

Ramona Avenue Land



SACRAMENTO
STATE



Sullivan Group Commercial Real Estate
6760 Folsom Blvd., Suite 100
Sacramento, CA 95819
Phone: 916-361-8500
www.sullivangroupe.com

Jim Sullivan
Office: 916-361-8500
Cell: 916-730-6200
sullivangroupe@aol.com
DRE Lic. 01883524

Executive Summary

Offering Price:
\$1,027,000

Lot Size:
.79Ac/34,236 SF

Zoning:
MRD-SWR



Property Address	0000 RAMONA AVE
City, State & Zip	SACRAMENTO, CA 95826
Assessor's Parcel Number	015-0033-009-0000
Zoning	MRD-SWR
No. of Lots	1
Land Size SF	34,236 SF
Land Size AC	.79 AC
Price	\$1,027,000
Price Per SF	\$30
Price Per Acre	\$1,306,800.



Property Overview

Highlights

- Located less than half a mile to Sacramento State University
- Flexible MRD-SWR zoning
- Surrounded by dense student housing
- Close proximity to strong commercial corridors
- Strong demographics and attractive traffic counts

This information is for general purposes only and is subject to change without notice. From here to the knowledge contained herein is intended to be a binding representation. The owner and broker make no warranty of the accuracy of the information. Prospective buyers or tenants should have the experts of their choice inspect the property and verify all information prior to concluding a purchase or lease. Sullivan Real Estate is a d/b/a of James J. Inc., a California Corporation.



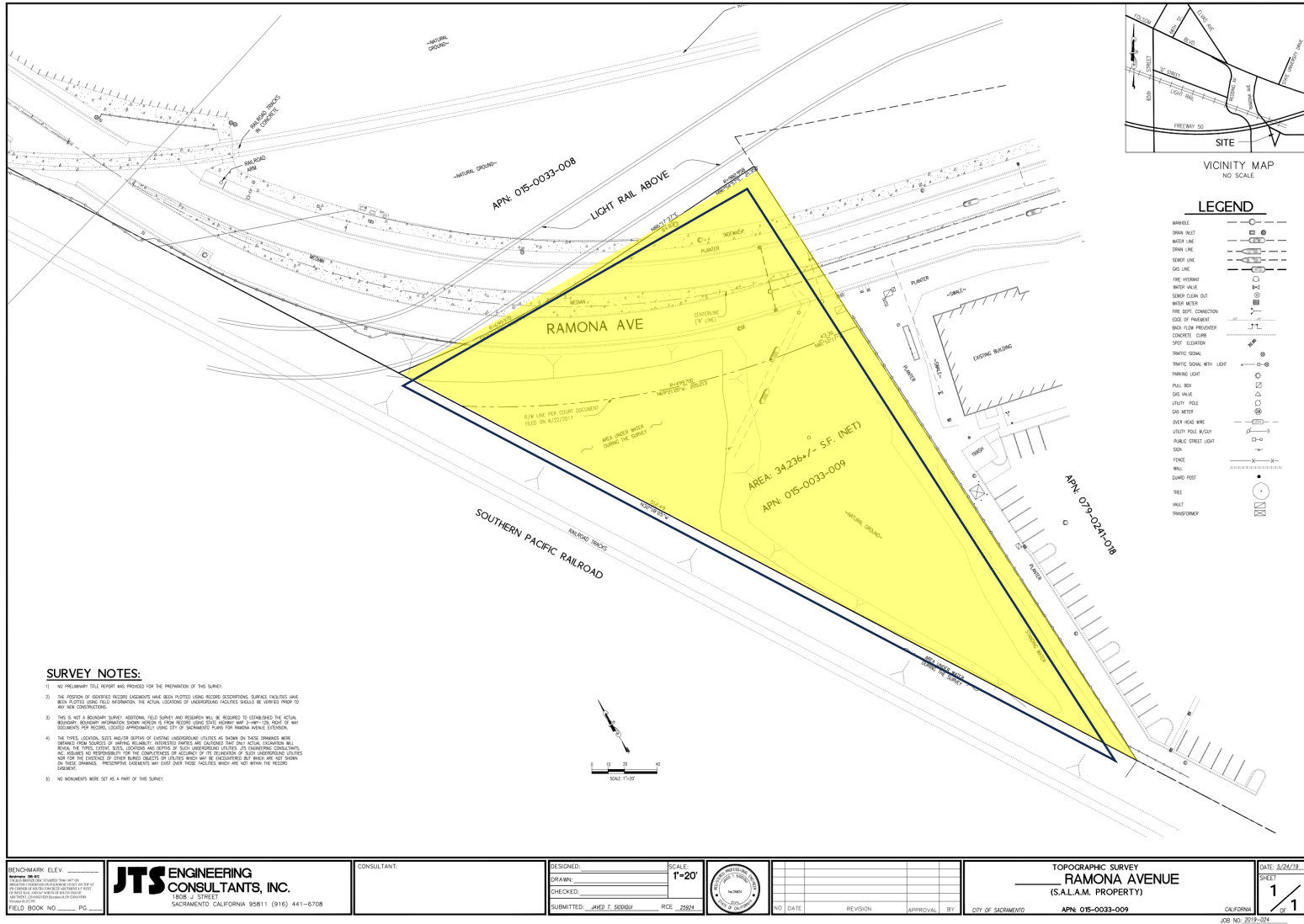
The Sullivan Group is pleased to offer a prime development opportunity: a 34,236 sf site on Ramona Ave, just south of Folsom Blvd. With MRD-SWR zoning, this location is strategically positioned near student housing and retail areas, making it ideal for future development. Leveraging the area's demographics and economy in the growing Sacramento submarket, the property allows for various uses. Permitted uses include light industrial, flex space, office, manufacturing, and research and development, with retail up to 40,000 SF permitted by right. Residential development is conditionally allowed, pending the provision of necessary amenities to support the neighborhood.



Parcel Map



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Property Location

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The Sacramento Roseville Arden Arcade metro comprises four counties: Sacramento, El Dorado, Placer, and Yolo, situated in the heart of California's expansive 400-mile Central Valley. In contrast to the nearby San Francisco Bay Area, Sacramento offers businesses lower costs, fostering job creation that surpasses the national average. Many commuters to the Bay Area also call this region home. The ongoing employment opportunities and redevelopment initiatives are poised to propel Sacramento's population growth beyond the national average. The property holds a prime location, providing convenient access to various medical institutions, universities, shopping, and dining destinations. Commuting is effortless, thanks to proximity to freeways and the American River Bike Trail for cycling enthusiasts. Positioned as the closest building in the Highway 50 Corridor to Downtown & Midtown Sacramento, this property benefits from being in the state capital, part of the world's fifth-largest economy. Despite sometimes being overshadowed by tourism-centric cities like San Francisco, Los Angeles, and San Diego, Sacramento's role as the governmental hub ensures economic stability throughout the region. Increasingly recognized as an outdoor enthusiast's paradise, Sacramento's central location offers easy access to Lake Tahoe, the Sierras, Yosemite, and the Coast. Just 85 miles east of San Francisco, Sacramento provides unfettered access to the entertainment amenities of the Bay Area and Northern California at about 60% of the cost. Sacramento has experienced robust employment growth, surpassing the national average since 2012. While professional and business services, along with leisure and hospitality, have been strong contributors, education and health services have been the primary sectors driving job growth. The city's relative affordability, coupled with a wealth of amenities, remains a significant attraction. Anticipated population growth of approximately 1% annually (20,000 for the region) over the next five years is expected to outpace the national average. Household growth continues to exceed the rate of single-family and apartment deliveries. Recent years have witnessed a surge in Bay Area residents migrating to Sacramento to escape exorbitant housing costs, further emphasizing the region's appeal.