

FOR SALE



## LAND FOR SALE MIXED USE - MULTI FAMILY

The site consists of two parcels totaling approximately 21,000 square feet or .48 Acres. Zoned for General Commercial and Residential Mixed Use. The site lies on a transit corridor and is 5 minutes away from Downtown Sacramento. The parcels can also be acquired along with the adjacent 4 parcels for a entire block just under 60,000 SF or 1.34 Acres. Current zoning would then allow approximately 80 or more residential units, considering this land size.



# 1022-1030 DEL PASO BLVD

**TANNER LAVERTY, CCIM**

408.622.4490 x201  
tanner@lavertychacón.com  
DRE Officer #01436559

**MARC CHACON, CPM**

916.722.0333 x101  
marc@lavertychacón.com  
DRE #1431257

PO BOX 1003 //  
CITRUS HEIGHTS, CA 95611  
916.722.0333 // INFO@LAVERTYCHACON.COM  
DRE CORPORATE ID #1901749 // **LAVERTYCHACON.COM**


**OFFERING SUMMARY**

Sale Price:	\$450,000
Price/Sf	\$21.43/sf
Price/Acre	\$937,500/Acre
Lot Size:	0.48 Acres
Zoning:	C-2-SP/C2, RMX Overlay
Market:	Sacramento
Submarket:	Point West
Traffic Count:	7,300

**PROPERTY OVERVIEW**

The project consists of two parcels totaling approximately 21,000 square feet or .48 Acres. Zoned for General Commercial and Residential Mixed Use. The site lies on a transit corridor and is 5 minutes away from Downtown Sacramento. The parcels can also be acquired along with the adjacent 4 parcels for an entire block just under 60,000 SF or 1.34 Acres. The seller is willing to share prior plans in which he believes 140 to 150 residential units can be built, considering all six parcels together.

**PARCEL DESCRIPTIONS**

1022 Del Paso Blvd (APN: 275-0163-005-0000) - 7,000 sf  
 1030 Del Paso Blvd (APN: 275-0163-006-0000) 14,000 sf

**LOCATION OVERVIEW**

Located in Old North Sacramento, with music, theater, art galleries, furniture stores, restaurants & eateries, as well as neighborhood shopping. There is something for everyone! This historic district offers ice skating in the winter, festivals, music venues, community carnival, antique shops, and the public library. New businesses include The Rink Studios, King Cong Brewery & Tasting Room, Grocery Outlet Store, and other exciting ventures. Uptown is a hip reinvestment area that was the main street (Del Paso Boulevard) and downtown of the former City of North Sacramento until 1964. It is a part of Historic Highway 40, and home to the Police and Sheriff's Memorial Park. It is a destination point for its artsy and unique businesses, as well as its quaint small town charm and 1950's architecture. Just to the south is the beautiful American River Parkway and it's open space.

The project is also part of the Woodlake neighborhood which has a suburban feel to it with the charm of historic homes, restaurants, coffee shops, and Woodlake park. There are plenty of public and private schools that service the Woodlake community.

**Tanner Laverty, CCIM**

 408.622.4490 x201  
 tanner@lavertychacón.com  
 DRE Officer #01436559

**Marc Chacon, CPM**

 916.722.0333 x101  
 marc@lavertychacón.com  
 DRE #1431257

 PO Box 1003 //  
 Citrus Heights, CA 95611  
 916.722.0333 // info@lavertychacón.com  
 DRE Corporate ID #1901749 // **lavertychacón.com**

**Tanner Laverty, CCIM**408.622.4490 x201  
tanner@lavertychacon.com  
DRE Officer #01436559**Marc Chacon, CPM**916.722.0333 x101  
marc@lavertychacon.com  
DRE #1431257

PO Box 1003 //

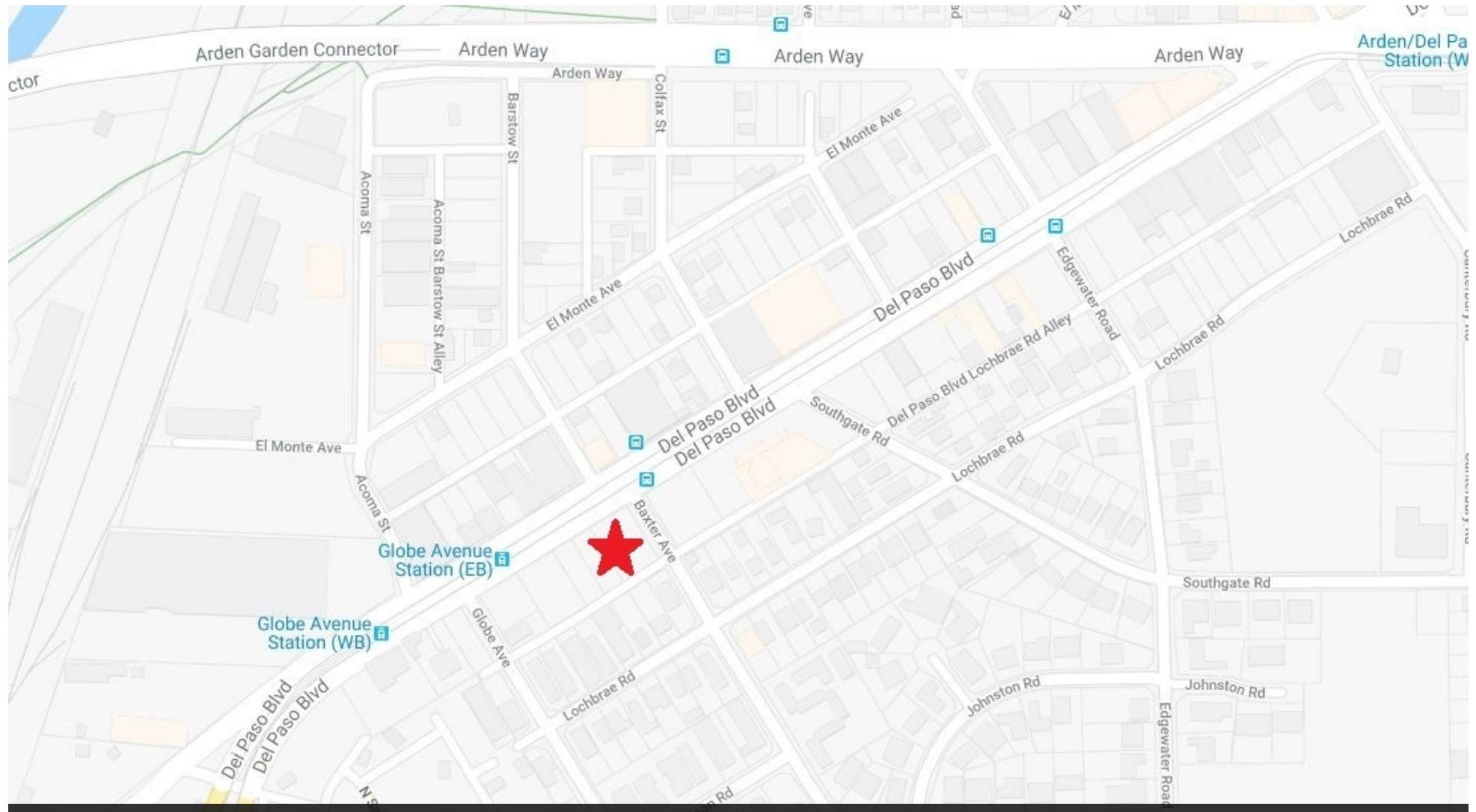
Citrus Heights, CA 95611

916.722.0333 // info@lavertychacon.com  
DRE Corporate ID #1901749 // **lavertychacon.com**

**PROPERTY DESCRIPTION**

The site consists of two parcels (outlined in yellow) totaling approximately 21,000 square feet or .48 Acres. Zoned for General Commercial and Residential Mixed Use. The parcels can also be acquired along with the adjacent 4 parcels (outlined in red) for an entire block just under 60,000 SF or 1.34 Acres for a total of \$1,450,000.





Transit Map: Globe Avenue Light Rail Station directly across from 1022-1030 Del Paso Blvd. 15 minute ride to Downtown Sacramento.

**Tanner Laverty, CCIM**

408.622.4490 x201  
tanner@lavertychacon.com  
DRE Officer #01436559

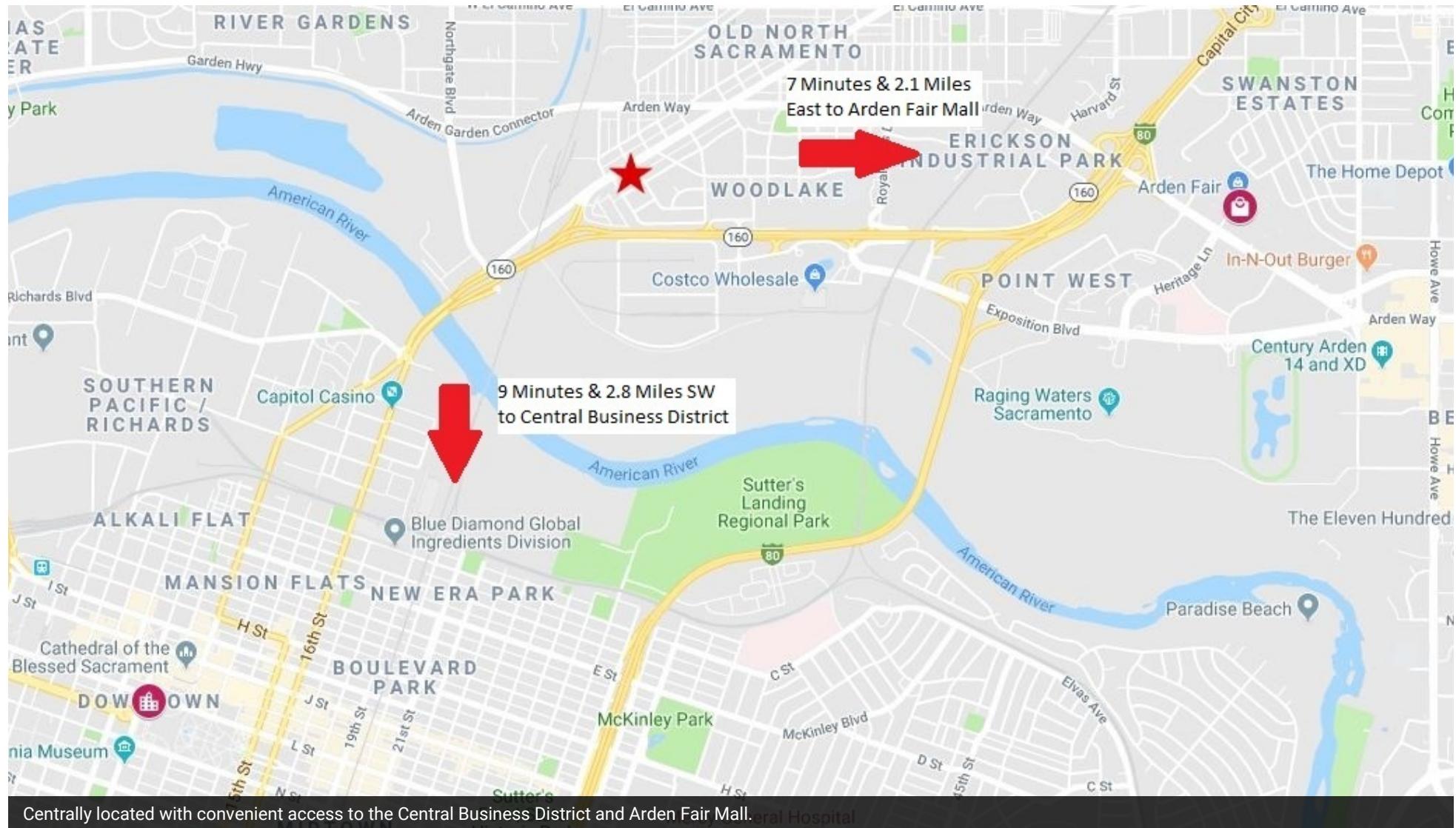
**Marc Chacon, CPM**

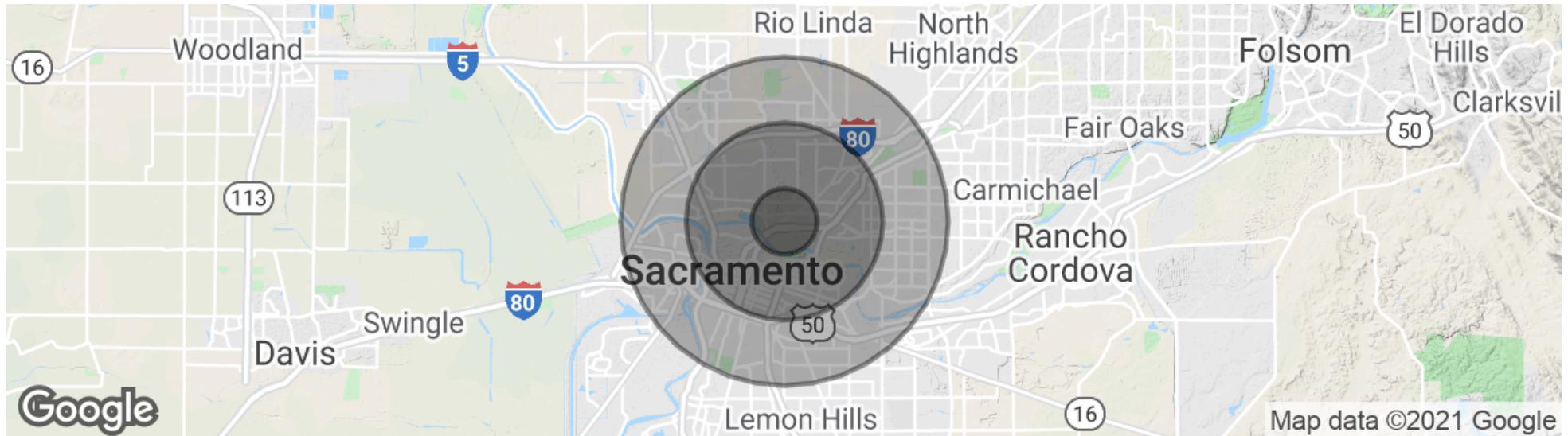
916.722.0333 x101  
marc@lavertychacon.com  
DRE #1431257

PO Box 1003 //

Citrus Heights, CA 95611

916.722.0333 // info@lavertychacon.com  
DRE Corporate ID #1901749 // **lavertychacon.com**





POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,945	131,679	336,526
Median age	34.5	32.7	33.5
Median age (Male)	33.9	32.7	33.0
Median age (Female)	35.3	32.9	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,516	55,175	140,198
# of persons per HH	2.8	2.4	2.4
Average HH income	\$46,613	\$56,149	\$60,187
Average house value	\$253,566	\$299,783	\$316,247

\* Demographic data derived from 2010 US Census



## LAND FOR SALE | MIXED USE - MULTI FAMILY

1022-1030 Del Paso Blvd, Sacramento, CA  
Sacramento, CA 95815

For More Information:

**TANNER LAVERTY, CCIM**

408.622.4490 x201

tanner@lavertychacon.com

DRE Officer #01436559

**MARC CHACON, CPM**

916.722.0333 x101

marc@lavertychacon.com

DRE #1431257

DRE Corporate ID #1901749

LAVERTY CHACÓN COMMERCIAL REAL ESTATE  
Sacramento Valley      San Francisco Bay Area  
**916.722.0333**      **408.622.4490**  
[info@lavertychacon.com](mailto:info@lavertychacon.com) | [www.lavertychacon.com](http://www.lavertychacon.com)