



Colliers

10113 Garden Highway, Sacramento, CA

For Sale

±0.65 Acre Development
Opportunity

Aaron Frederick

Executive Vice President
+1 916 830 2584
aaron.frederick@colliers.com
CA Lic. 01298833

Matt Sarro

Senior Vice President
+1 916 563 3026
matt.sarro@colliers.com
CA Lic. 01942991

Ahmed Kamil

Associate
+1 916 830 2582
ahmed.kamil@colliers.com
CA Lic. 02067609

Alex Farhang

Associate
+1 916 265 5192
alexander.farhang@colliers.com
CA Lic. 02141654



Property Overview

Colliers is seeking a qualified developer or buyer to acquire 0.65 Acres ($\pm 28,314$ SF) of vacant land that is residential and zoned R-1. The subject property is located directly on Garden Highway with waterfront on the Sacramento River. This site is ideal for an investor who wants to build a dream home on the river with possible boat dock or a developer who seeks to build a new single-family home for sale after completion.

Suggested List Price

\$448,000



± 0.65 Acres



Zoned R-1

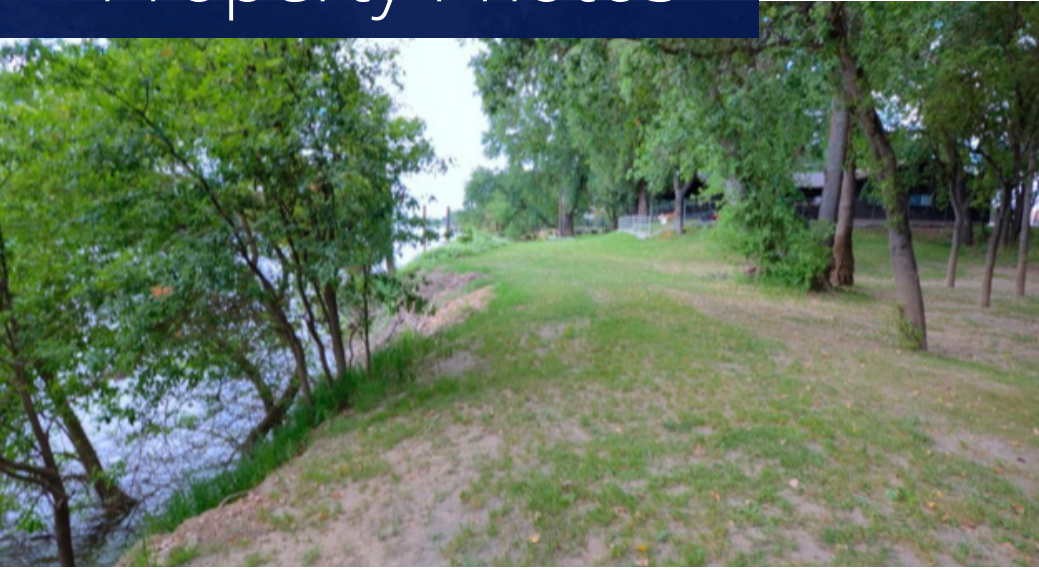


Vacant Land/
Residential

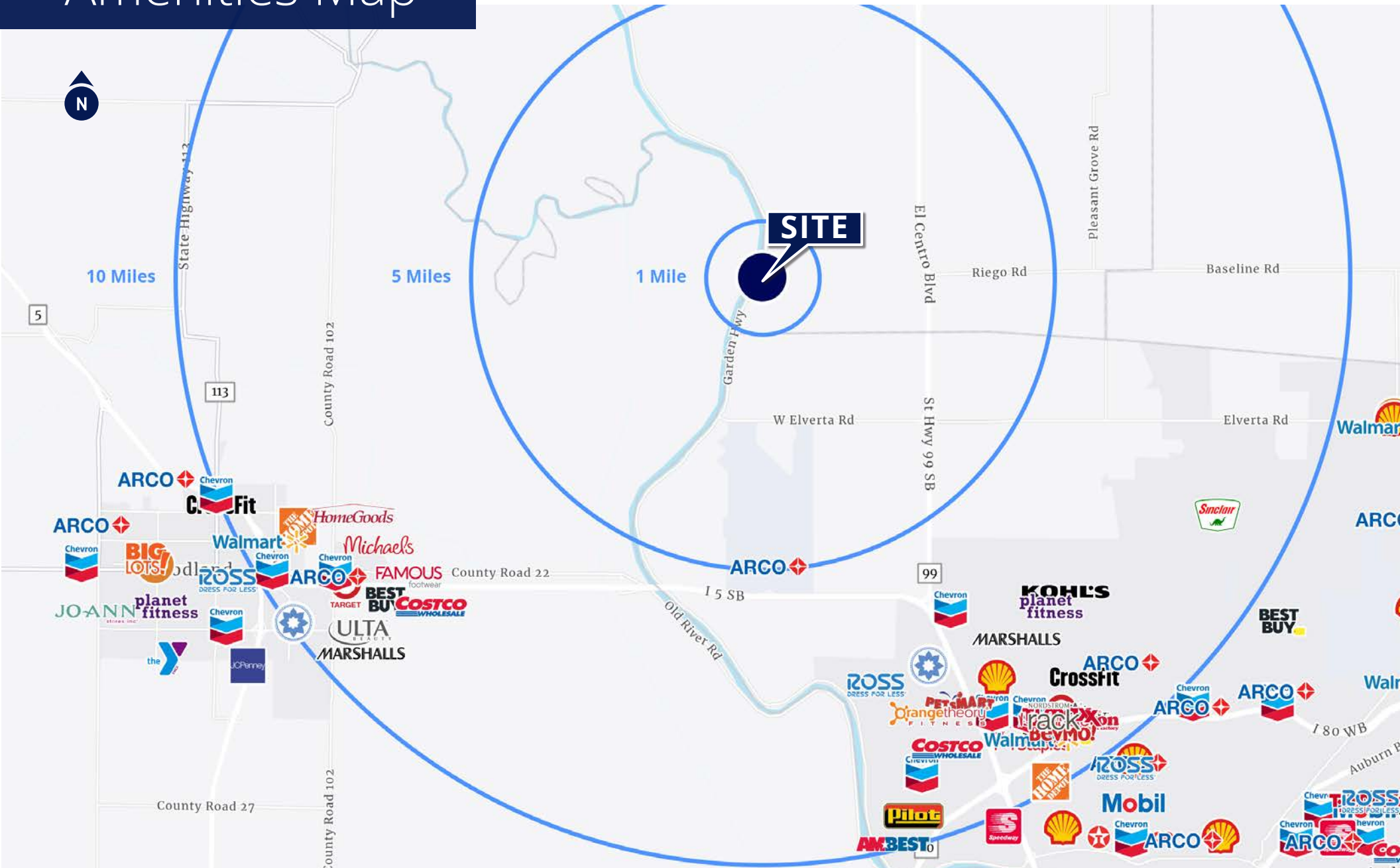
Site Plan



Property Photos



Amenities Map



Regional Map



Demographics

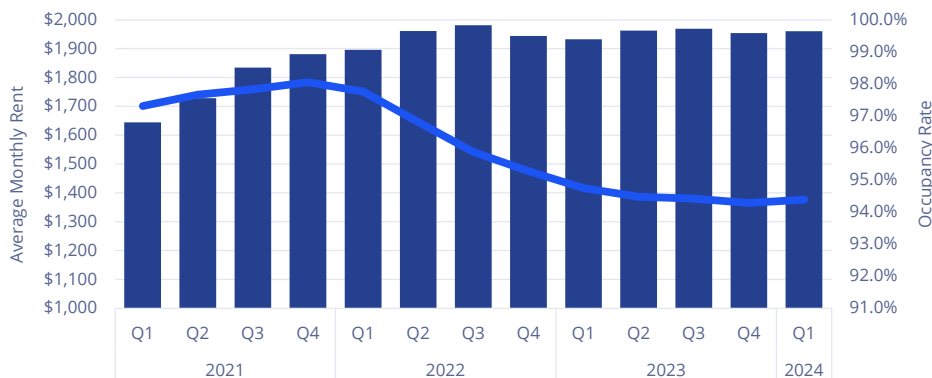
Sacramento (95837) Population

2023 Population	188
2028 Population Projection	189
Annual Growth 2023-2028	0.11%
Median Age	45.5
Bachelor's Degree or Higher	28.2%
Median Household Income	\$76,030

Sacramento, the capital city of California, is a vibrant and historically rich metropolis nestled in the heart of the state's expansive Central Valley. Known for its diverse cultural scene, the city boasts an array of museums, theaters, and art galleries, including the renowned Crocker Art Museum and the California State Railroad Museum. With its strategic location along the Sacramento River, the city combines urban amenities with natural beauty, offering residents and visitors alike a unique blend of modern sophistication and a nod to its frontier past.

Sacramento Multifamily

Market Effective Monthly Rent & Market Occupancy Rate - Q1 2021 to Q1 2024



Source: RealPage, Inc. Monthly Effective Rent Market Occupancy Rate

2023 Housing

Within 5 mile of 10113 Garden Highway- Per Household



61
Total Households



43
Total Number of Families



\$580,882
Median Home Value



\$113,137
Average Household Income



25.0%
Renter Occupied



15.3%
Rental Vacancy

10113 Garden Highway, Sacramento, CA

For Sale

±0.65 Acre Development Opportunity

Aaron Frederick

Executive Vice President
+1 916 830 2584
aaron.frederick@colliers.com
CA Lic. 01298833

Matt Sarro

Senior Vice President
+1 916 563 3026
matt.sarro@colliers.com
CA Lic. 01942991

Ahmed Kamil

Associate
+1 916 830 2582
ahmed.kamil@colliers.com
CA Lic. 02067609

Alex Farhang

Associate
+1 916 265 5192
alexander.farhang@colliers.com
CA Lic. 02141654



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.