\$1,850,000	Land Area AC	1.08
Number of Lots	1	Land Area SF	47,045
Lot Size	1.08 AC	Parcel Numbers	015-0031-014 +2
Price/AC Land	\$1,712,963		



8016 Stevenson Ave - 8016 Stevenson Avenue

Sacramento, CA 95828 (Sacramento County) - South Sacramento Submarket



Active	3,975 Days on Market	Price/SF Land	\$9.75
Asking Price	\$1,125,000	Land Area AC	2.65
Number of Lots	1	Land Area SF	115,434
Lot Size	2.65 AC	Parcel Numbers	115-0202-018 +1
Price/AC Land	\$424,528		



5240 Rio Linda Blvd

Sacramento, CA 95838 (Sacramento County) - Rio Linda/N Highlands Submarket



Active	12 Days on Market	Price/SF Land	\$48.80
Asking Price	\$999,000	Land Area AC	1.38
Number of Lots	1	Land Area SF	60,113
Lot Size	0.47 AC	Parcel Numbers	226-0062-013
Price/AC Land	\$2,125,532		



3230 Evergreen Ave - R3 Zoned Lot in West Sacramento

West Sacramento, CA 95691 (Yolo County) - West Sacramento Submarket



Active	172 Days on Market	Price/SF Land	\$2111
Asking Price	\$825,000	Land Area AC	0.90
Number of Lots	1	Land Area SF	39,073
Lot Size	0.90 AC	Parcel Numbers	067-120-023-000
Price/AC Land	\$919,740		



ON-MARKET COMPARABLES

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833

On-Market Comparables



W Beamer @ Cottonwood - Well Located Multi-Family Development

Woodland, CA 95695 (Yolo County) - Davis/Woodland Submarket



Active	172 Days on Market	Price/SF Land	\$19.46
Asking Price	\$775,000	Land Area AC	0.91
Number of Lots	1	Land Area SF	39,833
Lot Size	0.91 AC	Parcel Numbers	064-081-041-000
Price/AC Land	\$847,513		



3137-3139 Rio Linda Blvd - Multifamily Development Site w/ Density...

Sacramento, CA 95815 (Sacramento County) - North Natomas Submarket



Active	137 Days on Market	Price/SF Land	\$12.21
Asking Price	\$500,000	Land Area AC	0.94
Number of Lots	1	Land Area SF	40,946
Lot Size	0.94 AC	Parcel Numbers	265-0011-002 +1
Price/AC Land	\$531,915	Sale Conditions	Redevelopment Project

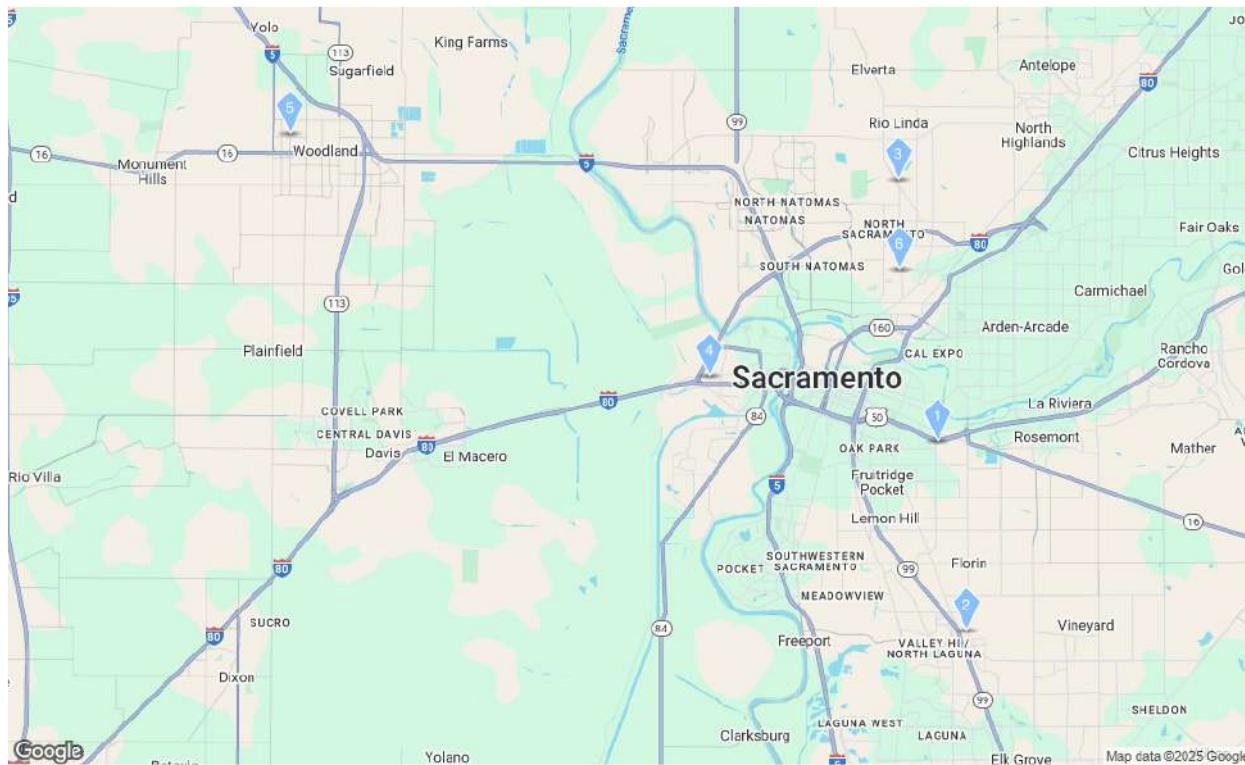


ON-MARKET COMPARABLES

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Map with One Line Comp Info Report

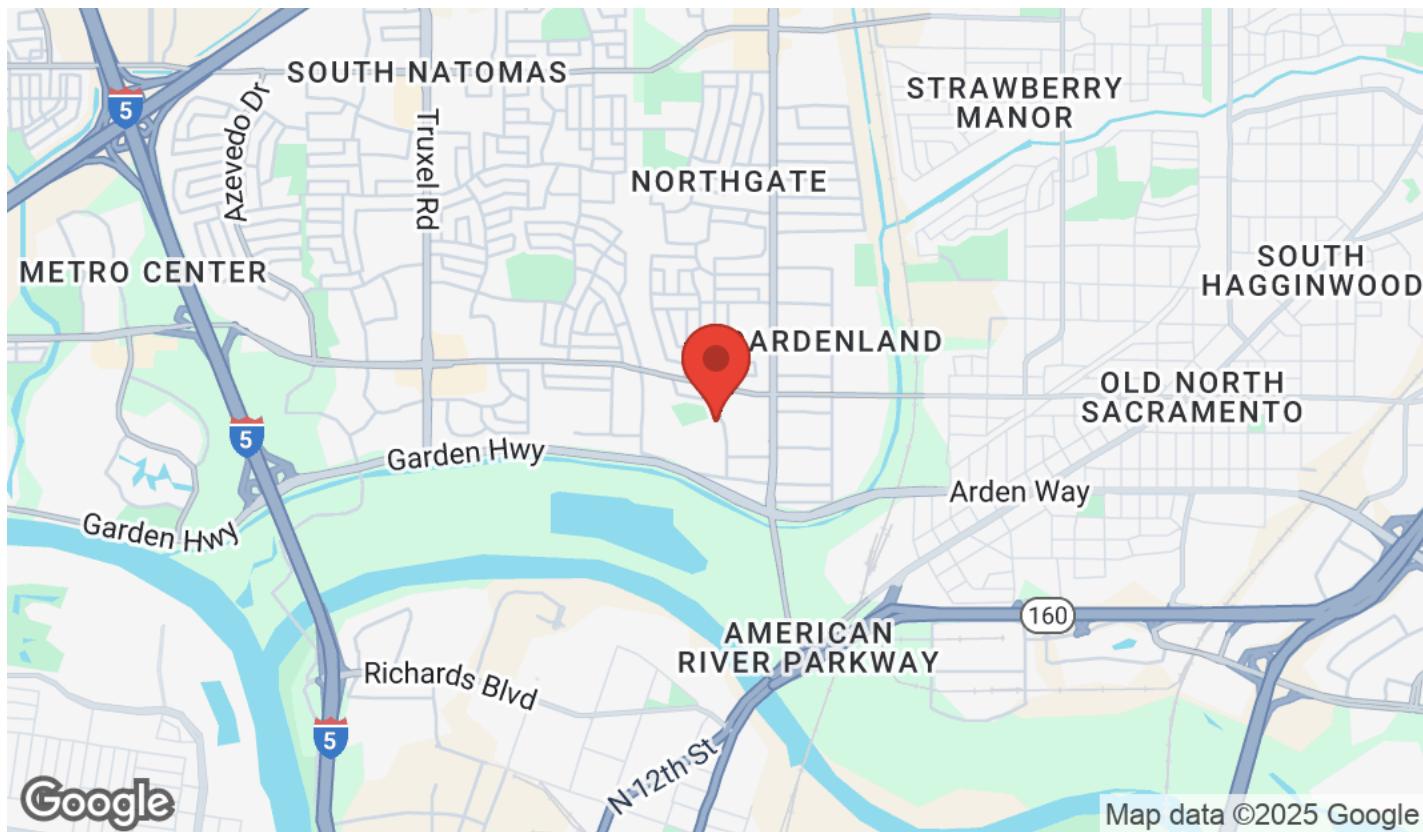
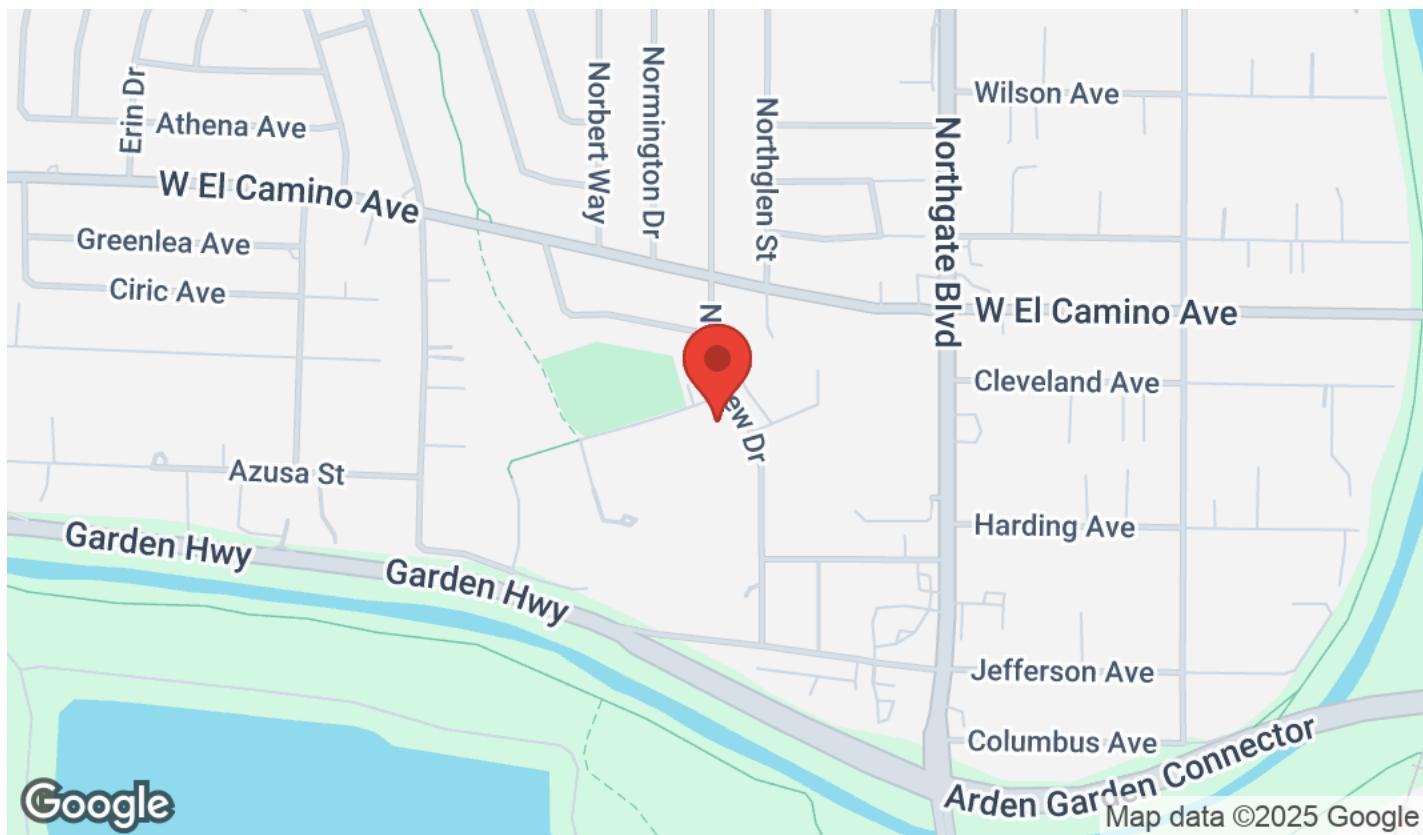


Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Prime Student Housing Develop... 6620-6630 4th	Sacramento	Land ★ ★ ★ ★ ★	1.08 AC	For Sale: \$1,850,000 (\$1,712,962.96/AC)
2	8016 Stevenson Avenue 8016 Stevenson Ave	Sacramento	Land ★ ★ ★ ★ ★	2.65 AC	For Sale: \$1,125,000 (\$424,528.30/AC)
3	5240 Rio Linda Blvd	Sacramento	Land	1.38 AC	For Sale: \$999,000 (\$723,913.04/AC)
4	R3 Zoned Lot in West Sacramento 3230 Evergreen Ave	West Sacramento	Land ★ ★ ★ ★ ★	0.90 AC	For Sale: \$825,000 (\$919,739.62/AC)
5	Well Located Multi-Family Develop... W Beamer	Woodland	Land ★ ★ ★ ★ ★	0.91 AC	For Sale: \$775,000 (\$847,513.23/AC)
6	Multifamily Development Site w... 3137-3139 Rio Linda Blvd	Sacramento	Land ★ ★ ★ ★ ★	0.94 AC	For Sale: \$500,000 (\$531,914.89/AC)

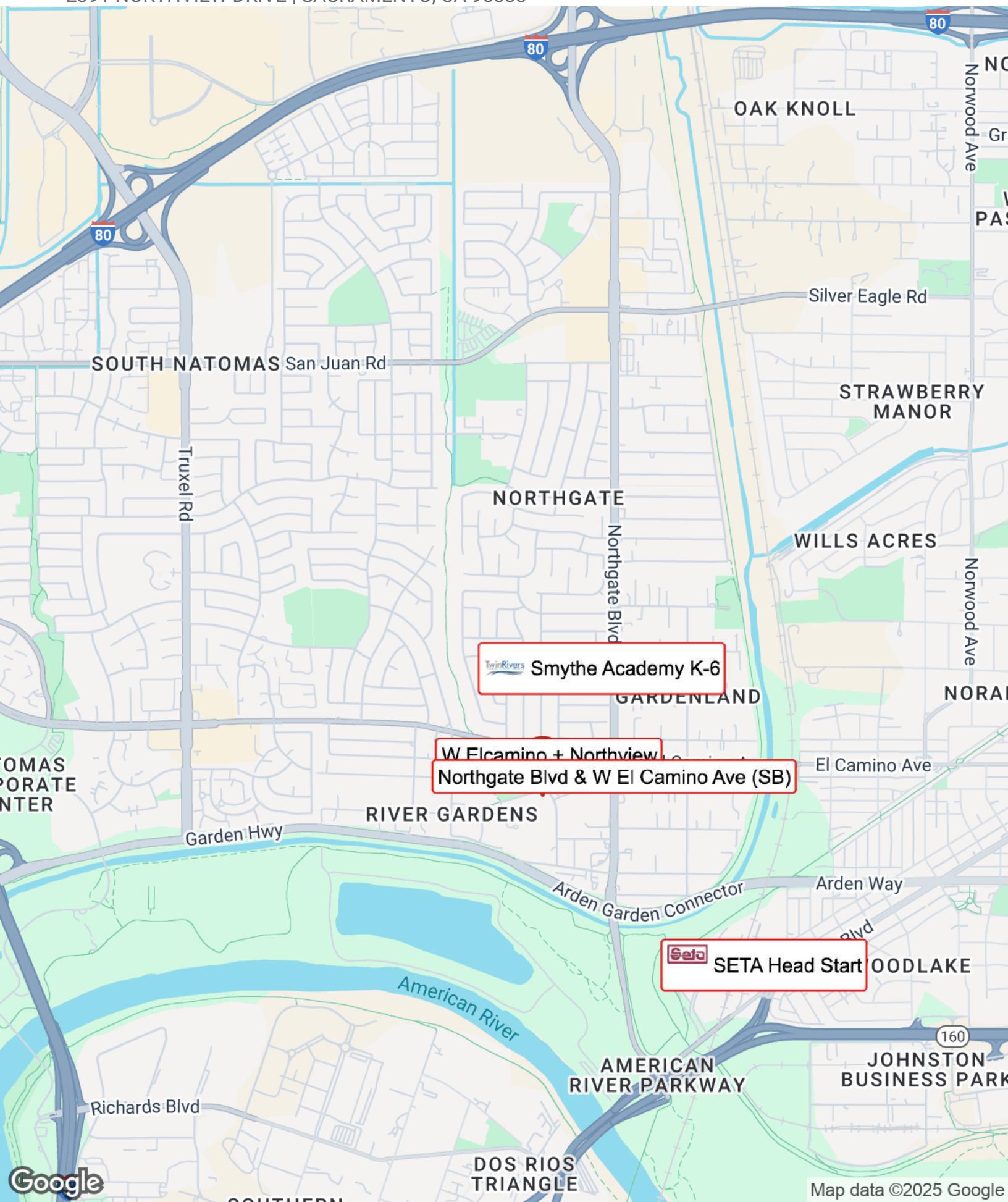
LOCATION MAPS

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



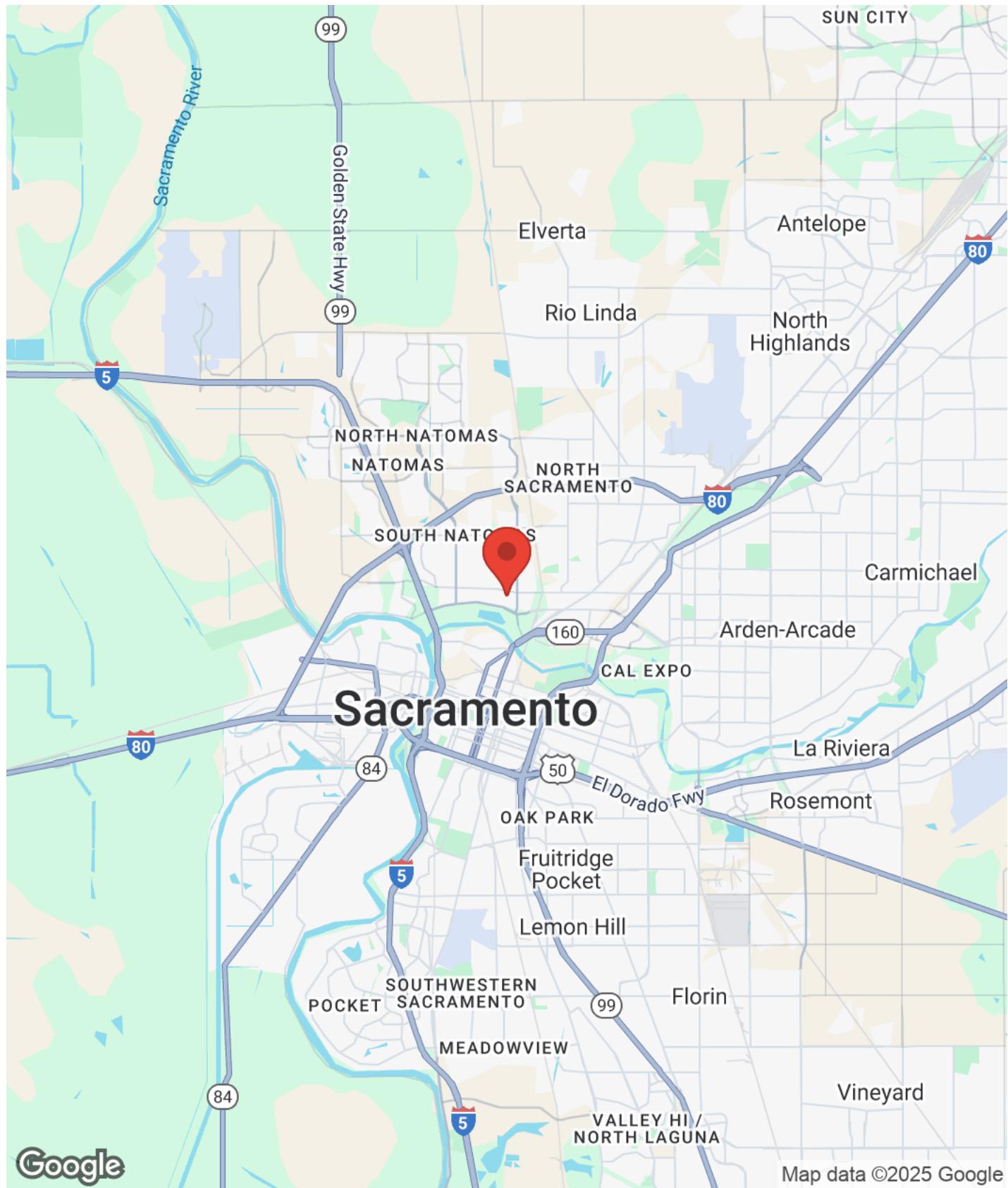
BUSINESS MAP

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REGIONAL MAP

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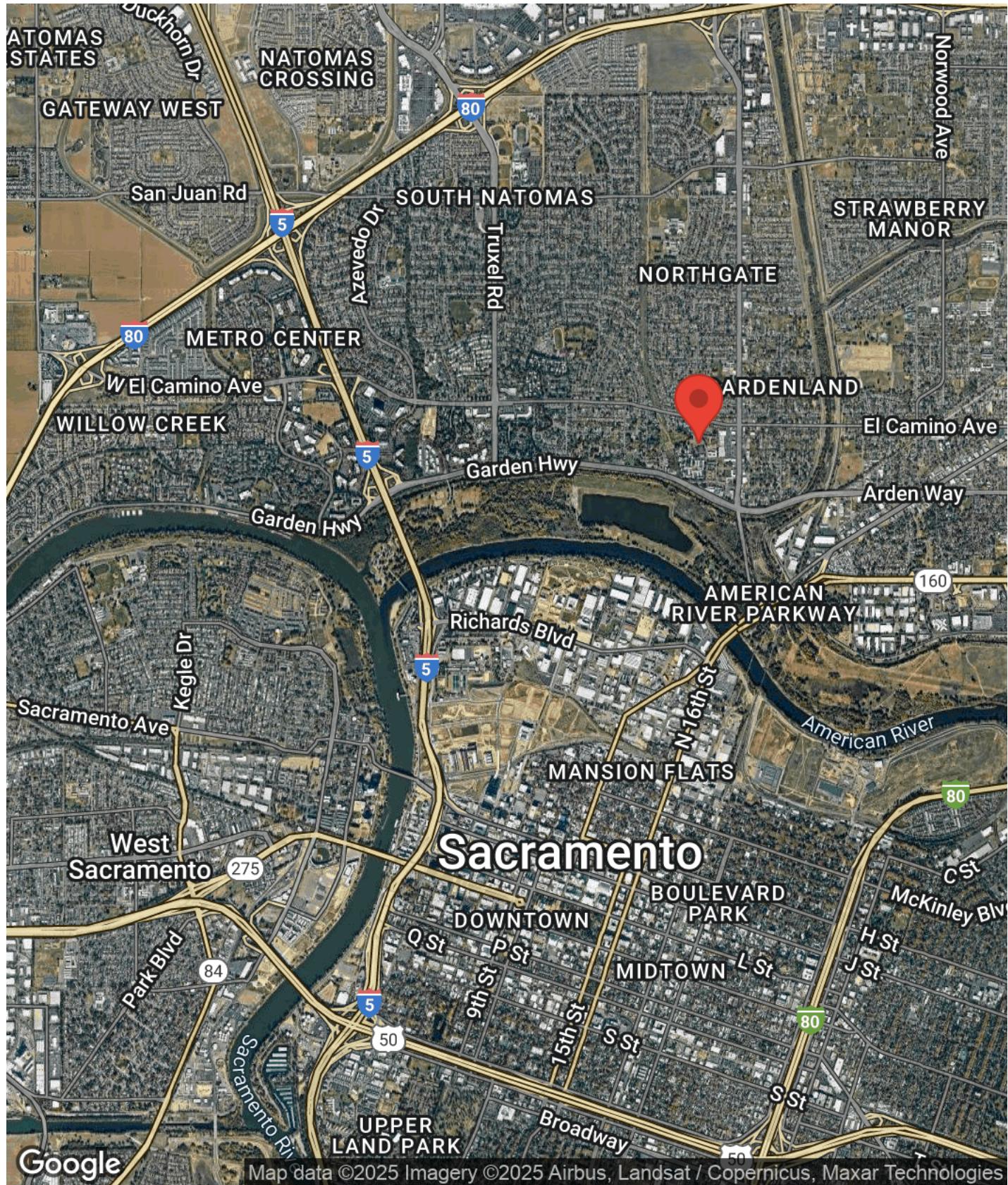
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Map data ©2025 Google

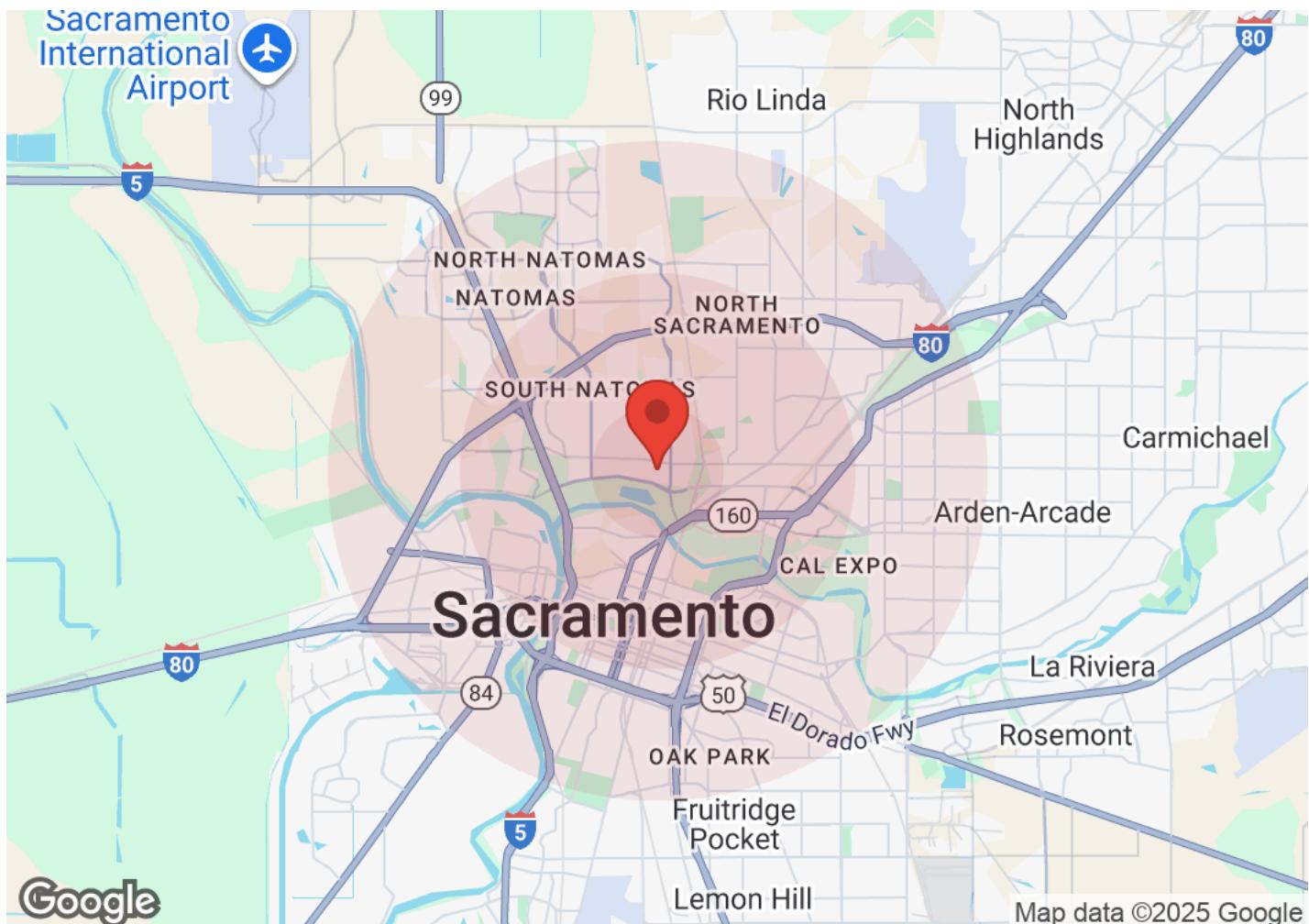
AERIAL MAP

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



DEMOCRAPHICS

2391 NORTHVIEW DRIVE | SACRAMENTO, CA 95833



Population	1 Mile	3 Miles	5 Miles
Male	8,309	86,145	195,282
Female	8,083	77,970	188,093
Total Population	16,392	164,115	383,376
Age			
Ages 0-14	3,191	27,538	66,123
Ages 15-24	2,449	20,653	49,600
Ages 25-54	7,216	79,203	175,680
Ages 55-64	1,571	17,042	39,874
Ages 65+	1,965	19,679	52,099
Race			
White	4,162	55,077	143,421
Black	2,128	21,598	44,893
Am In/AK Nat	89	804	1,725
Hawaiian	149	1,477	3,144
Hispanic	7,368	51,384	105,045
Asian	1,629	24,158	61,839
Multi-Racial	825	8,616	21,009
Other	43	1,001	2,377

Income	1 Mile	3 Miles	5 Miles
Median	\$80,795	\$81,791	\$86,245
< \$15,000	506	7,507	15,391
\$15,000-\$24,999	338	4,342	8,832
\$25,000-\$34,999	201	3,624	8,785
\$35,000-\$49,999	579	5,621	13,087
\$50,000-\$74,999	840	9,503	21,648
\$75,000-\$99,999	1,013	9,401	21,160
\$100,000-\$149,999	886	12,152	27,925
\$150,000-\$199,999	406	6,429	16,443
> \$200,000	626	7,721	21,252

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,596	69,482	161,867
Occupied	5,395	66,299	154,523
Owner Occupied	2,496	22,198	62,724
Renter Occupied	2,899	44,101	91,799
Vacant	201	3,184	7,344

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2391 NORTHVIEW DRIVE

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