

2685 RIVERSIDE - LAND PARK -

Funeral Home Development Opportunity For Sale
Offers Due Friday, August 29th by 5:00 PM

CLICK OR SCAN
FOR 3-D TOUR





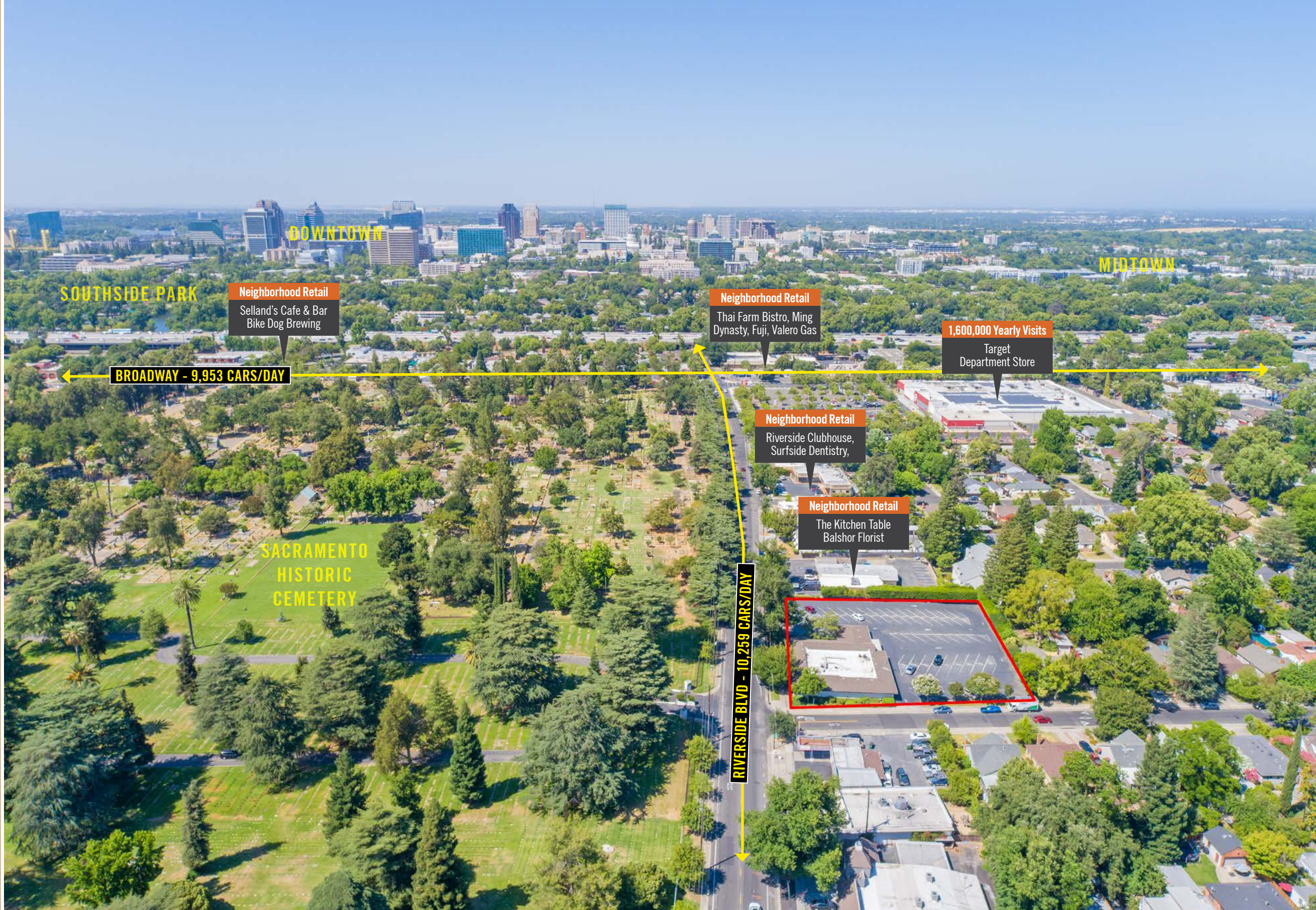
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THE OFFERING

± 7,653 SF FUNERAL HOME
± 45,738 SF PARCEL
C-2 ZONING
\$3,000,000

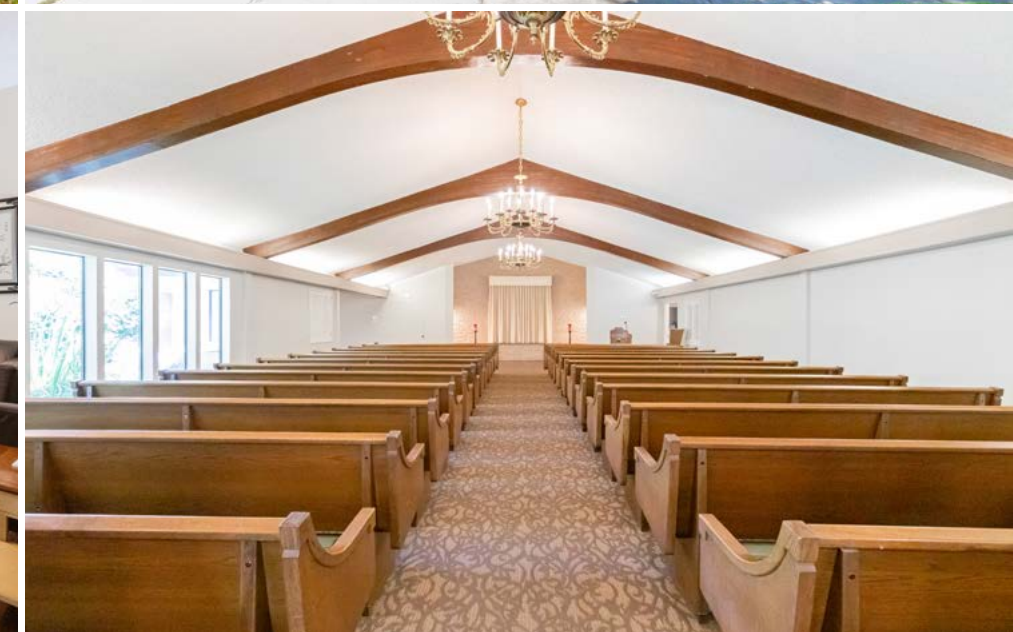
Turton Commercial is proud to present the rare opportunity to acquire 2685 Riverside Boulevard, herein referenced as “the Property”, and more commonly known as the George L. Klumpp Funeral Home. The Property consists of an approximately 7,653 square foot funeral home situated on a 45,738 square foot parcel in the heart of Sacramento’s prestigious Land Park neighborhood. Offered at \$3,000,000, the Property provides optionality to both developers and owner-user buyers, serving as both a prime infill location with

significant redevelopment potential or a “turnkey” funeral home to own and operate directly across from the Masonic Lawn & City Cemetery.

The property’s generous lot size and favorable zoning present a variety of potential uses under a development lens, with adaptive reuse to multifamily, mixed use, or residential infill development at the top of mind. Located just steps from William Land Park, the Sacramento Zoo, and Crocker-Riverside Elementary School, the site is surrounded by mature trees, established

homes, and community amenities that make Land Park one of Sacramento’s most sought-after neighborhoods. Whether for immediate occupancy or long-term redevelopment, 2685 Riverside Boulevard represents a strategic and versatile investment opportunity, with both owner-user and development opportunities detailed further below.

**The existing funeral home business will continue operations during the marketing period, so please do not disturb tenant. Please contact the listing team for questions or to arrange tours.*





1

THE OFFERING
2685 RIVERSIDE BLVD

THE DETAILS

PROPERTY DETAILS:

Address:	2685 Riverside Blvd, Sacramento, CA 95818
APN:	009-032-1060-0000
Parcel Size:	1.05 Acres
Current Zoning:	C-2 General Commercial
Building Size:	7,653 SF
Year Built:	1973
Stories:	1
Parking:	± 70 stalls

BUILDING FEATURES:

Garage and Carport
Reception
Chapel
Private Offices
Gathering Area
Lounge / Break Room
Prep Room
Storage Areas

UTILITY DETAILS:

Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

FLOOD:

Flood Zone:	X, FEMA Flood Map 06067C0190H, 08/16/2012
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NEIGHBORING PROPERTY USES:

North:	Commercial (Retail)
South:	Commercial & Residential
East:	Residential



DEVELOPMENT OPPORTUNITY

With a site area of approximately 45,738 square feet and C-2 zoning, 2685 Riverside Boulevard offers exceptional flexibility for a range of residential development options. The zoning allows for up to a 4:1 floor area

ratio, enabling substantial density for a well-designed multifamily project up to more than 180,000 square feet, while still accommodating lower-density configurations such as single-family homes, detached townho-

mes, or cottage courts. The property's generous frontage, rectangular shape, and flat topography further enhance its development feasibility. This is a rare opportunity to introduce new

housing into one of Sacramento's most supply-constrained and desirable neighborhoods. A thoughtfully designed infill project could take advantage of the strong demand for ownership and rental housing in Land

Park, offering modern living options while respecting the scale and character of the surrounding community. Whether a builder envisions luxury single-family homes or a denser multifamily development, the site provides

the entitlement framework and neighborhood context to support a successful residential project.



DEVELOPMENT GUIDELINES

PROPERTY	APN	00903210600000
	Address	2685 Riverside Blvd
	Square Feet	45,738
	Acres	1.05
	Other	--
GENERAL PLAN	Designation	Residential Mixed Use (RMU)
	Density	15
	FAR	0.3 to 4.0
	Community Plan	Land Park
	Housing Element	No
SPECIFIC PLAN	Plan	No
ZONING	Zone	General Commercial (C-2)
	Overlay	No
	SPD	No
	PUD	No
PARKING	District	Traditional
DESIGN REVIEW	District	Citywide SPDR
	Other	[not reviewed]
HISTORIC	Landmark	No
	District	No
LIGHT RAIL (MI)	Short Rte	>0.50
	Straight Ln	>0.50
AB 2097		Yes

BASED ON THE ABOVE-NOTED DESIGNATIONS, THE APPROXIMATELY 45,738 SQUARE FOOT (1.05 ACRE) SITE WOULD ALLOW FOR:

DENSITY (RESIDENTIAL-ONLY DEVELOPMENT):
Min: 15 du/ac (established by the General Plan)
Max: None

FAR (ALL DEVELOPMENT):
Min: 0.3 (established by the General Plan)
Max: 4.0 (established by the General Plan)



1 THE OFFERING
2685 RIVERSIDE BLVD

\$392 PER BUILDING SF
AMPLE PARKING
PROXIMITY TO CEMETERY



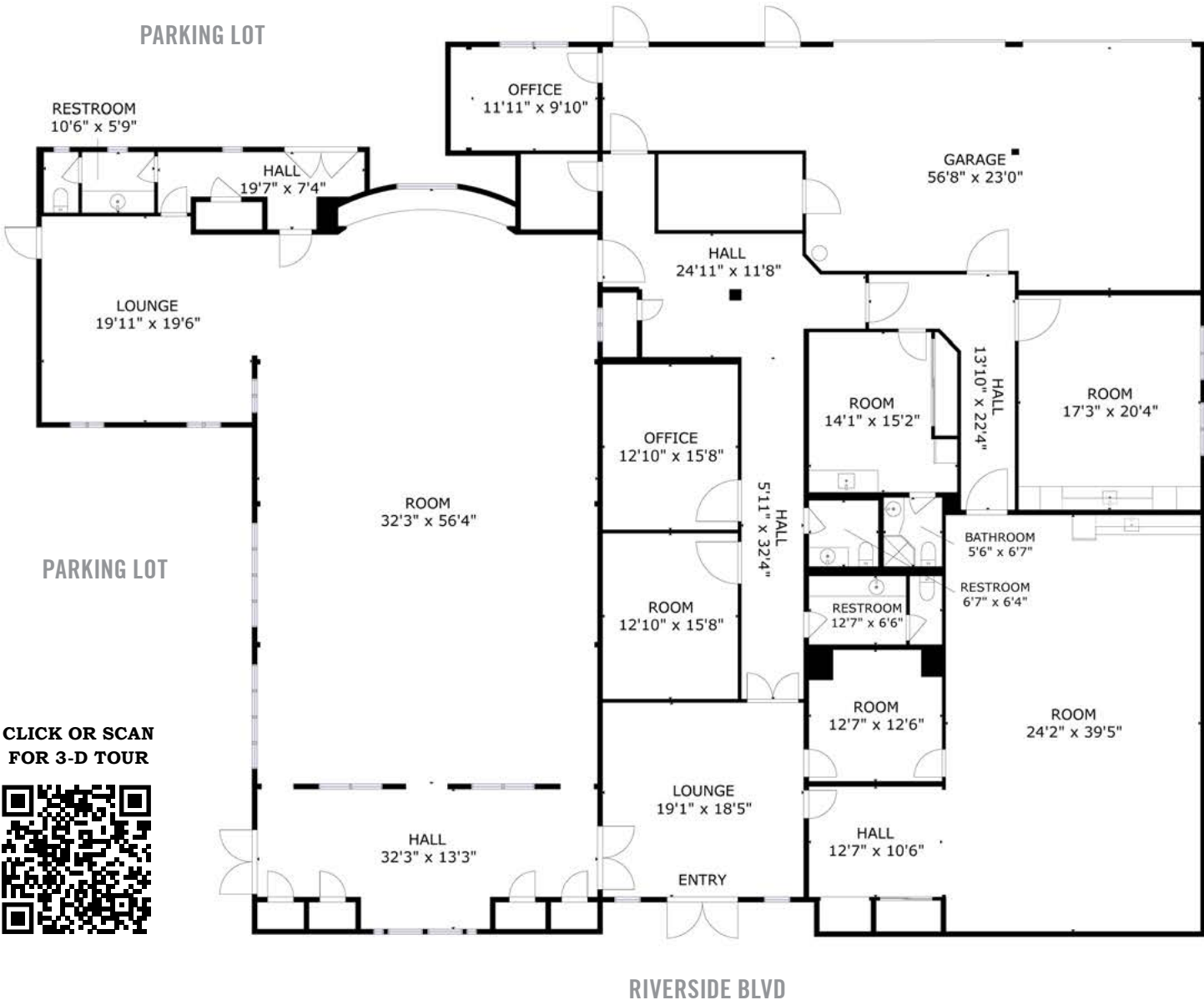
As an owner-user opportunity, the Property offered for sale represents the only existing funeral home on the market in the greater Sacramento region. With its longstanding presence in the area, ample on-site parking, and prominent location along Riverside Boulevard, the Property provides excellent visibility, accessibility, and a serene environment that aligns well with the sensitive nature of funeral services. This is a rare chance for a funeral home business to acquire a move-in ready facility in a prime location with deep roots in the surrounding community. The central location of

the funeral home allows the business to service the central city in neighborhoods such as Land Park, East Sacramento, Pocket/Greenhaven, West Sacramento, and Natomas, all within a ten minute drive, while proximity to major highways such as I-5, I-80, and highway 50 only expand the reach of the funeral home into suburbs such as Roseville/Rocklin, Folsom, and Elk Grove.

The existing building functions seamlessly as a funeral home with extremely usable features such as reception and chapel areas, ample visitor parking with covered & garage parking for staff or service vehicles, tranquil

koi pond and private family viewing area for comforting services, and private offices for family consultations. Pairing the scarcity of the product with the functionality and exceptional location, we see this as a 1 of 1 opportunity for an owner-user to build their business with a rich operating history already in place.

THE FLOOR PLAN



CLICK OR SCAN
FOR 3-D TOUR



THE LOCATION



LOCATED IN LAND PARK



3 MINS TO DOWNTOWN



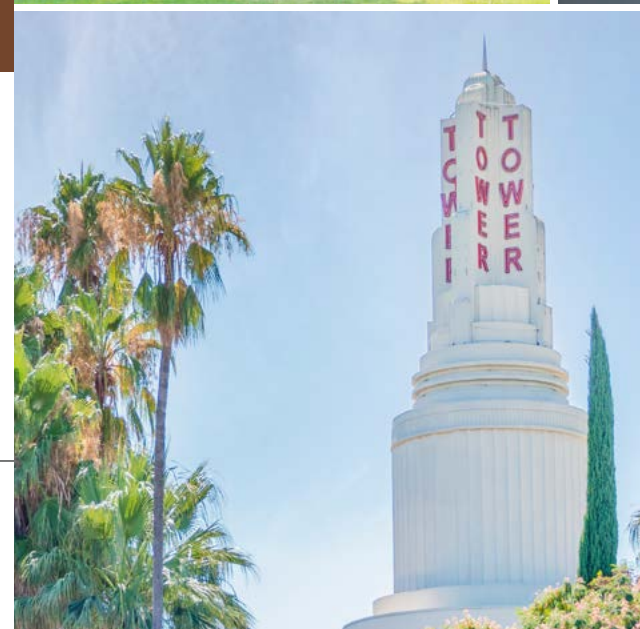
5 MINS TO MIDTOWN

2685 Riverside Boulevard is located in one of Sacramento's most cherished and historic neighborhoods: Land Park. Known for its tree-lined streets, timeless architecture, and family-friendly atmosphere, Land Park offers a rare blend of urban convenience and residential tranquility just minutes from Downtown Sacramento. The neighborhood is anchored by the iconic William Land Park, a

166-acre green space that features the Sacramento Zoo, Fairytale Town, and a public golf course—all contributing to the area's enduring desirability.

The property occupies a high-profile site along Riverside Boulevard, one of the primary north-south arterials serving the Land Park and South Land Park communities. This thoroughfare provides seamless access to

Downtown, Midtown, and major freeway connections, making the location ideal for both neighborhood-serving businesses and future residential density. The site benefits from excellent visibility, generous street frontage, and an established presence within the community.



2 THE LOCATION
2685 RIVERSIDE BLVD

DOWNTOWN

95,000 daytime employees

MIDTOWN

88,663 daytime employees

LAND PARK

Population: 22,444
Med Home Value: \$853,782

CURTIS PARK

Population: 6,049
Med Home Value: \$743,973

EAST SACRAMENTO

Population: 19,058
Med Home Value: \$801,388

MED CENTER

Population: 1,393
Med Home Value: \$542,910

ELM HURST

Population: 2,565
Med Home Value: \$620,804

TAHOE PARK

Population: 4,135
Med Home Value: \$519,979

OAK PARK

Population: 16,482
Med Home Value: \$499,599 (North OP)

California State University, Sacramento
30,631 Students

UC Davis Med Center
Shriner's Hospital
Aggie Square

Niche.com 2025 - LAND PARK



\$162,227 HH INCOME



\$853,782 MED HOME VALUE



\$1,841 MEDIAN RENT

The surrounding area features a strong demographic profile with high homeownership rates, stable incomes, and consistent demand for quality housing. This makes the site not only ideal for continued use as a funeral home or specialized service business,

but also highly attractive for infill residential redevelopment. Its proximity to top-performing schools, walkable amenities, and recreational spaces further enhances its appeal to prospective residents and developers.

Land Park's real estate values have consis-

tently outperformed broader market trends, driven by limited supply, architectural charm, and strong community identity. Properties in this neighborhood rarely become available—especially those offering development potential at scale. This site presents a compelling

opportunity to create something new while honoring the neighborhood's character and legacy.

Whether preserved as a legacy business or transformed into a high-quality residential infill project, 2685 Riverside Boulevard offers

an unmatched location in a neighborhood that continues to command attention and investment from across the region.

SACRAMENTO

Greater Sacramento



2.62 MILLION POPULATION
#2 IN U.S FOR INCLUSION
4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than a midpoint; it's a destination with strong fundamentals and long-term investment potential.

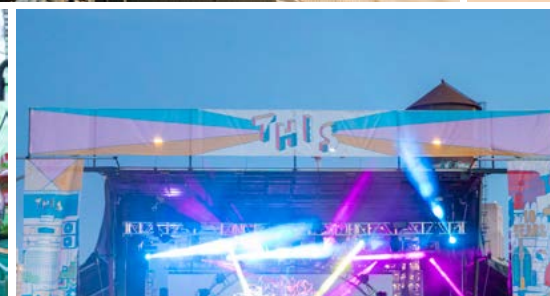
While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios,

2024). In 2025, the region hit 2.27 million residents, up 1.16% from the prior year (Macro-trends, 2025). This growth reflects a wave of professionals and families drawn to space, affordability, and access to culture and opportunity.

That momentum is driving demand for new development across multifamily, retail, and hospitality. Sacramento is now a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and energizing the core. Major draws like After-shock, Ironman, the Farm-to-Fork Festival, and

the California International Marathon bring hundreds of thousands of visitors each year. The city's food and creative scenes continue to add to its appeal. As the Farm-to-Fork Capital, Sacramento has built a national reputation for its access to fresh ingredients, strong restaurant scene, and community pride—all of which contribute to a vibrant, experience-driven urban environment.

For developers, 2685 Riverside Blvd offers a rare opportunity: a high-profile site in a metro with growth, foot traffic, and a clear need for new places to live, stay, and experience the city.



SAC DATA BITES

MULTIFAMILY RENTAL TRENDS -URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

* Brand new projects recently completed adding to this vacancy rate.
Studio30, The Richmond, 1928 21st Street

** Under construction: The A.J. (345 Units), Cypress (98 Units)
*** The Sequoia (89 Units)

Past 12 Months, 4/2025
Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,611,868

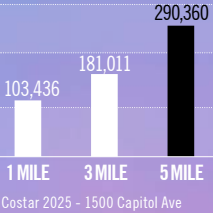
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

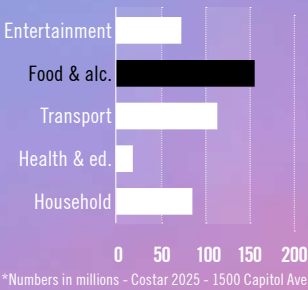
69%

GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO OWNERS VS. RENTERS



GSEC 2025
Applied Geographic Solutions 2024

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE