

FREEWAY VISIBLE HIGHWAY COMMERCIAL SITE

SITE

3845
ROSIN COURT

SACRAMENTO, CA // FOR SALE - LAND

±2.07 ACRES OF LAND FOR DEVELOPMENT

Exclusively Offered By:

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NEWMARK

FOR SALE - LAND | 3845 ROSIN COURT | SACRAMENTO, CA



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SITE



SITE INFORMATION

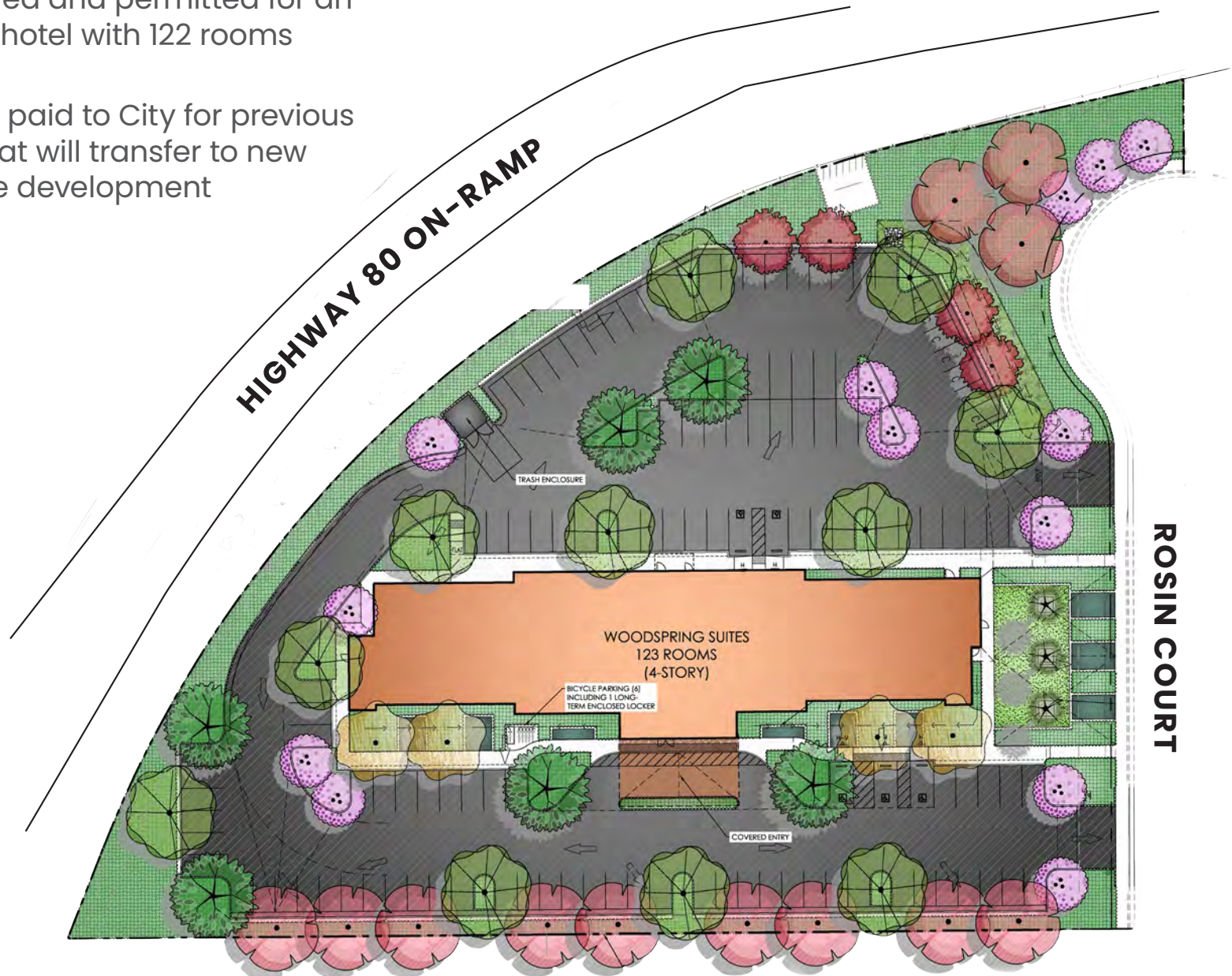
- » ±2.07 Acres
- » Flood Zone A99
- » Zoning HC-PUD (Northgate Regency) - Highway Commercial
- » APN: 250-0010-090-0000
- » Located just 12 minutes from Sacramento International Airport and 14 minutes from Downtown Sacramento

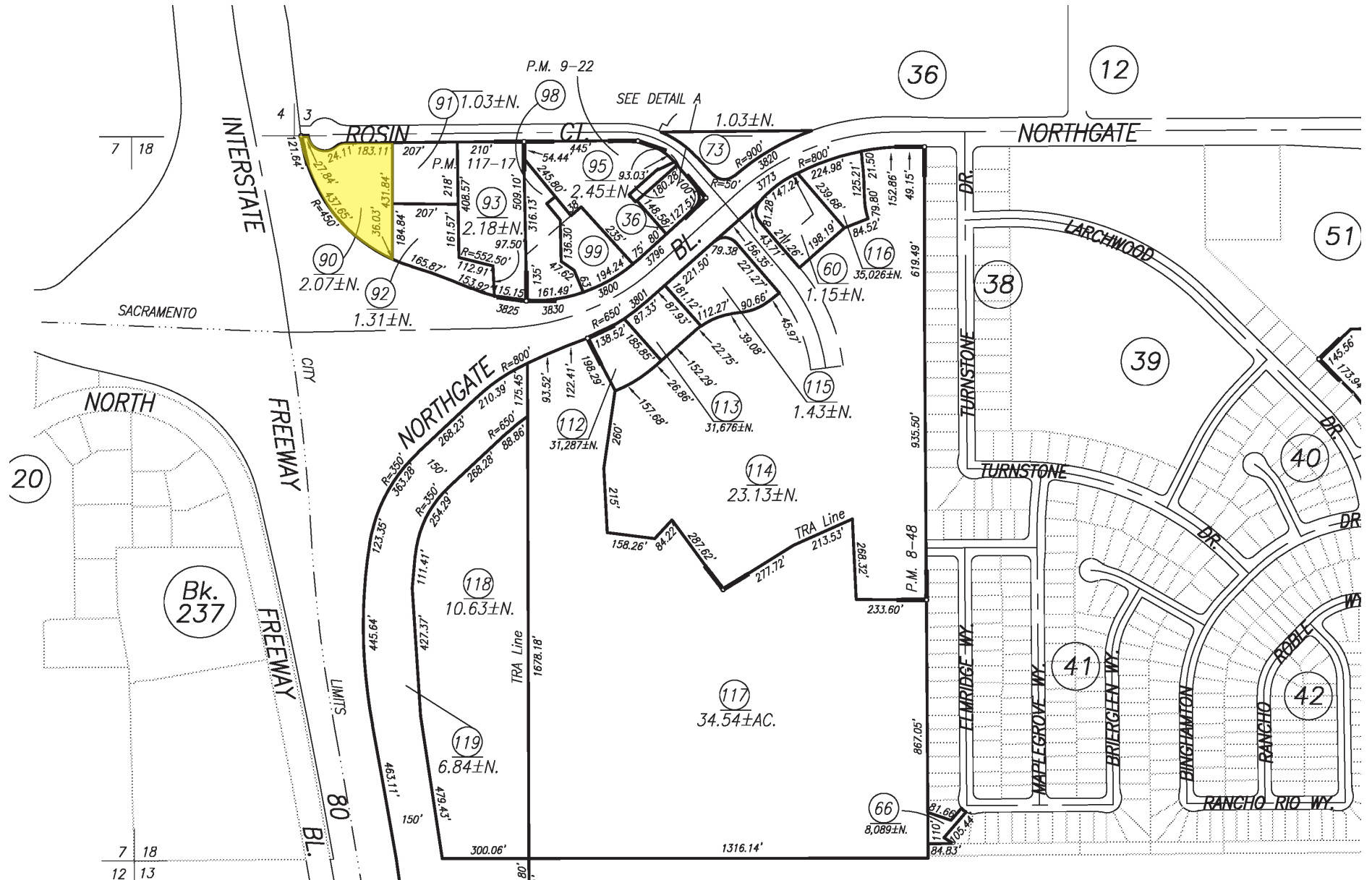
**DOWNTOWN
SACRAMENTO**

SITE INFORMATION

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- » Previously entitled and permitted for an extended-stay hotel with 122 rooms
- » Significant fees paid to City for previous entitlements that will transfer to new owner for future development





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SACRAMENTO

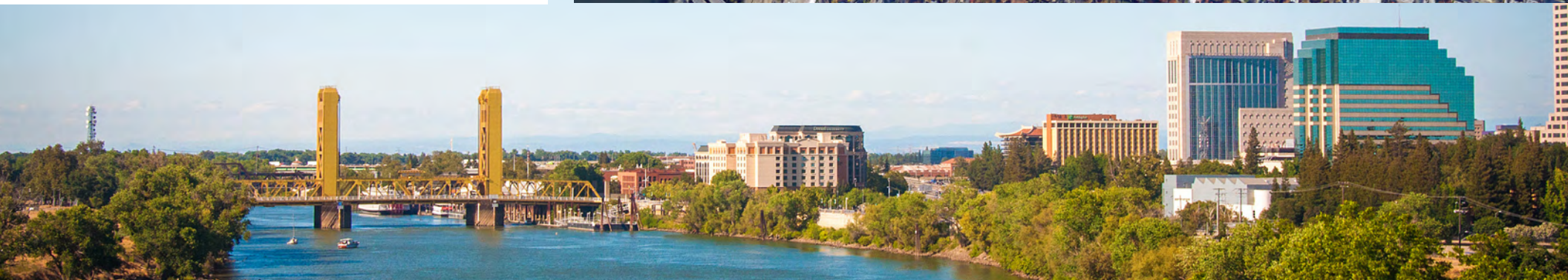
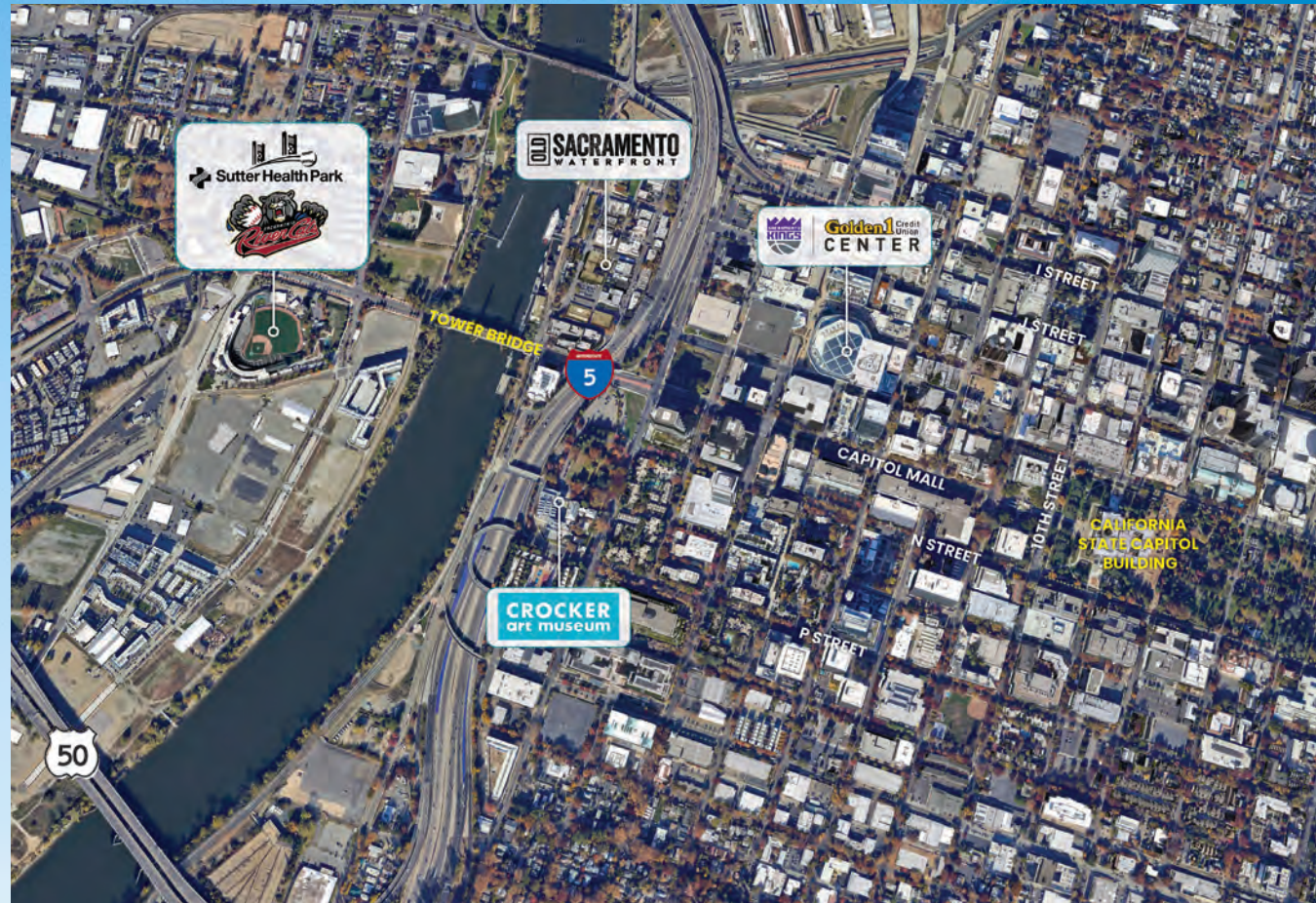
City of Sacramento is the Capitol of California with a 90-minute travel time to San Francisco and Lake Tahoe areas and just 60-minutes to Napa Wine Country.

Home to the Sacramento Kings NBA basketball and River Cats AAA baseball team.

City of Sacramento is the 35th largest city in the United States with over 536,000 people.

Sacramento MSA population is in excess of 2.48 million (6% increase since 2017).

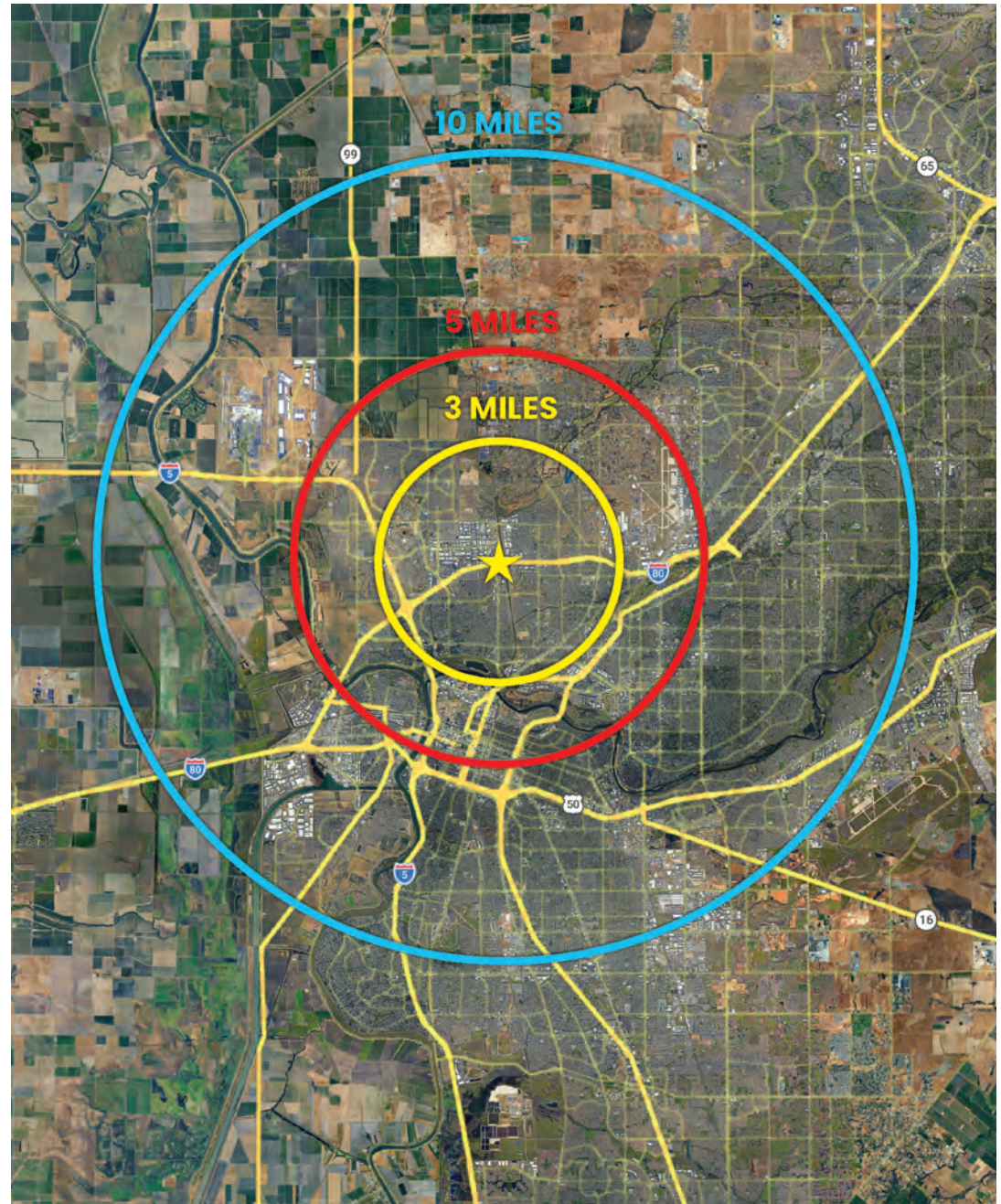
±15,000 to ±20,000 Bay Area residents move to Sacramento annually. 40-45% of the home searches in Sacramento are from the Bay area.



DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	131,699	294,469	910,950
2025 Population	135,625	306,354	931,409
2030 Population Projection	137,918	312,249	946,083
Annual Growth 2020-2025	0.6%	0.8%	0.5%
Annual Growth 2025-2030	0.3%	0.4%	0.3%
Median Age	35.7	37.3	38.2
HOUSEHOLDS			
2020 Households	42,821	108,099	338,230
2025 Households	44,140	113,472	346,972
2030 Household Projection	44,906	115,922	352,824
Annual Growth 2020-2025	1.3%	1.3%	0.9%
Annual Growth 2025-2030	0.3%	0.4%	0.3%
Owner Occupied Households	21,700	50,458	179,014
Renter Occupied Households	23,206	65,464	173,810
INCOME			
Avg Household Income	\$100,669	\$103,802	\$106,708
Median Household Income	\$82,158	\$82,923	\$84,000
DAYTIME EMPLOYMENT			
Employees	48,979	210,337	422,001
Businesses	5,059	19,646	50,780



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NEWMARK

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