







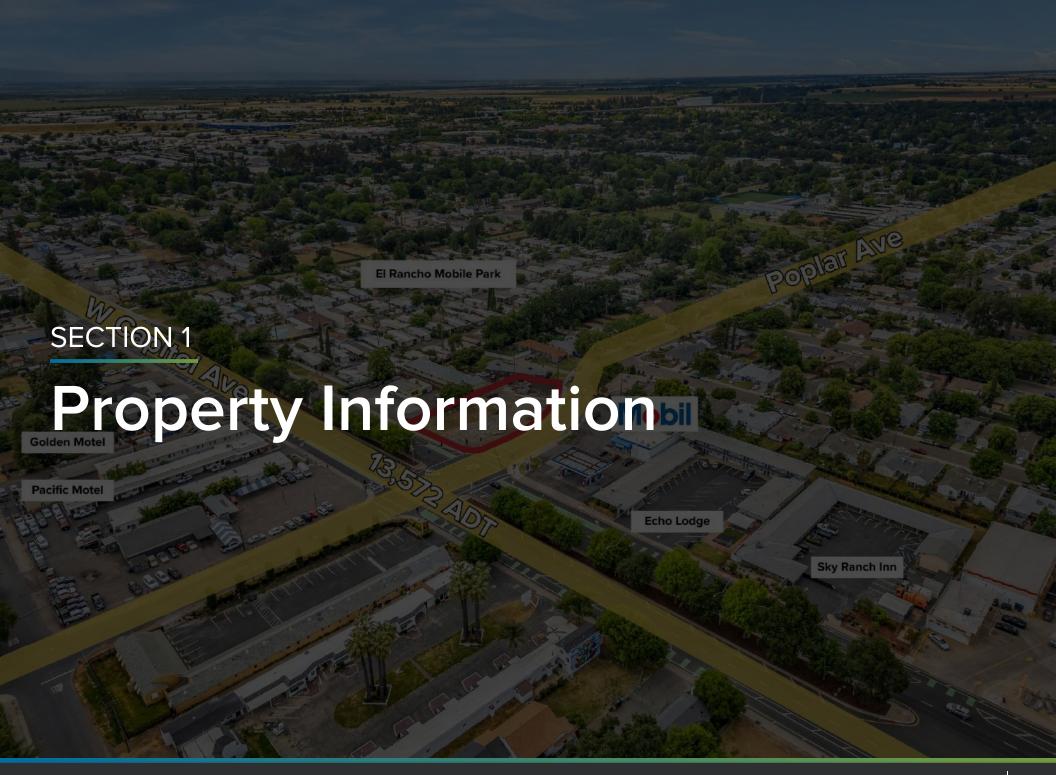
# **Entitled Mixed Use Development**

1900 W CAPITAL AVE WEST SACRAMENTO, CA 95691

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### **Executive Summary**

SALE PRICE	LOT SIZE	ZONING
\$950,000	0.45 AC	C-2

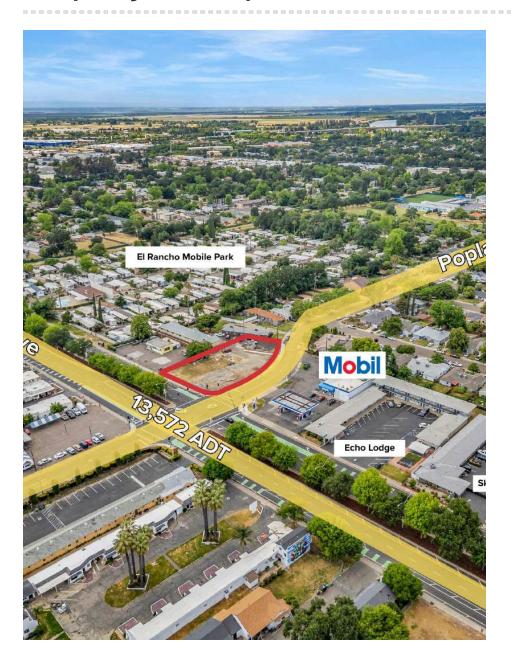
#### **Other Details**

AC Lot Size:	0.45 AC
Location:	Suburban
Topography:	Level
Off Sites:	Cable, Curb/Gutter/Sidewalks, Electricity, Gas, Irrigation, Sewers, Streets, Telephone, Water
Opportunity Zone:	Yes
Zoning:	C-2/MU-C
Market:	Sacramento
Submarket:	West Sacramento
Submarket Cluster:	Yolo County
County:	Yolo
Parcel ID:	008-471-008-000
Land Use:	Commercial Acreage

#### **Property Highlights**

- Corner Lot
- Hard Signalized Intersection
- Easy Ingress/Egress from Poplar Ave and W. Capitol Avenue
- Finished Lot
- Leveled Terrain
- Service Ready Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
- Zoned for C-2/MU-C
- Mix of High Density Residential Uses
- Opportunity Zone Benefits
- Walk Score 73/100
- Surrounded by Service Producing Industries and Hospitality

### **Property Description**



#### **Property Description**

The Ballesteros Team is pleased to present a 0.45/AC lot located on the hard signalized corner of Poplar Street and West Capitol Avenue in the densely populated area of West Sacramento.

1900 W Capitol Street is an undeveloped land, service ready for a multi family project of 20+ units. The property offers a buyer the opportunity to develop the land in one of the most desired cities in the metropolitan areas.

#### **Location Description**

Located approximately 75 miles northeast of San Francisco and a short distance from Greater Sacramento, West Capitol Avenue has been a stretch of hotels known for providing accommodations to the motoring public for the night. The stretch includes Hotel El Rancho, a place popular with celebrities, and even a motel built to resemble the state capitol. Revitalization is underway throughout this road with new developments planned for the coming years.

Over the past two decades Sacramento, has significantly grown in population, becoming increasingly attractive to private sector industries. Technology, life sciences, education, and healthcare, have recently been drawn to the area's high quality workforce, lower cost of living, and extensive transportation infrastructure connecting it easily to other regions throughout California.











R-2







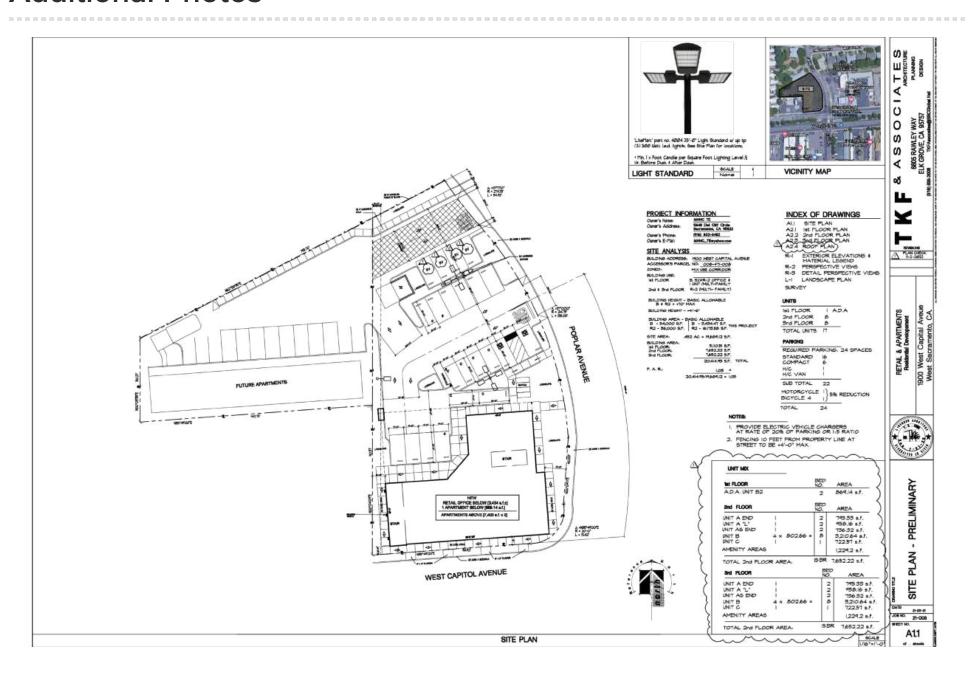


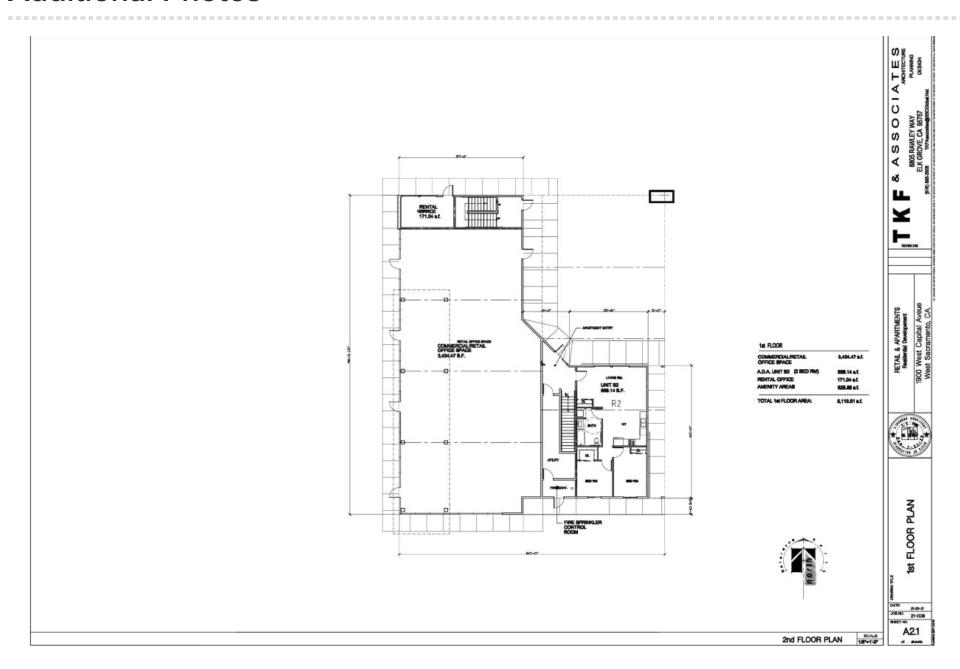


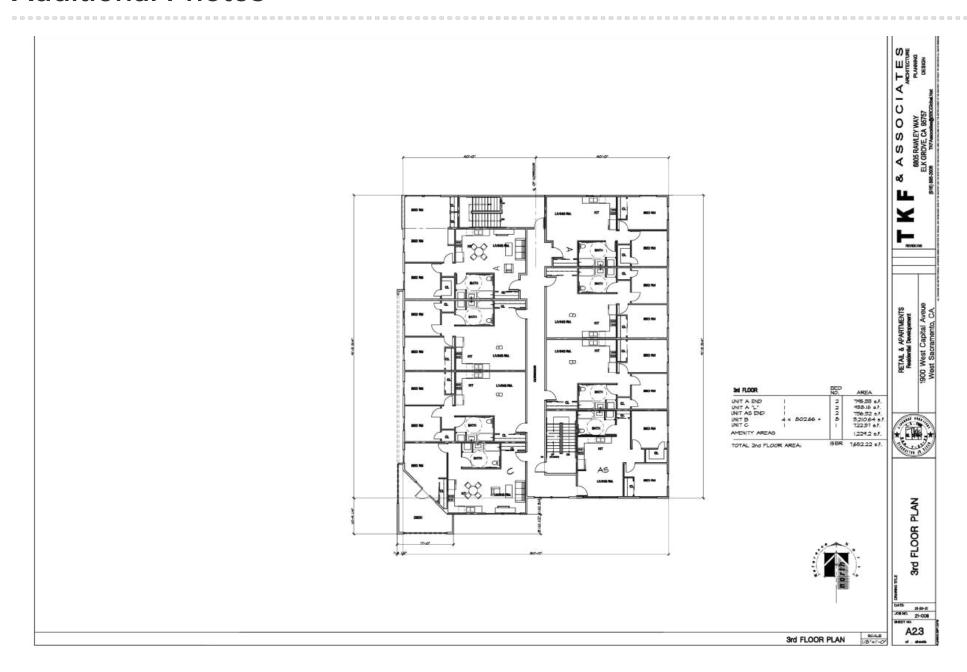
DETAIL PERSPECTIVE VIEWS

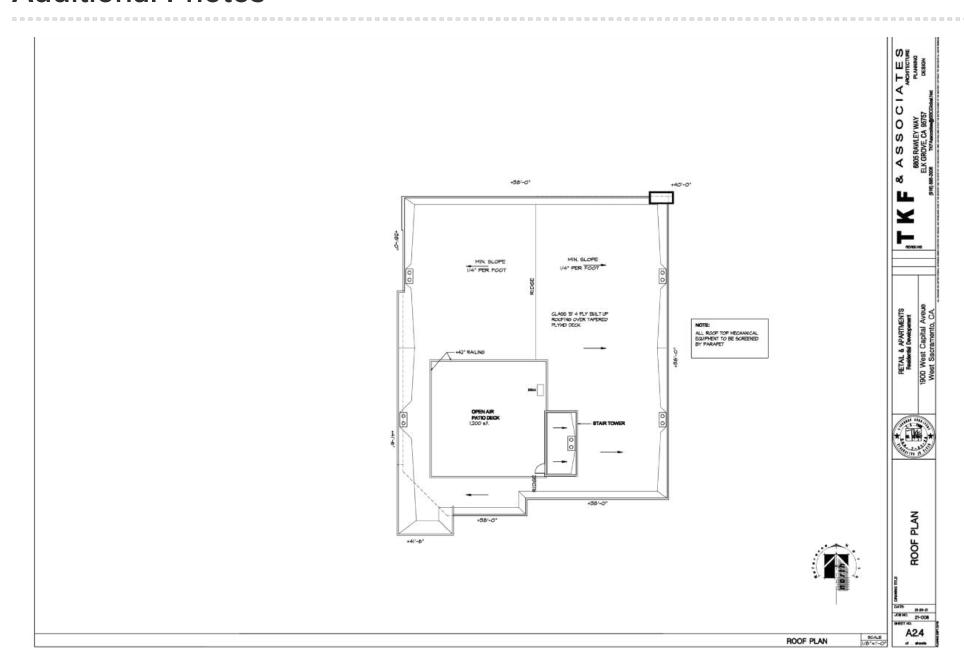
R-3

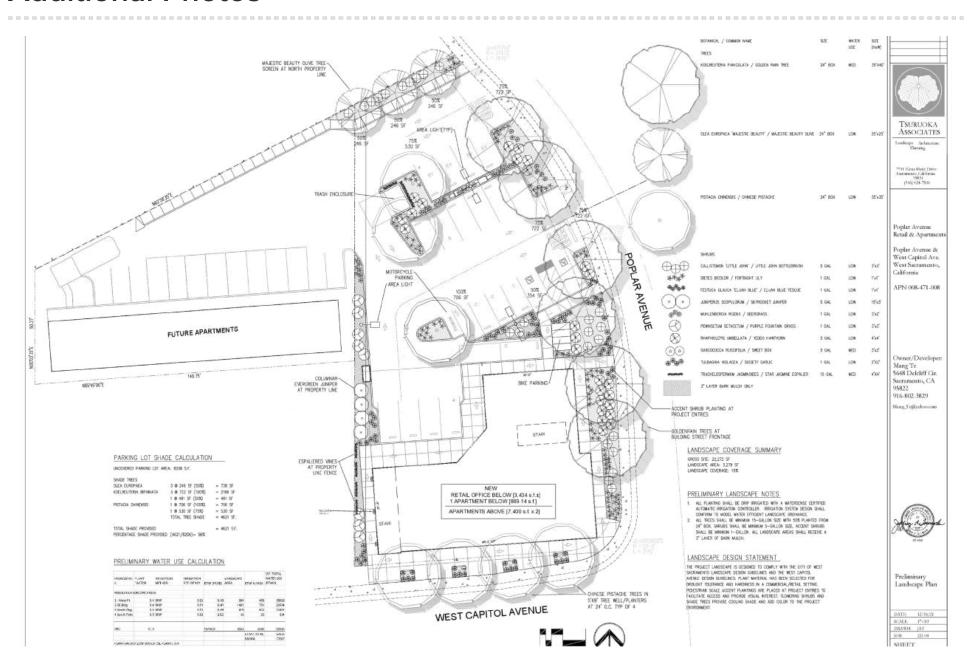


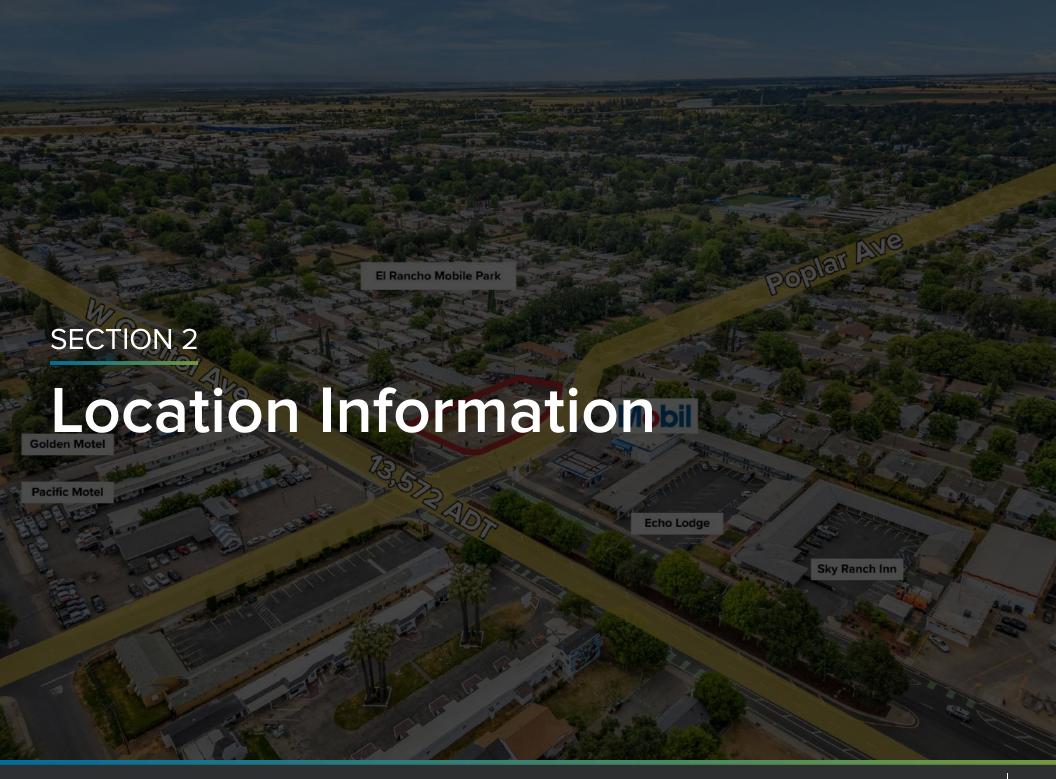




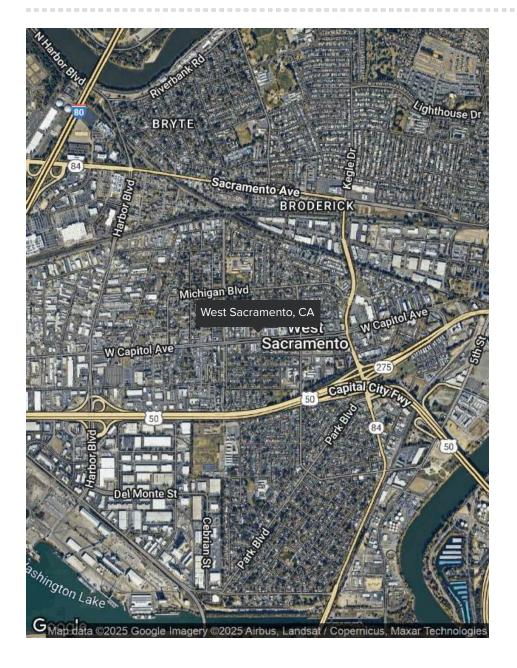


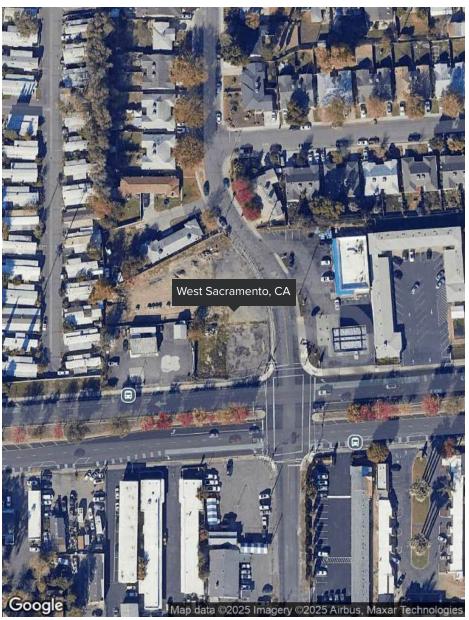






# Regional Map





## **Larger Points of Interest**





## Sale Comparables



#### 810 Delta Ln

Price PSF:

Sacramento, CA 95691

\$80.71

**Sale Price:** \$3,340,004

**Closed:** 03/23/2023 **Lot Size:** 0.95 Acres

**Price / AC:** \$3,515,793

Price / AC:

\$5,454,545

West Sacramento

275

P St

Google

Map data ©2025 Google

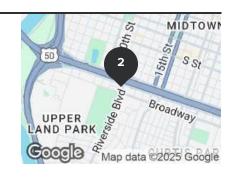


#### 000 Riverside Blvd

Sacramento, CA 95822

**Sale Price:** \$240,000 **Closed:** 08/23/2022 **Price / AC:** \$750,000

**Price PSF:** \$17.22 **Lot Size:** 0.32 Acres





#### 1330 N St

Sacramento, CA 95814

**Sale Price:** \$2,400,000

**Price PSF:** \$125.22 **Lot Size:** 0.44 Acres

Closed:

07/29/2022

Sacramento

BOULEVAR
PARK

PARK

MIDTOWN

SOLUTION

MIDTOWN

MIDTOWN

Map data ©2025 Google

## Sale Comparables



#### 925 16th St

Sacramento, CA 95814

Sale Price: \$3,700,000 Price PSF: \$202.24

Closed: 01/28/2022 Lot Size: 0.42 Acres

05/26/2022

07/05/2023

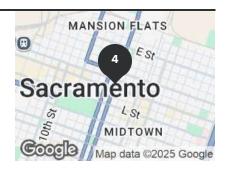
Price / AC: \$8,809,523

\$609.756

\$7.357.352

Price / AC:

Price / AC:





#### 341 N 10th St

Sacramento, CA 95811

Sale Price: \$500.000 Closed:

Price PSF: \$14.00 Lot Size: 0.82 Acres





#### 2610 Arena Blvd

Sale Price:

Sacramento, CA 95834

\$5,003,000 Price PSF: \$168.90

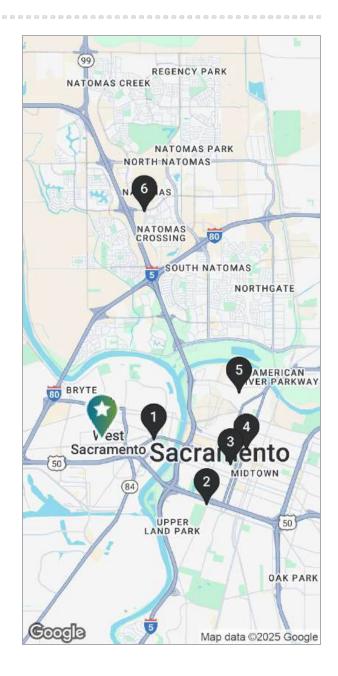
Lot Size: 0.68 Acres

Closed:

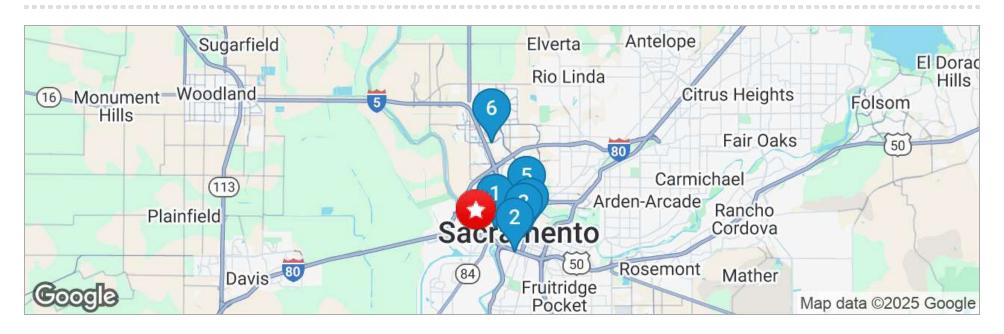
RP SPORTS COMPLEX Truxel Rd NATOMAS CROSSING Cooc W Map data ©2025 Google

## Sale Comps Map & Summary

	Name/Address	Price	Lot Size	Price/Acre	Deal Status
*	<b>1900 W Capitol Ave</b> West Sacramento, CA	\$950,000	0.45 Acres	\$2,111,111	Subject Property
1	810 Delta Ln Sacramento, CA	\$3,340,004	0.95 Acres	\$3,515,793.68	Sold 3/23/2023
2	000 Riverside Blvd Sacramento, CA	\$240,000	0.32 Acres	\$750,000.00	Sold 8/23/2022
3	1330 N St Sacramento, CA	\$2,400,000	0.44 Acres	\$5,454,545.45	Sold 7/29/2022
4	925 16th St Sacramento, CA	\$3,700,000	0.42 Acres	\$8,809,523.81	Sold 1/28/2022
5	<b>341 N 10th St</b> Sacramento, CA	\$500,000	0.82 Acres	\$609,756.10	Sold 5/26/2022
6	<b>2610 Arena Blvd</b> Sacramento, CA	\$5,003,000	0.68 Acres	\$7,357,352.94	Sold 7/5/2023
	Averages	\$2,530,501	0.60 Acres	\$4,416,162.00	



### Sale Comps Map







**810 Delta Ln** Sacramento, CA 95691



925 16th St Sacramento, CA 95814



**000 Riverside Blvd** Sacramento, CA 95822



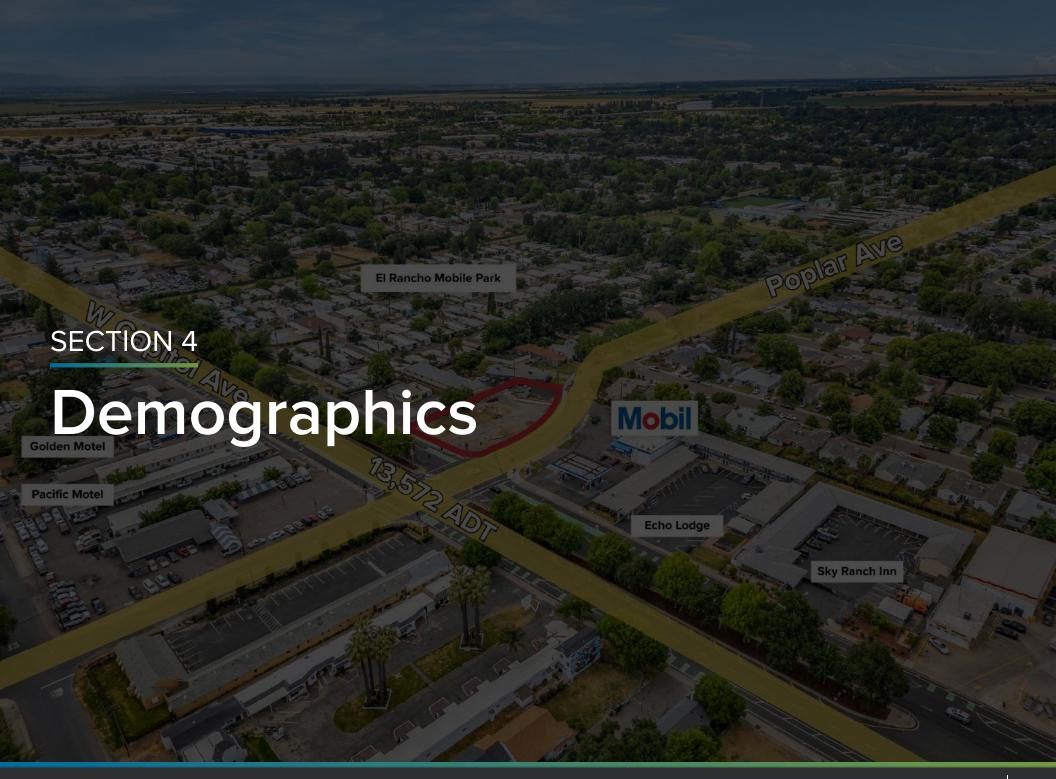
**341 N 10th St** Sacramento, CA 95811



**1330 N St** Sacramento, CA 95814



**2610 Arena Blvd** Sacramento, CA 95834

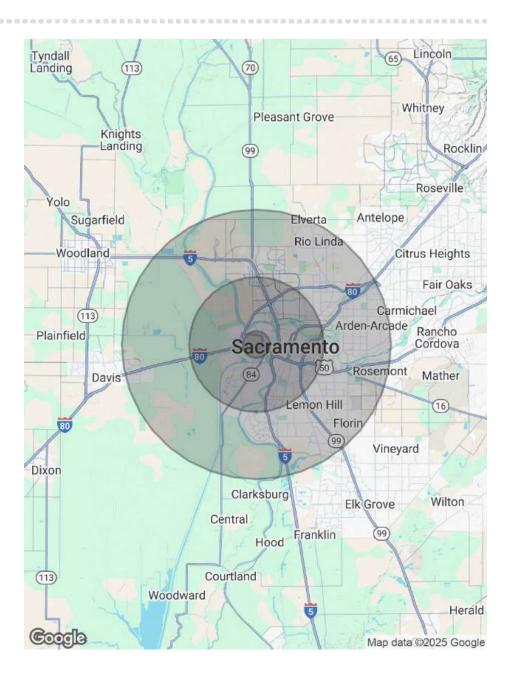


## **Demographics Map & Report**

Population	1 Mile	5 Miles	10 Miles
Total Population	16,230	236,570	747,093
Average Age	34.1	36.4	36.2
Average Age (Male)	30.6	35.4	35.1
Average Age (Female)	36.3	37.9	37.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,338	103,836	291,686
# of Persons per HH	2.6	2.3	2.6
Average HH Income	\$56,500	\$86,959	\$82,759
Average House Value	\$190,445	\$400,241	\$351,185

2020 American Community Survey (ACS)



## **Traffic Count**

<b>Collection Street</b>	Cross Street	Traffic Volume	Count Year	Distance
Poplar Ave	Madrone Ave NW	1,573	2022	0.03 mi
W Capitol Ave	Poplar Ave W	12,599	2022	0.08 mi
Merkley Ave	Poplar Ave W	3,926	2022	0.12 mi
Poplar Ave	Willow Ave S	712	2022	0.13 mi
Sycamore Ave	Willow Ave S	1,842	2022	0.19 mi
Michigan Blvd	Poplar Ave E	2,355	2022	0.22 mi
Maple St	Michigan Blvd N	1,050	2022	0.23 mi
Westacre Rd	Rockrose Rd S	3,975	2022	0.23 mi
Lilac Ln	Michigan Blvd S	1,747	2022	0.25 mi
i-80 Bus	State Rte 275 W	97,072	2015	0.35 mi

### **Confidentiality & Disclosure**

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