

TRANSIT VILLAGE

SACRAMENTO | CA

±6.2 Acres Development Land

Available for Build-to-Suit,
Ground Lease, or Purchase.

- Surrounded by ±6,000 new units of low, medium, and high-density residential housing.
- Located near the planned ±300,000 square foot Kaiser Permanente.
- Easy access to Delta Shores Retail Center and I-5 with average traffic counts of ±93,581.
- Local residents were polled and the number one use they are looking for is grocery.
- Future neighborhood center with an estimated delivery of Q1 2026.

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

IAN KEANE

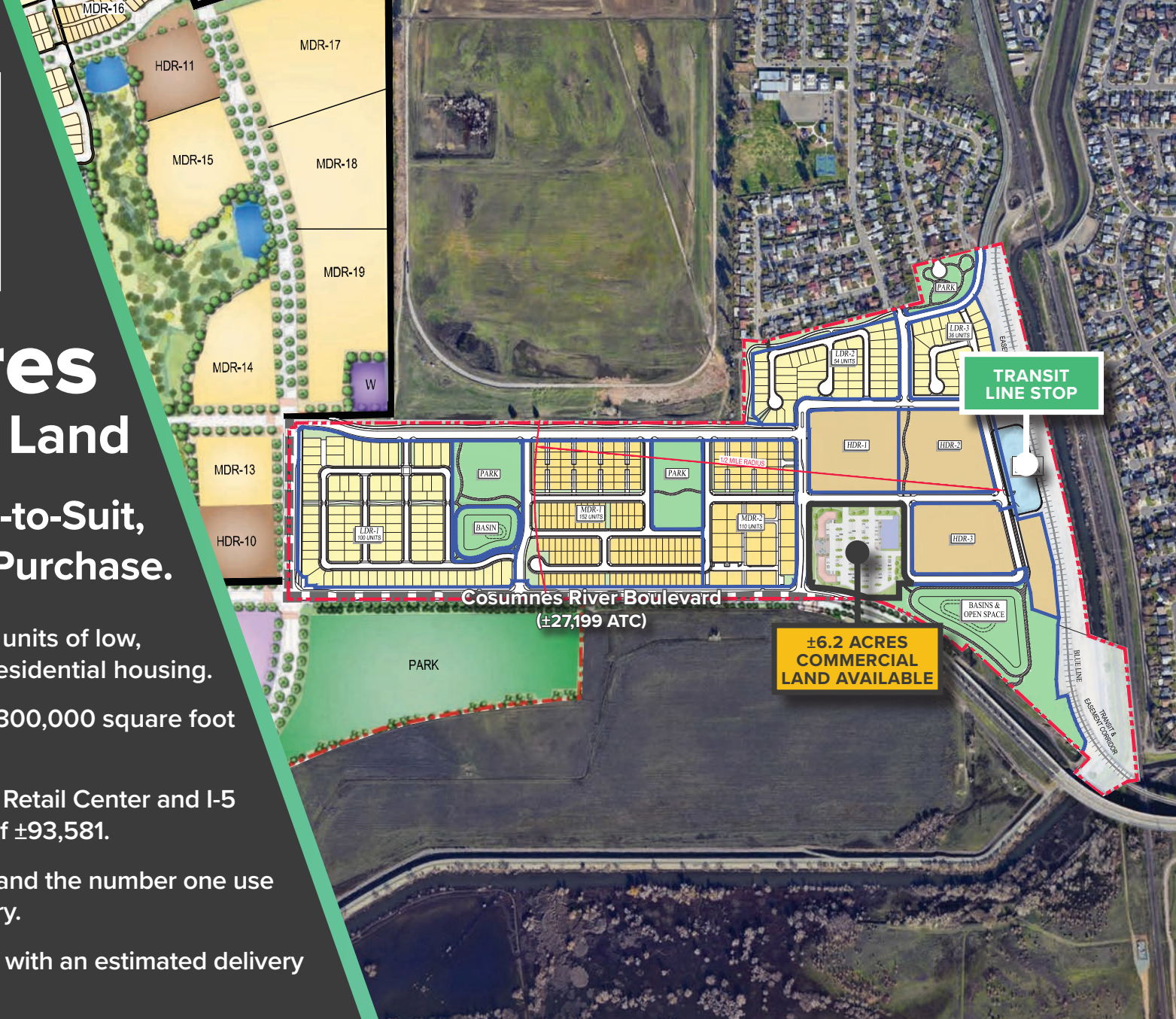
Director of Sales & Leasing
916.514.5225 x119
ian@capitalrivers.com
DRE #02165320

IRINA SHPYRKA

Director of Sales & Leasing
916.477.7384
irina@capitalrivers.com
DRE #02037207



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LOCATION HIGHLIGHTS

**TRANSIT
VILLAGE**
SACRAMENTO | CA



127,385
Estimated
Residential
Population
Three-Mile Radius

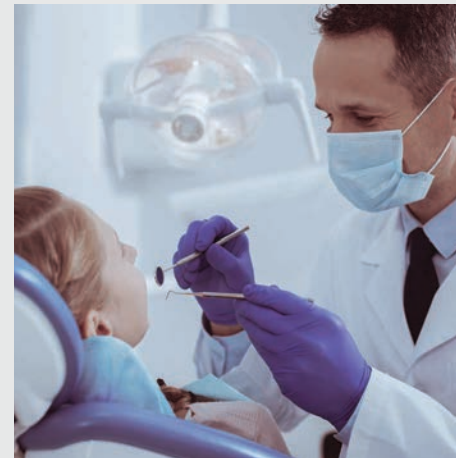


27,199
Cosumnes River
Boulevard
Traffic Counts
ADT



\$101,416
Average
Household
Income
Three-Mile Radius

Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1



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LOCAL DEVELOPMENT AREA

TRANSIT VILLAGE
SACRAMENTO | CA



KB HOME EDGEWATER
348 Units
Under Construction

DELTA SHORE NORTH
2,907 Units
Approved

KAISER PERMANENTE
300,000 SF
Planned

STONE BEETLAND
1,163 Units
Approved

CATALINA & CORONADO
1,945 Units
Under Construction

TRANSIT LINE STOP

±6.2 ACRES COMMERCIAL LAND AVAILABLE

DELTA SHORES RETAIL CENTER - OPEN

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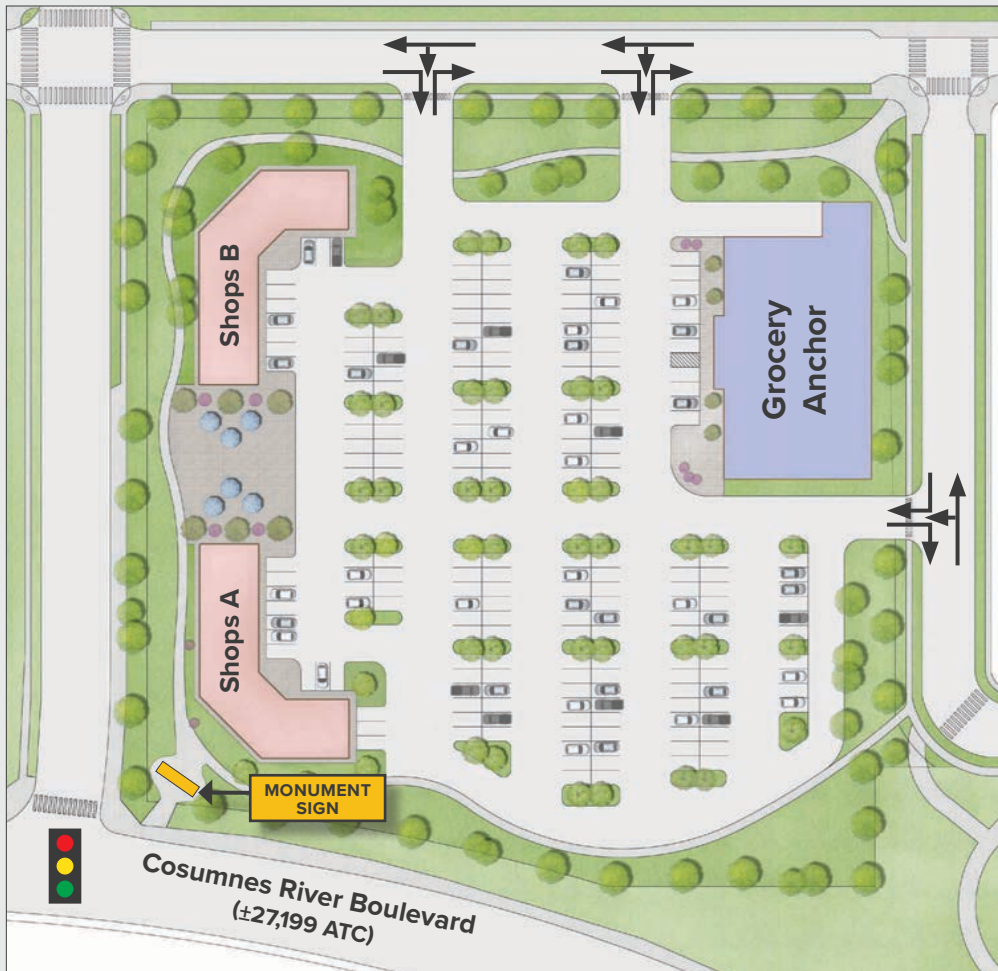
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CONCEPTUAL SITE PLAN

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POTENTIAL RETAIL USES

- Grocery Store
- Coffee Shop
- Café
- Bakery
- Pharmacy
- Bank/ATM
- Hair Salon
- Barber Shop
- Nail Salon
- Dry Cleaner
- Fitness Center/Gym
- Yoga & Pilates Studio
- Daycare Center
- Medical Office
- Urgent Care Clinic
- Dentist Office
- Optometrist
- Eyewear Store
- Restaurant/Diner
- QSR
- Specialty Food
- Florist
- Gift Shop
- Pet Store/Grooming
- Cell Phone Store
- Postal/Shipping
- Bookstore
- Clothing Boutique

Zoned Commercial Mixed-Use (CMU)

Broker does not warranty any information regarding zoning or potential use.
Tenant responsible for their own independent verification.

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PROPERTY AERIAL

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SEGMENTATION AREA PROFILE

Ten-Minute Drive Time

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Urban Edge Families

Most residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable.

[Learn more about the Urban Edge Families segment](#)



Bright Young Professionals

These communities are home to young, educated, working professionals under the age of 35.

[Learn more about the Bright Young Professionals segment](#)



Midlife Constants

Residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth.

[Learn more about the Midlife Constants segment](#)



Urban Chic

These are busy, well-connected, and well-educated consumers—avid readers, environmentally active, and financially stable.

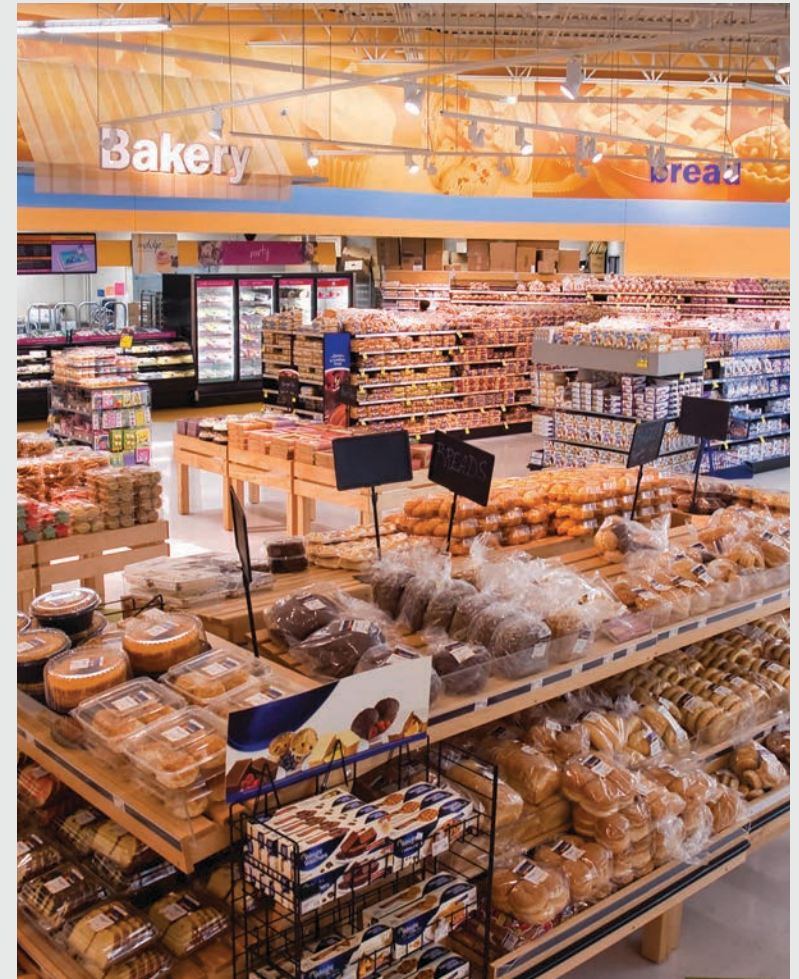
[Learn more about the Urban Chic segment](#)



Enterprising Professionals

Residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations.

[Learn more about the Enterprising Professionals segment](#)



Source: Esri

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COMMUNITY SUMMARY

Ten-Minute Drive Time

TRANSIT VILLAGE
SACRAMENTO | CA

45,769	-0.09%	2.94	87.8	\$37.8	\$128,399	\$542,490	\$263,149	22.3%	59.9%	17.8%
Population Total	Population Growth	AverageHH Size	Diversity Index	MedianAge	2024 Average Household Income (Esri)	MedianHome Value	Median Net Worth	Age <18	Age 18-64	Age 65+

KEY FACTS

45,769
Population



15,492
Households

37.8
Median Age

\$75,656
Median Disposable Income

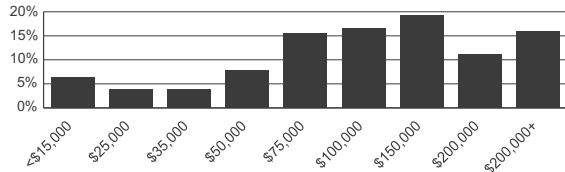
INCOME

\$92,829
Median Household Income

\$43,483
Per Capita Income

\$263,149
Median Net Worth

Household Income

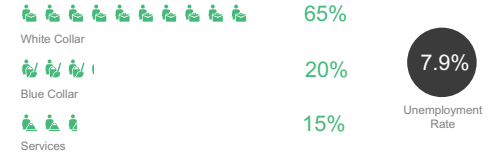


2024 Households by income (Esri)

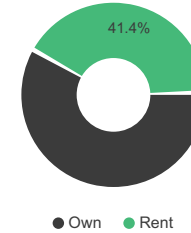
The largest group: \$100,000 - \$149,999 (19.2%)
The smallest group: \$15,000 - \$24,999 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.3%	-1.3%	■
\$15,000 - \$24,999	3.8%	-1.2%	■
\$25,000 - \$34,999	3.9%	-1.5%	■
\$35,000 - \$49,999	7.7%	-0.6%	■
\$50,000 - \$74,999	15.5%	+0.5%	■
\$75,000 - \$99,999	16.5%	+2.4%	■
\$100,000 - \$149,999	19.2%	-0.2%	■
\$150,000 - \$199,999	11.2%	-0.3%	■
\$200,000+	15.8%	+2.0%	■

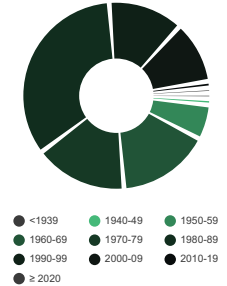
EMPLOYMENT



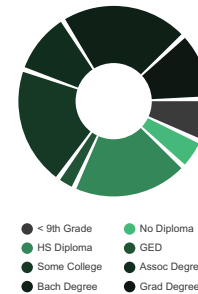
Home Ownership



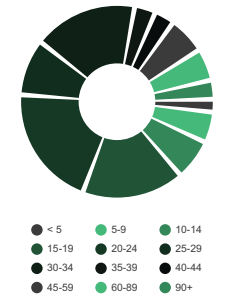
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

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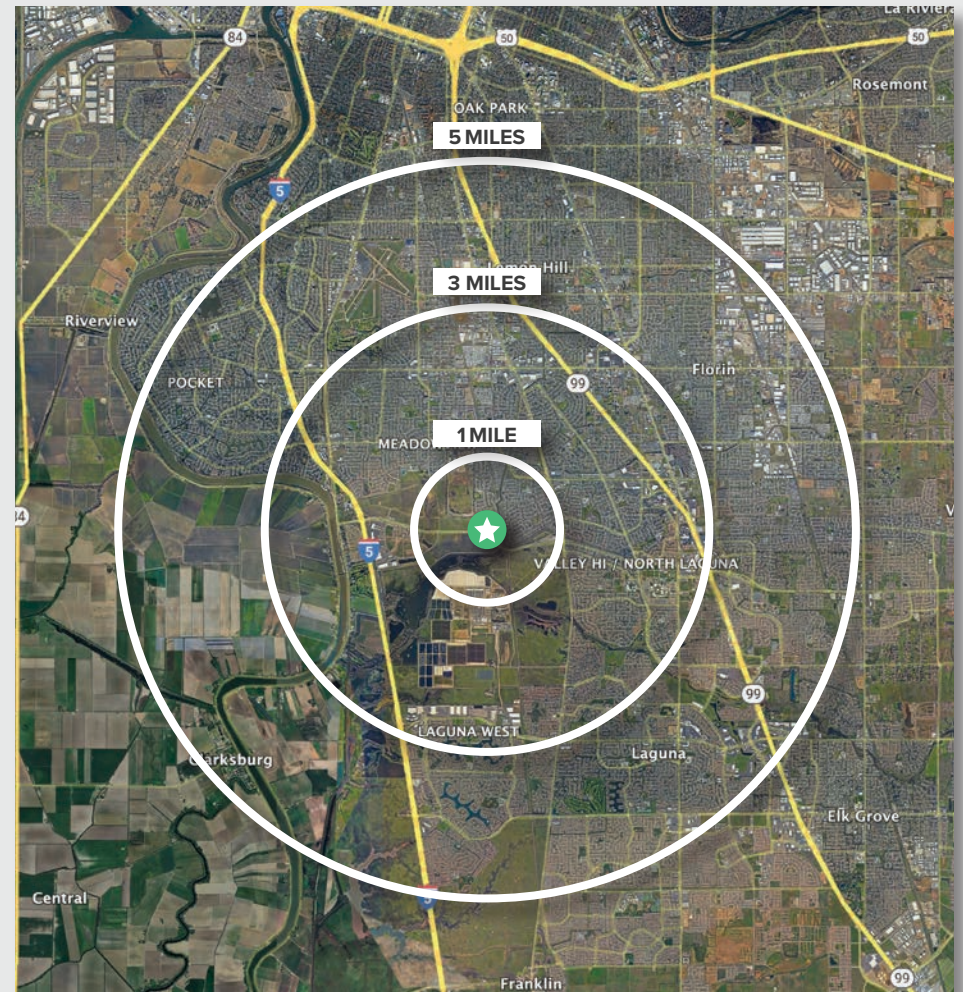


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REGIONAL DEMOGRAPHICS

**TRANSIT
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SACRAMENTO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	9,102	127,385	362,136
2029 Projected Population	9,329	126,341	356,943
2020 Census Population	8,655	127,615	370,171
2010 Census Population	8,466	119,222	341,427
2024 Median Age	37.3	36.3	37.3
HOUSEHOLDS			
2024 Estimated Households	2,489	39,558	119,496
2029 Projected Households	2,575	39,354	118,060
2020 Census Households	2,234	38,565	117,879
2010 Census Households	2,120	36,357	110,091
INCOME			
2024 Estimated Average Household Income	\$105,006	\$101,416	\$113,875
2024 Estimated Median Household Income	\$73,052	\$75,647	\$86,722
2024 Estimated Per Capita Income	\$28,784	\$31,645	\$37,714
BUSINESS			
2024 Estimated Total Businesses	111	2,460	7,834
2024 Estimated Total Employees	936	17,251	54,579



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

**TRANSIT
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Sacramento, CA Office:

1821 Q Street
Sacramento, CA 95811
916.514.5225
info@capitalrivers.com

Redding, CA Office:

280 Hemsted Drive, Suite 104
Redding, CA 96002
530.221.1127
info@capitalrivers.com

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