



*Major Price Reduction ~~\$3,175,000~~ \$2,700,000  
±9,600 SF Building with .38 Acre Storage Yard*

6500 ELVAS AVENUE AND 66TH ST & ELVAS AVENUE, SACRAMENTO, CA



# *OWNER/USER* OPPORTUNITY FOR A PRIME EAST SACRAMENTO PROPERTY

Kidder Mathews is pleased to present the Opportunity to acquire Two Properties located in East Sacramento, CA.

The Two Parcel Offering consists of a ±9,600 SF Industrial Building located at 6500 Elvas Avenue and a secure 0.38 Acre Storage Yard at the corner of 66th Street and Elvas Avenue, just one short block from the Building.

REDUCED ASKING PRICE	\$2,700,000
SIZE	±9,600 SF Industrial Bldg (.43 AC Site) ±16,553 SF Yard (18'x20' - .38 AC Site)
PARCEL NO.	6500 Elvas Ave (APN 008-0383-026) 66th St & Elvas Ave (APN 008-0392-014)
COMBINED ACREAGE	.80 Acres Total
ZONING	RMX-TO-SPD







F65 RETAIL & LOFTS


STUDENT WALKWAY

ACADEMY65 APTS

SUBJECT PROPERTY 1



SUBJECT PROPERTY 2

BIKE DOG BREWERY

MOONBELLY BAKERY



COLLEGE TOWN DR



WEXLER APTS

UNIVERSITY STATION




THE MEZZO APTS

UNIVERSITY/65TH STATION





# COMPARABLE SALE

*6500 Elvas has been reduced to \$2,700,000.00.*

6531 Folsom Boulevard is a .34 Acre Parcel located approximately 1 block from the Subject Properties. The Sacramento Business Journal reported on July 17, 2024 that the building would be scrapped and a 52 unit, 6 floor apartment building

would eventually take its place. At the time, the asking price was \$1,575,000 and the sale was discounted and recorded at \$1,200,000 (\$81.00 PSF on the land of 14,810 SF) in Q2 of 2024.





# ASSESSOR PARCEL MAP

## Subject Properties & Comparable Sale



## PROPERTY HIGHLIGHTS

### *Stable Income Thru 9/30/2026*

SiteOne Landscape Supply occupies both 6500 Elvas and the yard space at 66th Avenue.

Current base rent is \$6,675.49, NNN.

Their current lease expires September 30, 2026.

SiteOne will entertain an Early Lease Termination.

### *Highly Trafficked Zone*

Sacramento State University, which neighbors the Subject Property, has a growing student population of over 30,912 attendees, as of 2024.

The Elvas Avenue/Folsom Blvd (SW) intersection has an ADT count of 15,897.

The Folsom Blvd/65th St (SE) intersection has an ADT count of 16,015.

### *Great Opportunity*

Collect Rent + NNN Expenses though September 30, 2026 while Planning, Engineering, and Permitting Improvements.

Don't wait until the lease expires, make your move now.



## ZONING INFORMATION

### *Existing Use*

SiteOne Landscape Supply has occupied the Subject Property since 2011.

The current use for the Subject Property is a contractor storage yard for a wholesale retail warehouse.

### *Continuing Use*

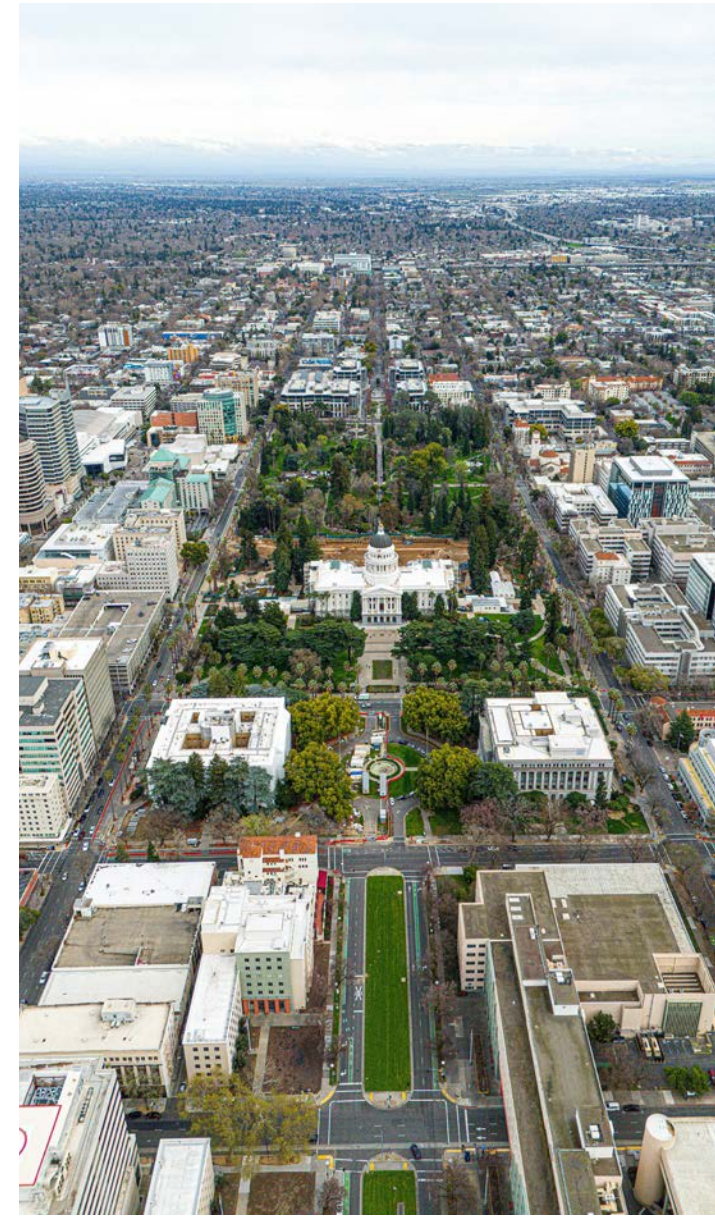
The wholesale of construction supplies would fit a continuance of the existing use according to the City code: Lumber, plywood, and mill work yards, such as building materials establishments, are generally classified as wholesale unless the primary operation is selling directly to the general public as opposed to builders and contractors. In such case, they are considered retail stores.

### *RMX-TO-SPD*

The RMX zone is designed to encourage a blend of residential and compatible nonresidential uses, promoting walkability and reducing reliance on automobiles. This zoning allows for various residential types (e.g., single-unit, duplex, multi-unit dwellings) and commercial establishments (e.g., retail stores, restaurants, offices).

The Transit Overlay (TO) is an additional layer applied to certain zones to promote development that supports and is supported by public transit systems. It often includes incentives for higher density, reduced parking requirements, and design standards that encourage transit-oriented development.

A Special Planning District (SPD) is a zoning tool that allows for tailored development standards and land use regulations in specific areas to address unique characteristics or goals. SPDs can modify or supplement the base zoning regulations to achieve desired outcomes, such as preserving historic character, enhancing urban design, or fostering economic development.





## LOCATION OVERVIEW

East Sacramento's development is linked to transit, with major mixed-use projects planned around the 65th Street/University Light Rail Station and redevelopment of the Sacramento Municipal Utility District (SMUD) corporation yard at the 59th Street Light Rail Station, as well as opportunities to add more housing, retail, and office uses at the Power Inn Road Light Rail Station.

*East Sacramento is a desirable place to live, and home sale prices and rentals are comparatively higher than citywide averages.*

East Sacramento is home to approximately 32,600 residents and 22,200 jobs. Of the Plan Area's 14,900 housing units, approximately 75 percent are single unit and 25 percent are multi-unit, with student housing and multi-unit buildings located in the eastern portion of the Plan Area.

### BUSINESSES

Employment is primarily in education and health, government, and professional and business services. While industrial sectors employ the least number of people, they are still a significant source of jobs in the area. The community is home to a multitude of small businesses and restaurants, many of which are located along vibrant commercial corridors, such as Folsom Boulevard and J Street.

### PARKS AND RECREATION

The community enjoys access to the American River Parkway and a mature tree canopy. East Sacramento has small, scattered parks and recreation areas including Crescent Park (0.40 acre), East Lawn

Children's Park (0.35 acre), East Portal Park (7.48 acres), Glenbrook Park (19.22 acres), Hall Park (8.19 acres), Henschel Park (2.54 acres), Oki Park (14.27 acres), and River Park (3.0 acres).

### HOUSING

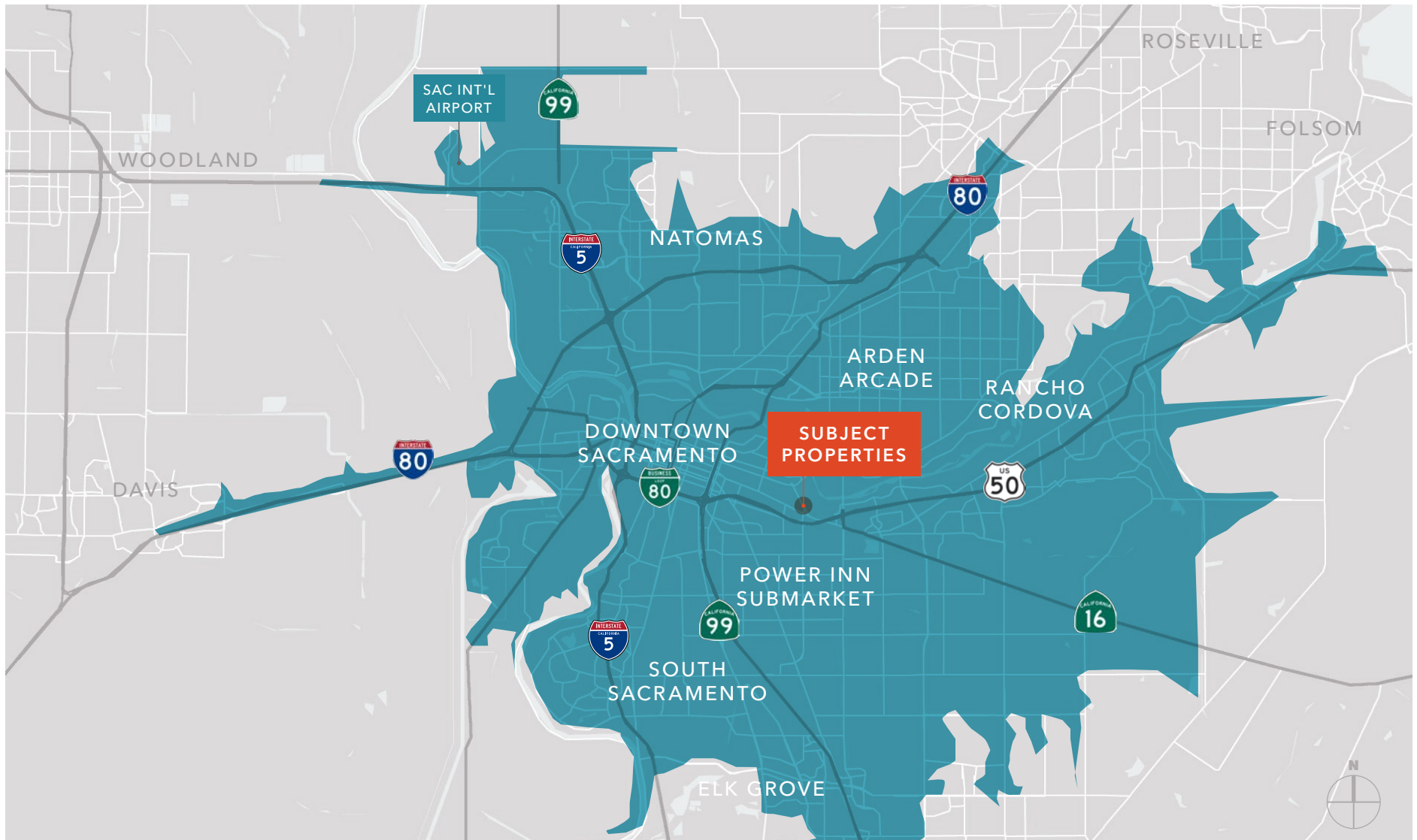
East Sacramento is a desirable place to live, and home sale prices and rentals are comparatively higher than citywide averages. During the outreach process, many community members expressed a desire to see their community be more inclusive and even more diverse with a wider array of housing choices.

While the best opportunities for new housing development are on vacant and underutilized parcels adjacent to light rail stops, residents acknowledged there may be opportunities for small-scale multi-unit housing such as duplexes, fourplexes, cottage courts, and garden apartments, to help to respond to community needs by providing options for people to live in East Sacramento throughout different stages of life, from singles and young families to older adults. SOURCE: CITYOFSACRAMENTO.GOV



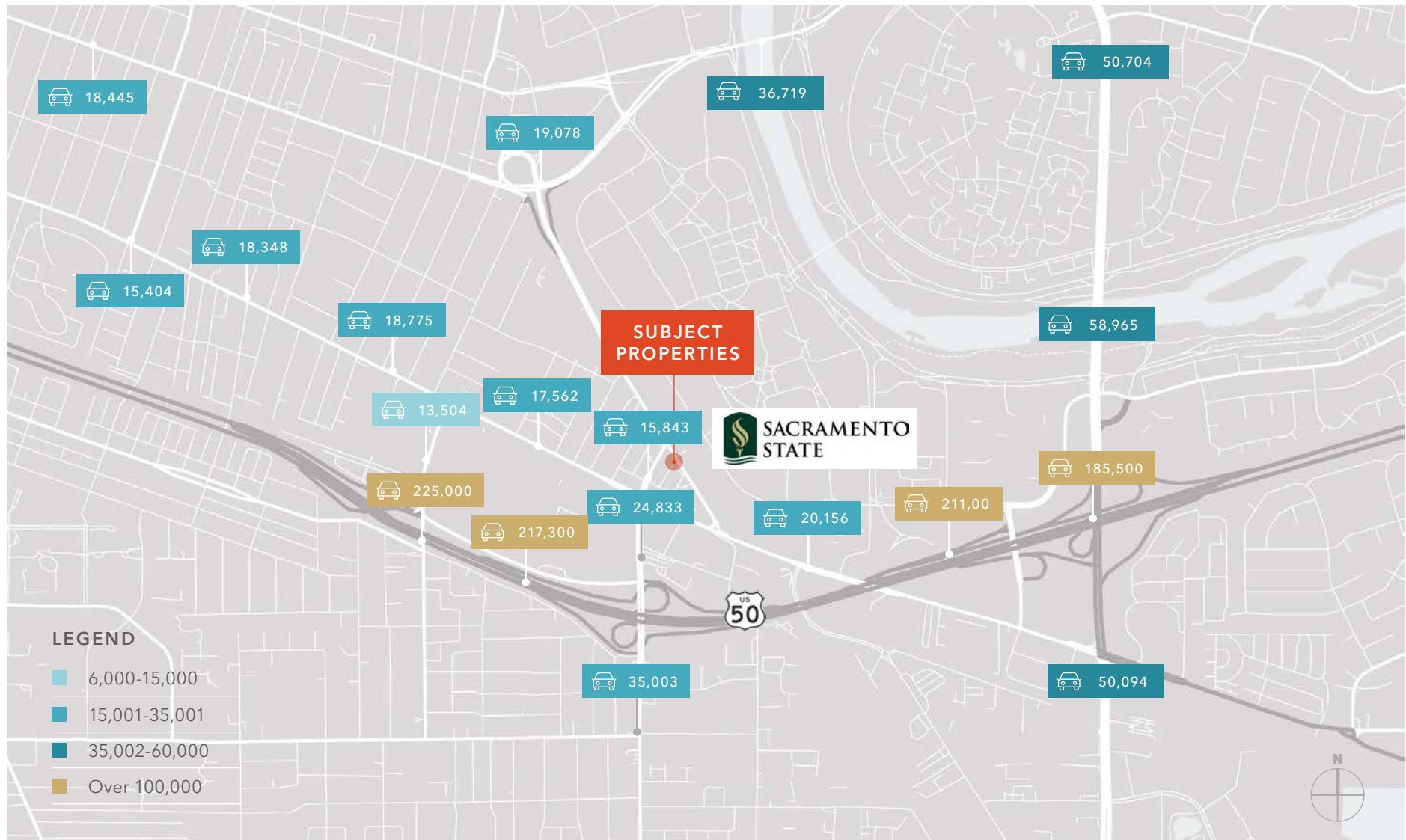


## LOCATION & 20 MINUTE DRIVE TIME MAP





## TRAFFIC COUNTS | 1 MILE RADIUS





# SACRAMENTO REGIONAL TRANSIT SYSTEM





## 6500 ELVAS AVE & 66TH ST / ELVAS AVE



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