

SALE

YESHI ARDEN APARTMENTS

Cleo Way Sacramento, CA 95821



Sale Price **\$1,600,000**

OFFERING SUMMARY

Lot Size:	82,841 SF
Price / Acre:	\$841,323

Kurt Parkinson
(916) 798-4214
CalDRE #01517516

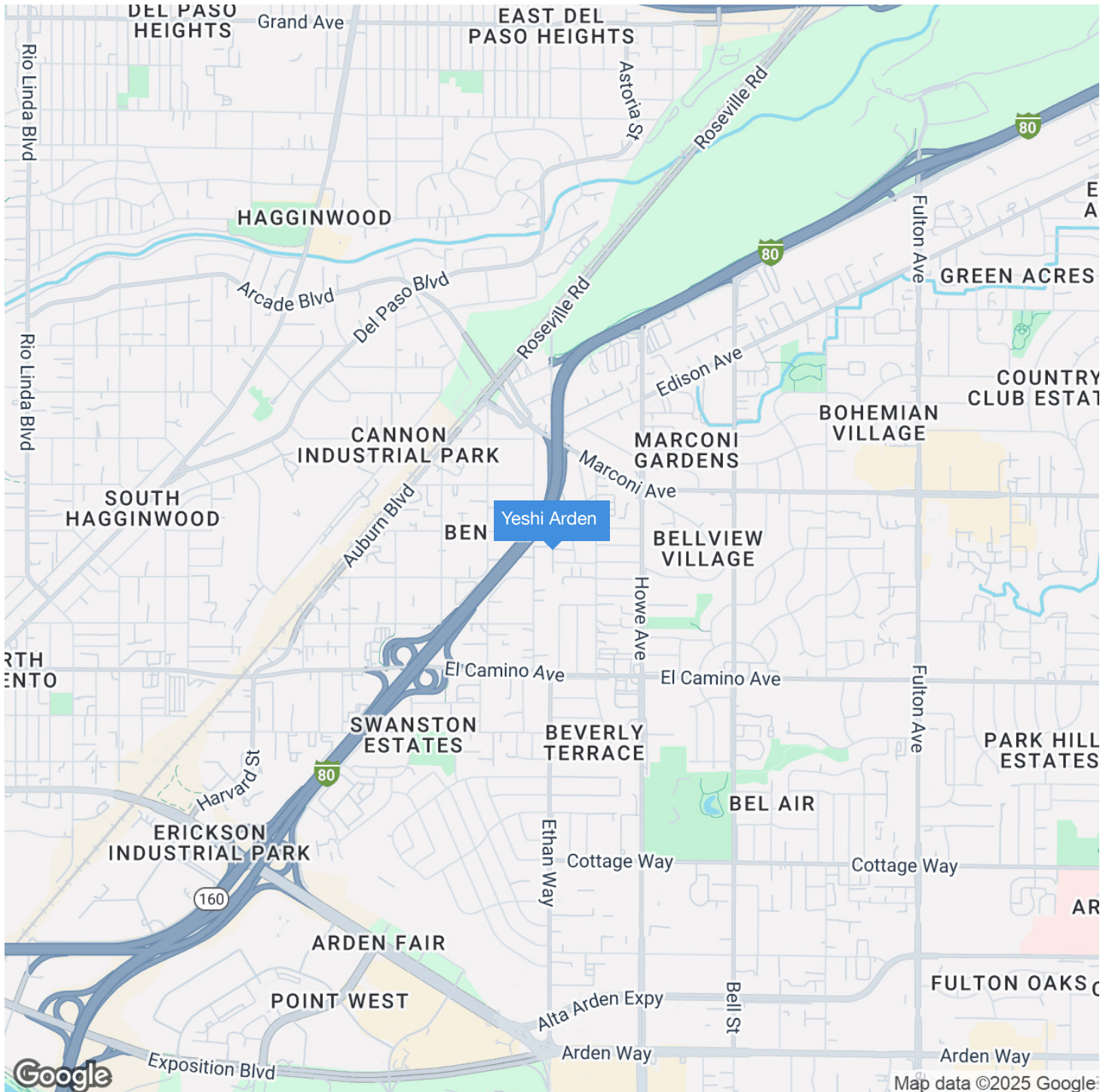


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PROPERTY DESCRIPTION

The Yeshi Arden Apartments development offers investors a rare opportunity to acquire a fully entitled multifamily project site in the centrally located Arden-Arcade submarket of Sacramento. The approximately 1.9-acre property has completed all major planning approvals, including coordination with the County and community review bodies, allowing a buyer to move directly into preparation of construction drawings without navigating California's lengthy entitlement process.

The project is approved for 39 market-rate units across four efficiently designed buildings, featuring a balanced mix of one-, two-, and three-bedroom floor plans supported by strong local rent fundamentals. All necessary utilities are already on-site and sized for the approved development, significantly reducing early-phase infrastructure costs and accelerating the timeline from acquisition to construction.

Situated near major retail hubs, employment centers, healthcare systems, and Interstate 80, the site is positioned within one of Sacramento's most stable and in-demand rental markets. The surrounding amenities, employment density, and accessibility create a strong pipeline of long-term tenant demand once the project is built.

For investors or builders, this offering combines entitlement certainty, favorable market dynamics, and a cost-efficient garden-style design, with the flexibility to finalize construction drawings to match preferred materials, specifications, and contractor standards. The project's readiness allows for an efficient transition into the development phase while maintaining full control over construction sequencing and execution.

This is a turnkey infill development opportunity for buyers seeking a high-demand location, reduced entitlement risk, and a clear path toward bringing a new multifamily community to market in Sacramento.

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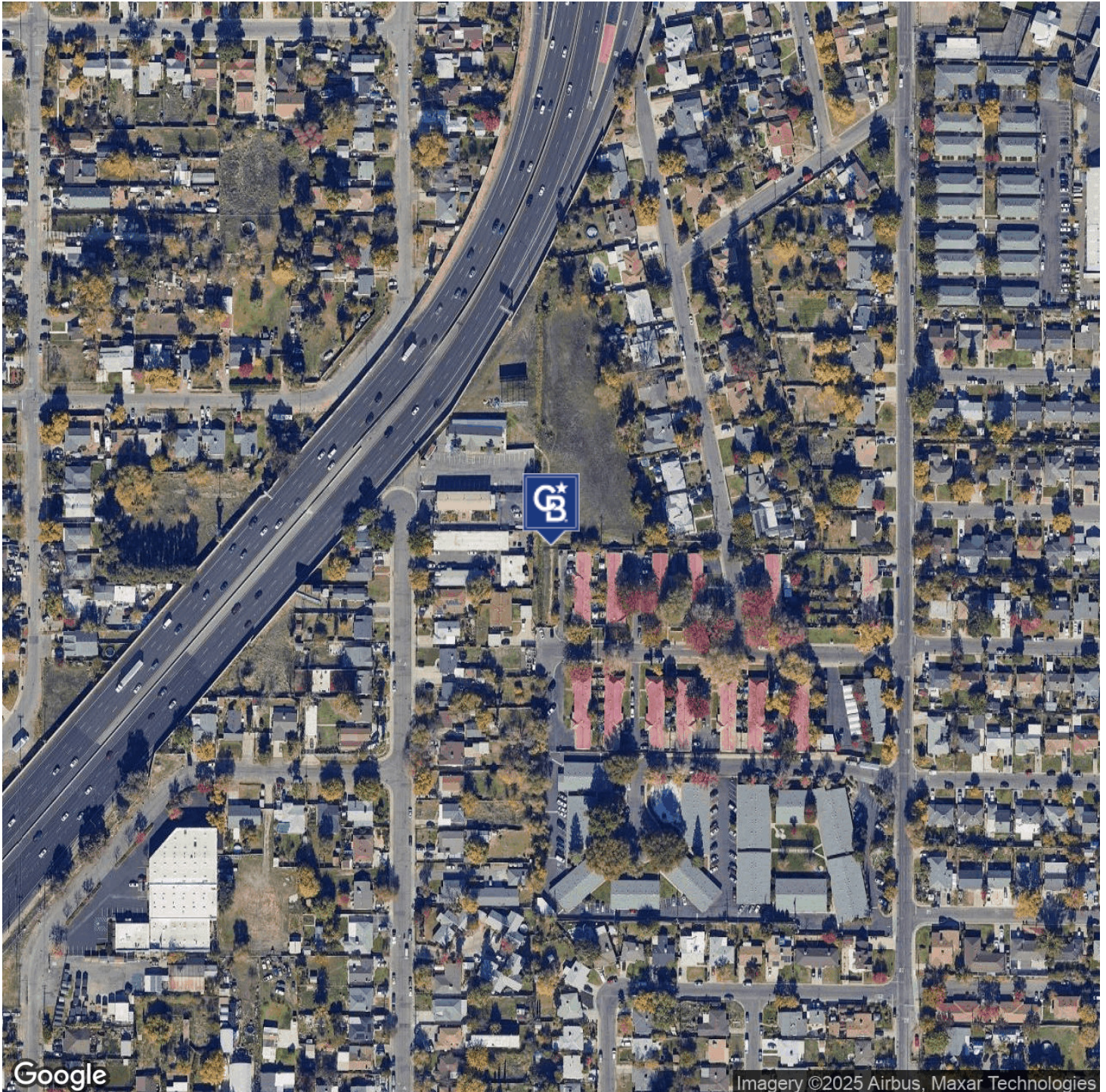


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LOCATION DESCRIPTION

The Yeshi Arden Apartments development site is located in the Arden-Arcade area of Sacramento, California. This central infill location places the property within one of Sacramento's most established residential neighborhoods, characterized by single-family homes, small multifamily properties, mature trees, and quiet local streets. The area offers strong connectivity to major commercial corridors, transit routes, and regional employment centers.

Interstate I-80 is located only a few blocks west of the site, providing direct access to Downtown Sacramento, Roseville, and the larger Northern California region. This proximity supports efficient commuting to major job centers such as the State Capitol, Sacramento State University, multiple hospital systems, and business districts throughout the metro area.

A wide range of retail and service amenities are located within minutes of the property. Arden Fair Mall, one of the region's largest retail destinations, is approximately five minutes away and includes an extensive mix of national retailers and restaurants. Town & Country Village, Country Club Plaza, and the Howe Avenue commercial corridor offer additional grocery, dining, fitness, banking, and service options, giving residents convenient access to daily needs. These retail clusters form one of Sacramento's strongest concentrations of commercial amenities in a compact radius.

Schools, medical offices, and service providers are located throughout the region, including facilities operated by Kaiser, Sutter, and Mercy. Public transit routes run along nearby major streets, providing additional connectivity to commercial centers and employment districts.

The site offers immediate access to regional transportation, major retail hubs, healthcare and education employers, recreation, and essential services, positioning it as a well-connected and highly functional residential development location within the Sacramento metropolitan area.

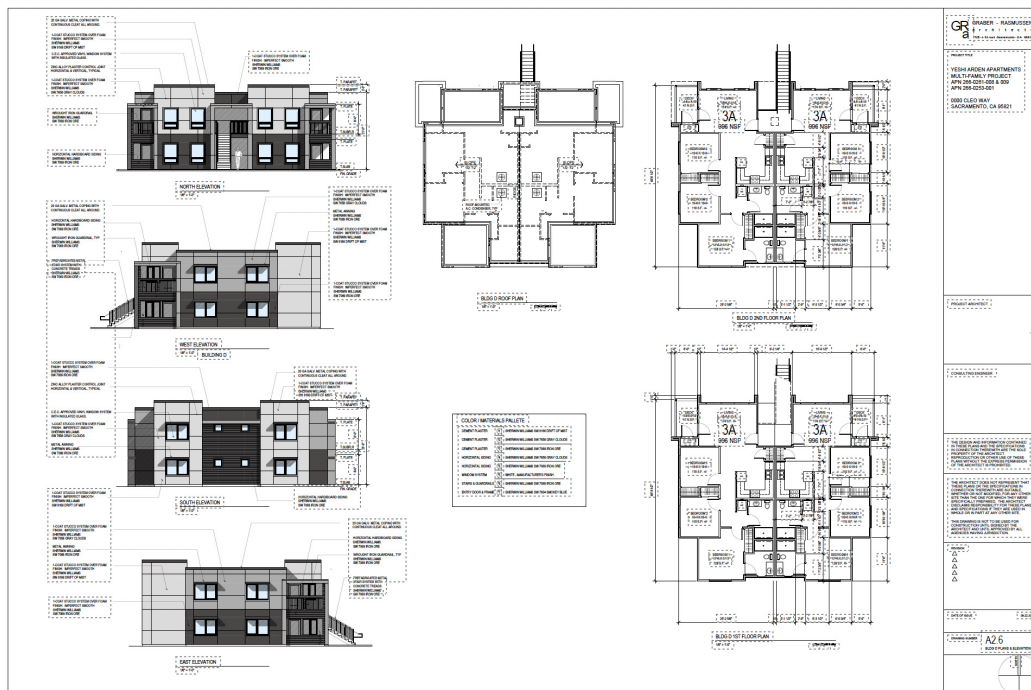
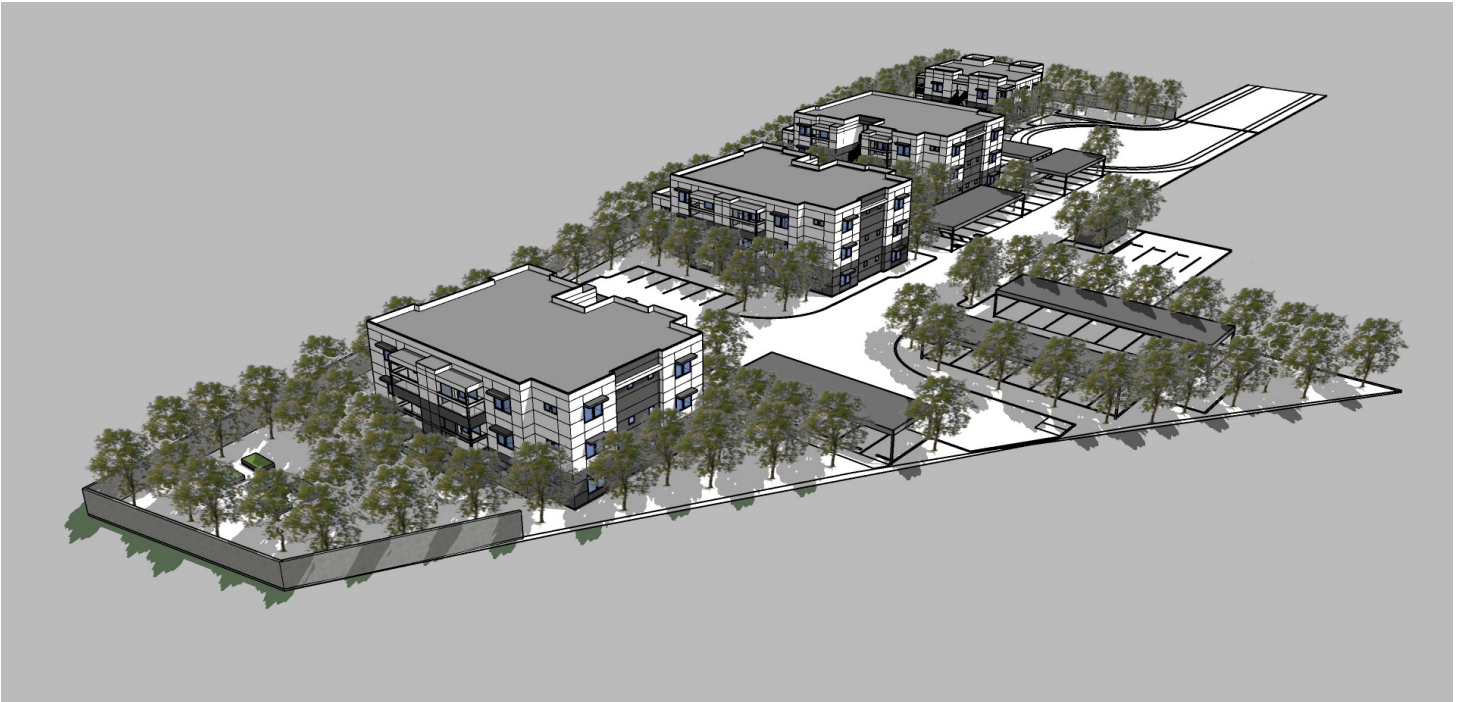
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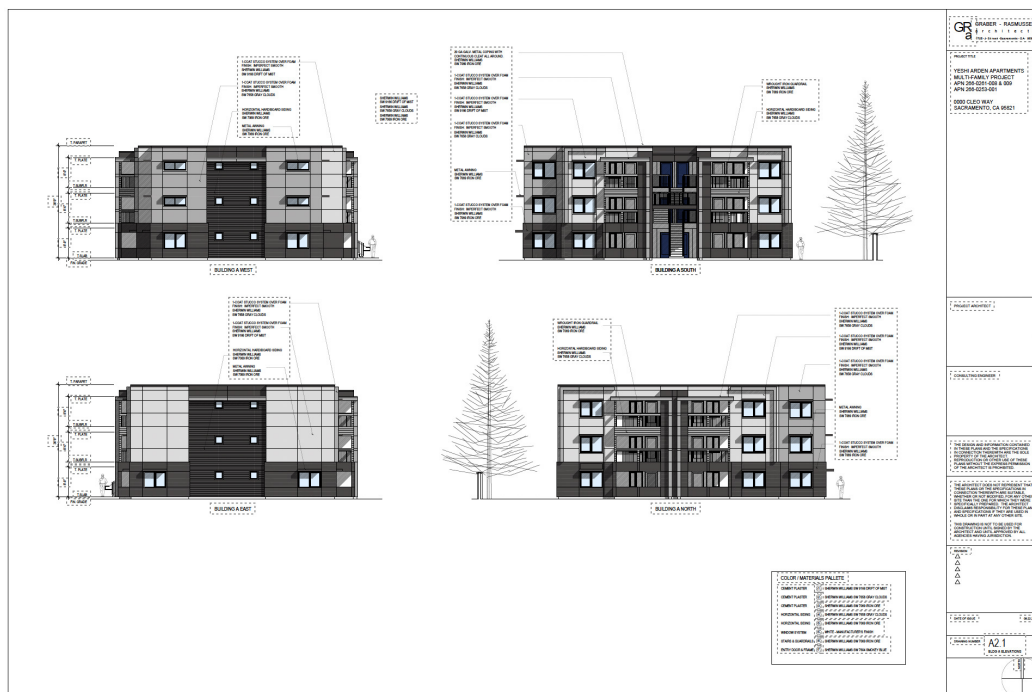
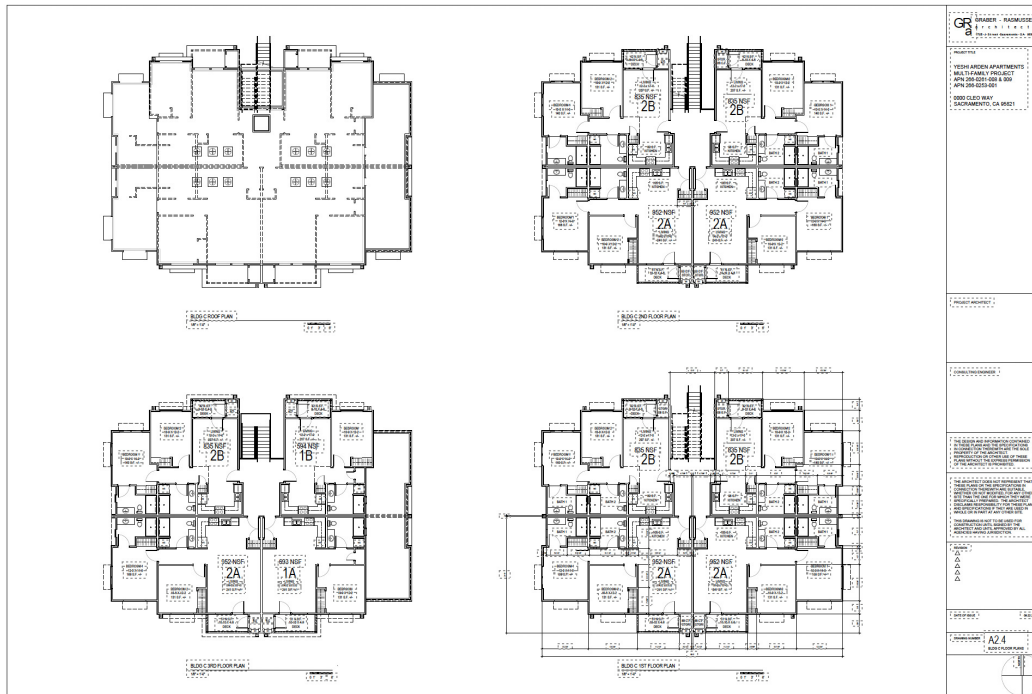


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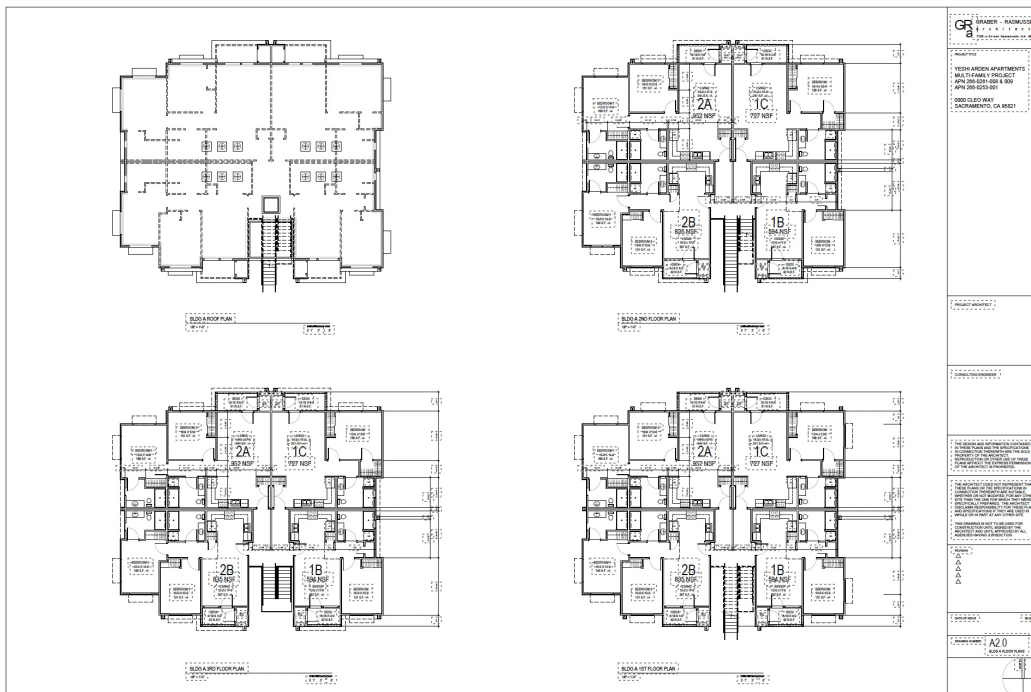
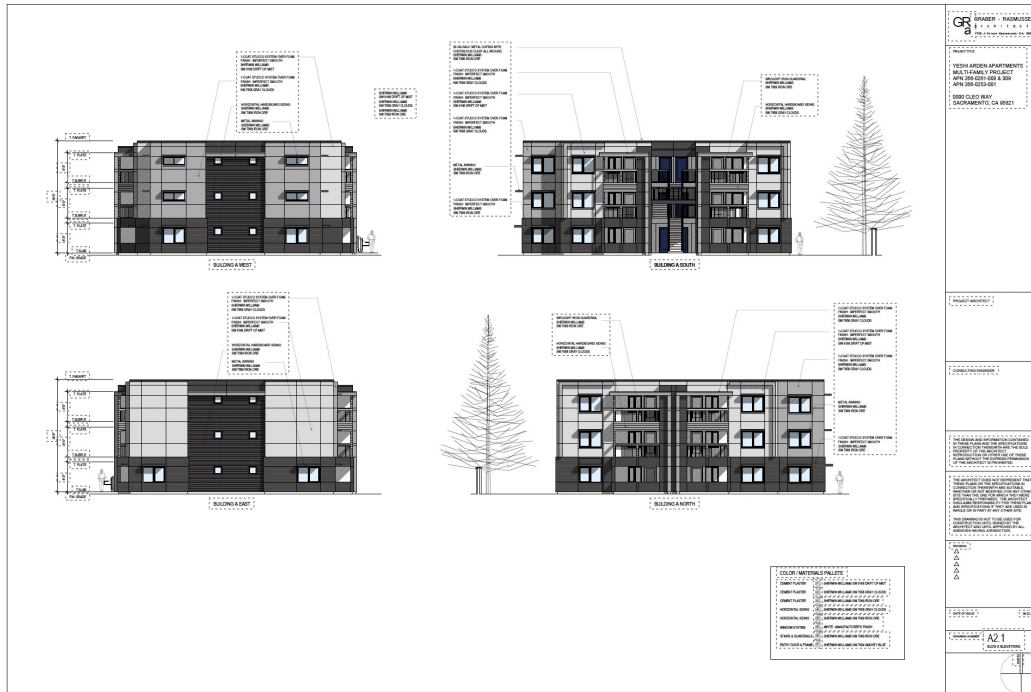


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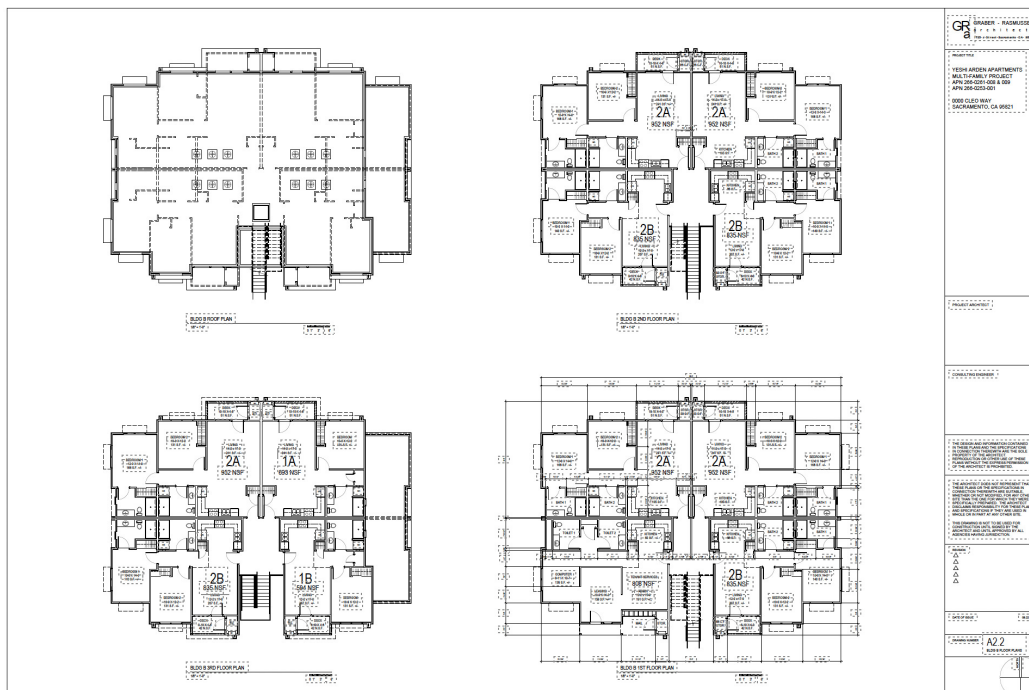
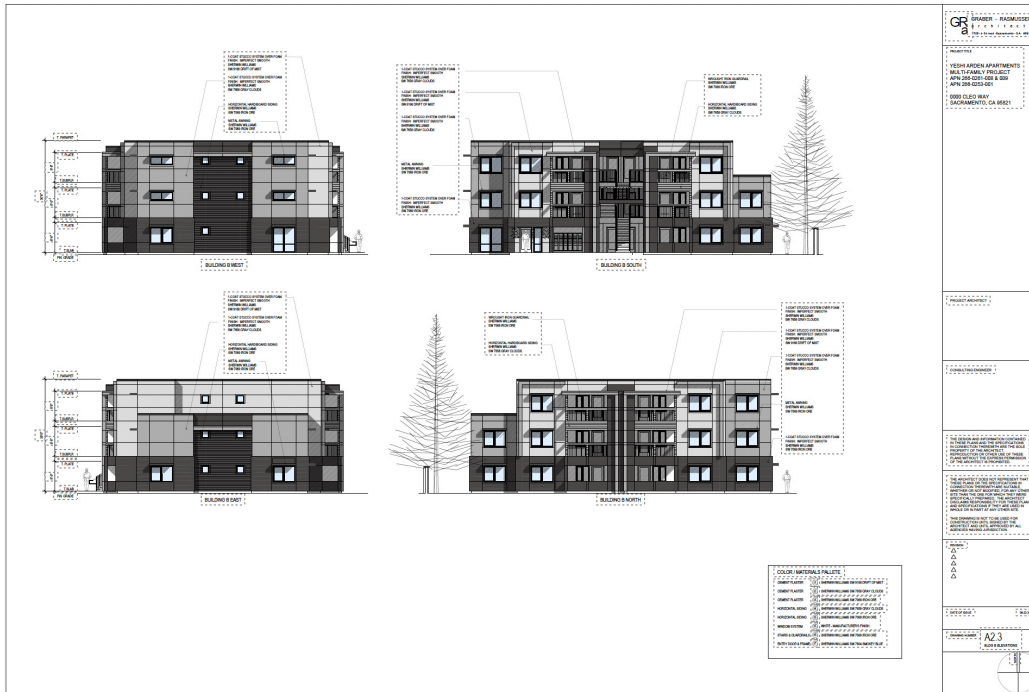


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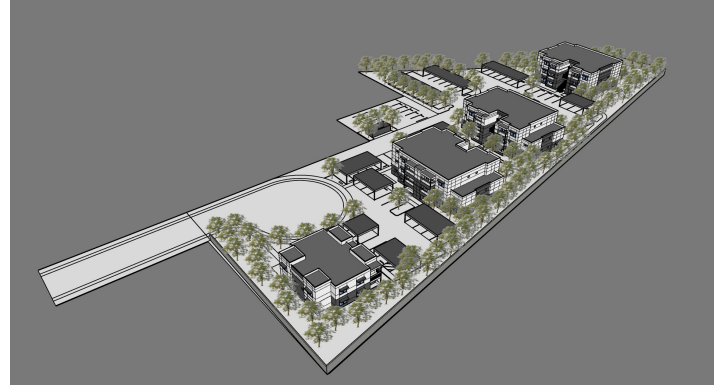
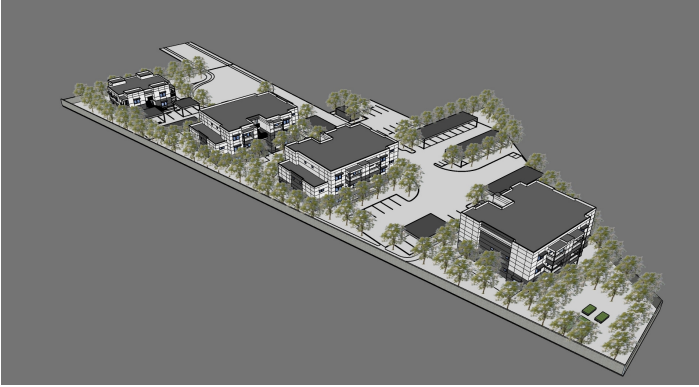


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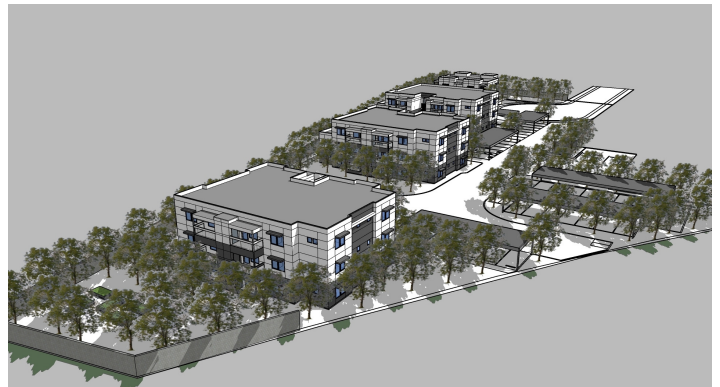


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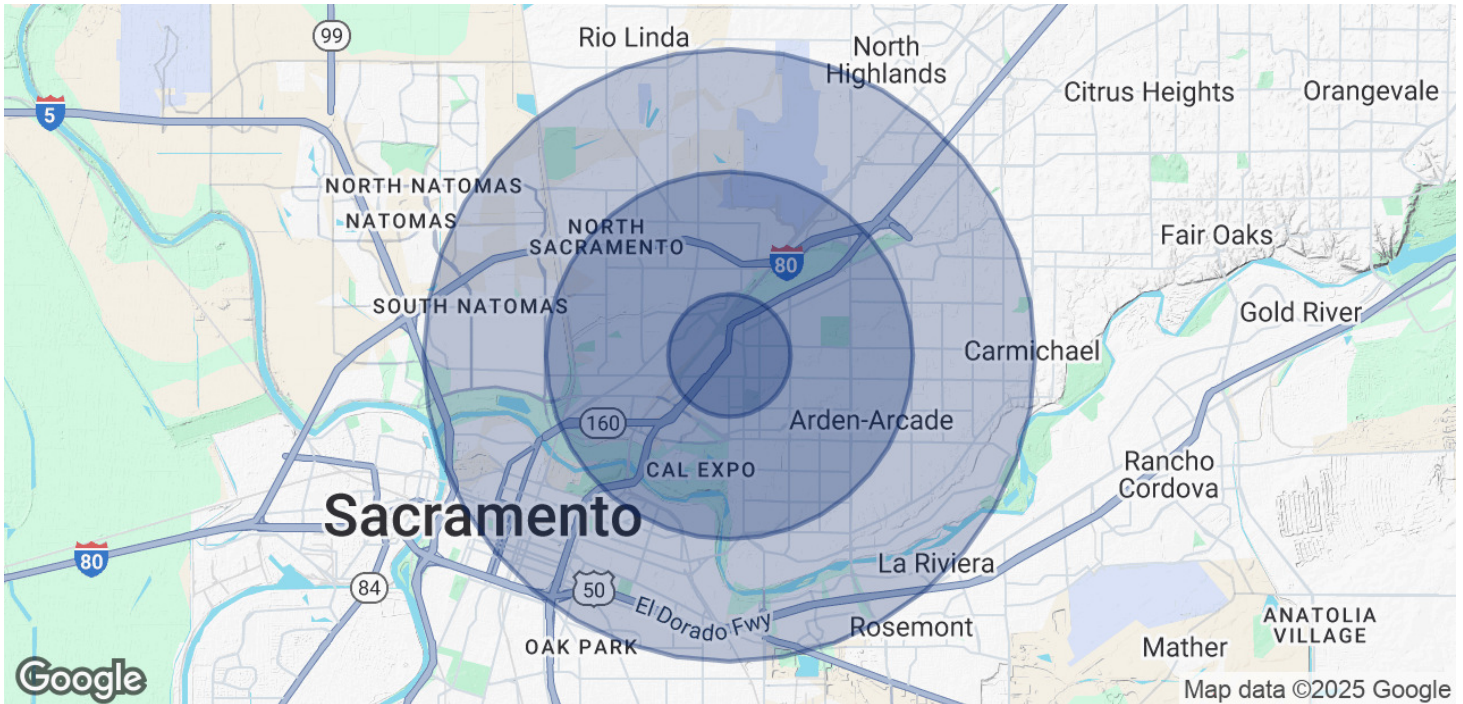


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,008	139,507	374,317
Average Age	36	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,834	51,247	143,398
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$69,712	\$84,089	\$99,854
Average House Value	\$401,920	\$484,592	\$569,349

Demographics data derived from AlphaMap

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SACRAMENTO MULTIFAMILY MARKET

The Sacramento multifamily market continues to demonstrate stable fundamentals as the region adjusts to a period of slower rent growth and a modest pullback in new construction. Despite macroeconomic pressure, Sacramento remains one of the most resilient rental markets in California due to its relative affordability, steady population base, and strong commuter ties to major government, healthcare, and education employers. Occupancy in stabilized assets remains near 95 percent, reflecting continued renter demand even as rent levels have flattened. This stability offers a solid foundation for future supply entering the market once conditions recalibrate.

The broader region recently experienced a wave of new deliveries in 2023–2024, which temporarily increased competition in several core submarkets. However, construction activity has slowed considerably, and the development pipeline is shrinking. Fewer new projects are breaking ground due to financing costs, construction inflation, and entitlement hurdles. As a result, the next several years are expected to see declining new supply, allowing demand to gradually absorb the units delivered in the past cycle. This shift positions well-located future projects to enter the market during a more balanced supply-demand environment.

Within Sacramento, the Arden-Arcade submarket stands out for its mature residential character and limited new inventory growth. While other submarkets absorbed most of the region's new apartments, Arden-Arcade has seen minimal new construction over the past several years. The area maintains strong renter appeal due to its central location, access to Interstate 80, proximity to major retail hubs, and close distance to healthcare and educational institutions. With a high concentration of older housing stock and a lack of recently built units, demand for modern, well-designed apartments is expected to remain solid.

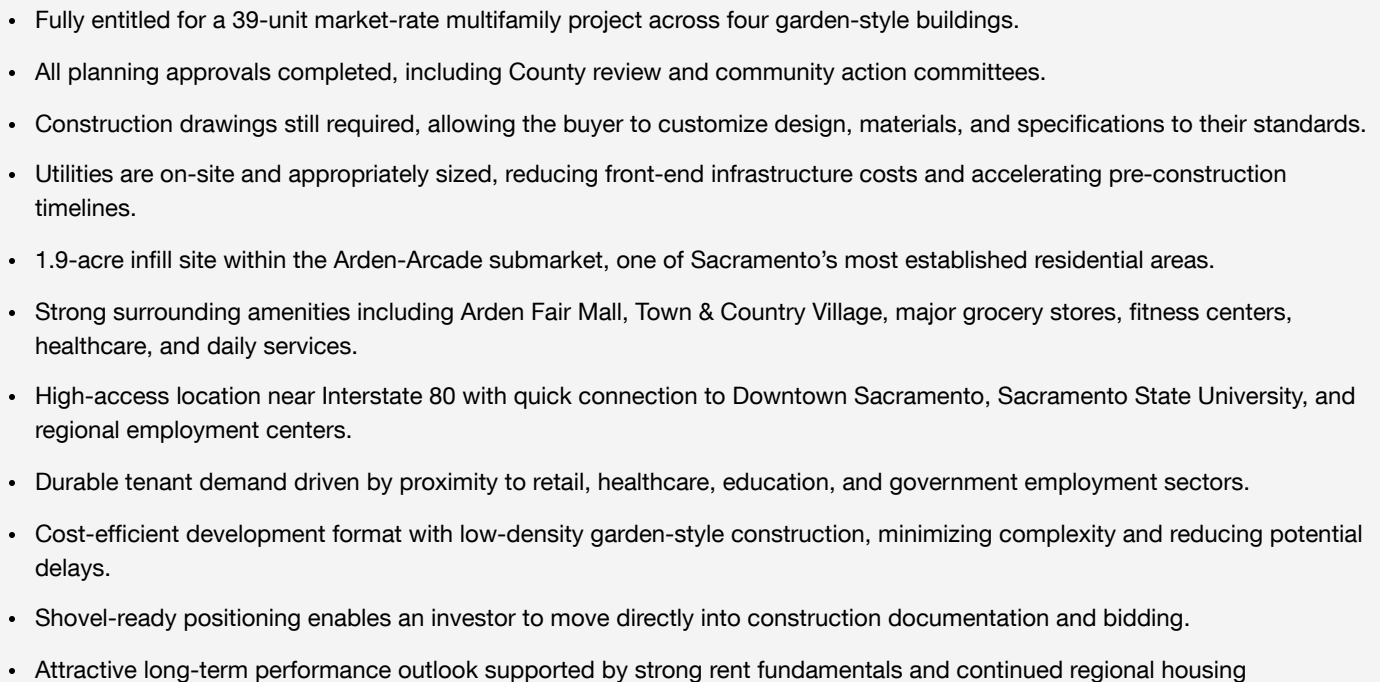
For a planned 39-unit development like Yeshi Arden, these market conditions create a promising entry point. The combination of high regional occupancy, constrained new supply in the immediate submarket, and consistent demand drivers supports a favorable lease-up environment once the project is delivered. As Sacramento continues to attract renters seeking more affordable alternatives to Bay Area markets, well-located infill projects with strong access and amenities are positioned to perform competitively. The entitlement-ready nature of the Yeshi Arden site further strengthens its position by allowing the project to be timed strategically with improving market fundamentals.

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KURT PARKINSON

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PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

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