

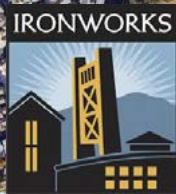
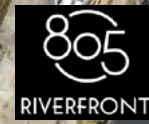
BRIDGE DISTRICT | LAND

800 DELTA LANE
WEST SACRAMENTO, CA

FOR SALE
7.77 ACRES OF RESIDENTIAL LAND

ETHAN CONRAD

PROPERTIES INC.



980 CENTRAL
habitat



edge

FOUNDRY



SITE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Located in the western corner of West Sacramento’s Bridge District Development Area
- Less than 2 blocks from Sutter Health Park and near to the State of California Ziggurat Building
- Approved for 40 residential units per acre
- Building permit and impact fees are significantly below Fair Market Value at a cost of approximately \$10,000.00 - \$12,000.00 per unit not including affordable housing in lieu fee if applicable
- Freeway visibility on Business 80/Hwy 50 and Hwy 275
- All services available
- Access via Drever Street and easement to Delta Lane

PURCHASE PRICE:

\$5,923,000.00 (\$17.50, PSF)

Appraised Value: \$8,160,000.00 (\$24.11 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,058	118,219	288,256
2023 Average HH Income:	\$88,336	\$106,849	\$109,894

PROPERTY DETAILS:

The Bridge District is in West Sacramento, situated on the high terrain overlooking a nearly mile-long stretch of the Sacramento River’s natural riparian ecology. The Bridge District includes Sutter Health Park and The Barn, an indoor/outdoor destination culinary and events venue on West Sacramento’s riverfront.



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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OVERVIEW WEST SACRAMENTO

The West Sacramento riverfront area which is made up of the Bridge District and the Washington Specific Plan is currently poised to experience a significant amount of growth in the next few years. With its location immediately across the river from Downtown Sacramento and the Central Business District, West Sacramento is in the spotlight as an alternative location to the high costs of offices, retail, entertainment and housing in downtown Sacramento.

Long respected by industry for its prime location and strategic advantages, West Sacramento is increasingly being discovered by new residents and businesses who also realize the city's locational advantages. Thousands are taking notice of its riverfront beauty, business-friendly attitude, small town charm, central location, outstanding transportation access, and proximity to the best that the region has to offer.



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LOCATION OVERVIEW



THE RAILYARDS PROJECT



THE ZIGGURAT



RALEY FIELD



IRONWORKS
HOMES & LOFTS



RIVERMARK
AFFORDABLE HOUSING



GOLDEN 1 CENTER



CA STATE CAPITOL



RIVERFRONT CONNECTION



RIVEREDGE HOUSING



THE PARK MODERNS



THE BARN

- 3 OLD TOWN SACRAMENTO
- 4 THE BRIDGE DISTRICT
- 13 CalSTRS BUILDING
- 14 CAPITOL YARDS
- 15 OLD WASHINGTON FIREHOUSE REDEVELOPMENT
- 16 4TH STREET SUBDIVISION
- 17 ALURA AT WASHINGTON SQUARE
- 18 PIONEER/VILLAGE PARKWAY EXTENSION PROJECT
- 19 PIONEER BLUFFS
- 20 I STREET BRIDGE REPLACEMENT

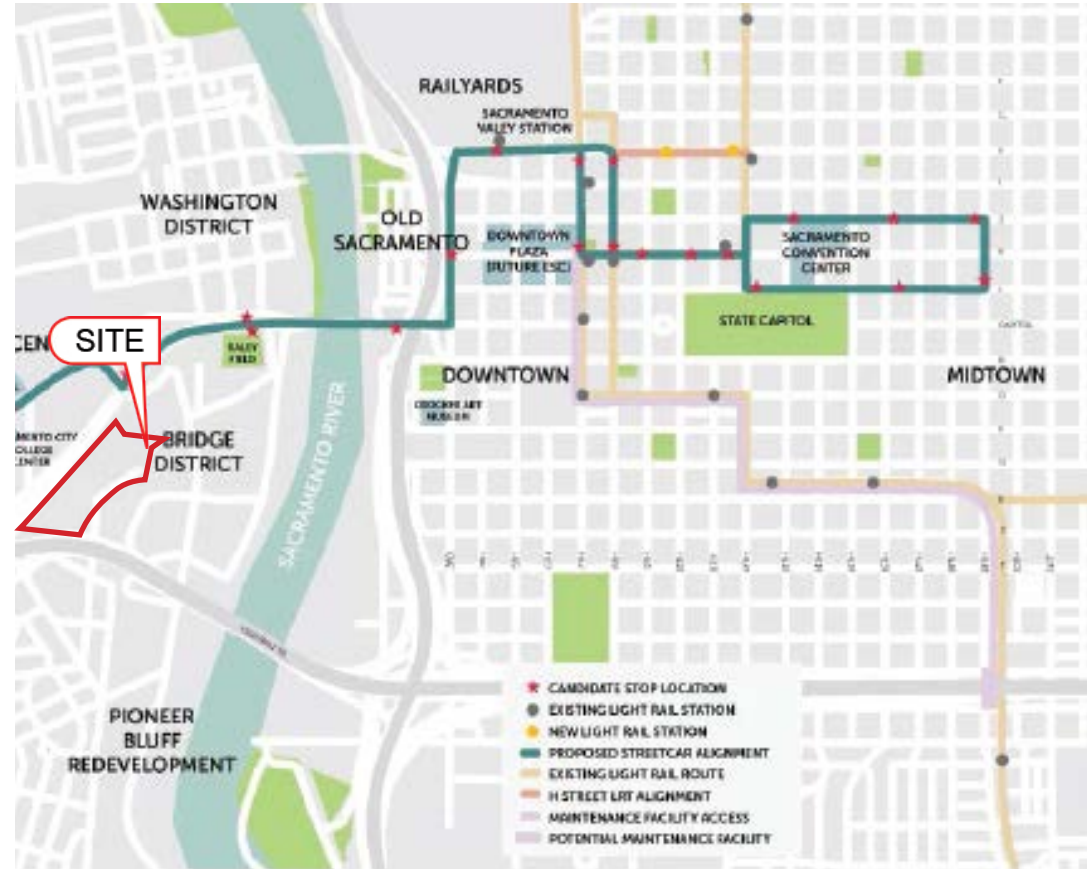
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WEST SACRAMENTO
PROPOSED STREETCAR PROJECT



The Downtown/Riverfront Proposed Streetcar project will include 3.3-mile initial line that will extend from the West Sacramento Civic Center to the Midtown entertainment and retail district in the City of Sacramento. This initial streetcar line will leverage many of the existing shopping, dining, lodging and entertainment destinations as well as employment centers within the cities of West Sacramento and Sacramento.

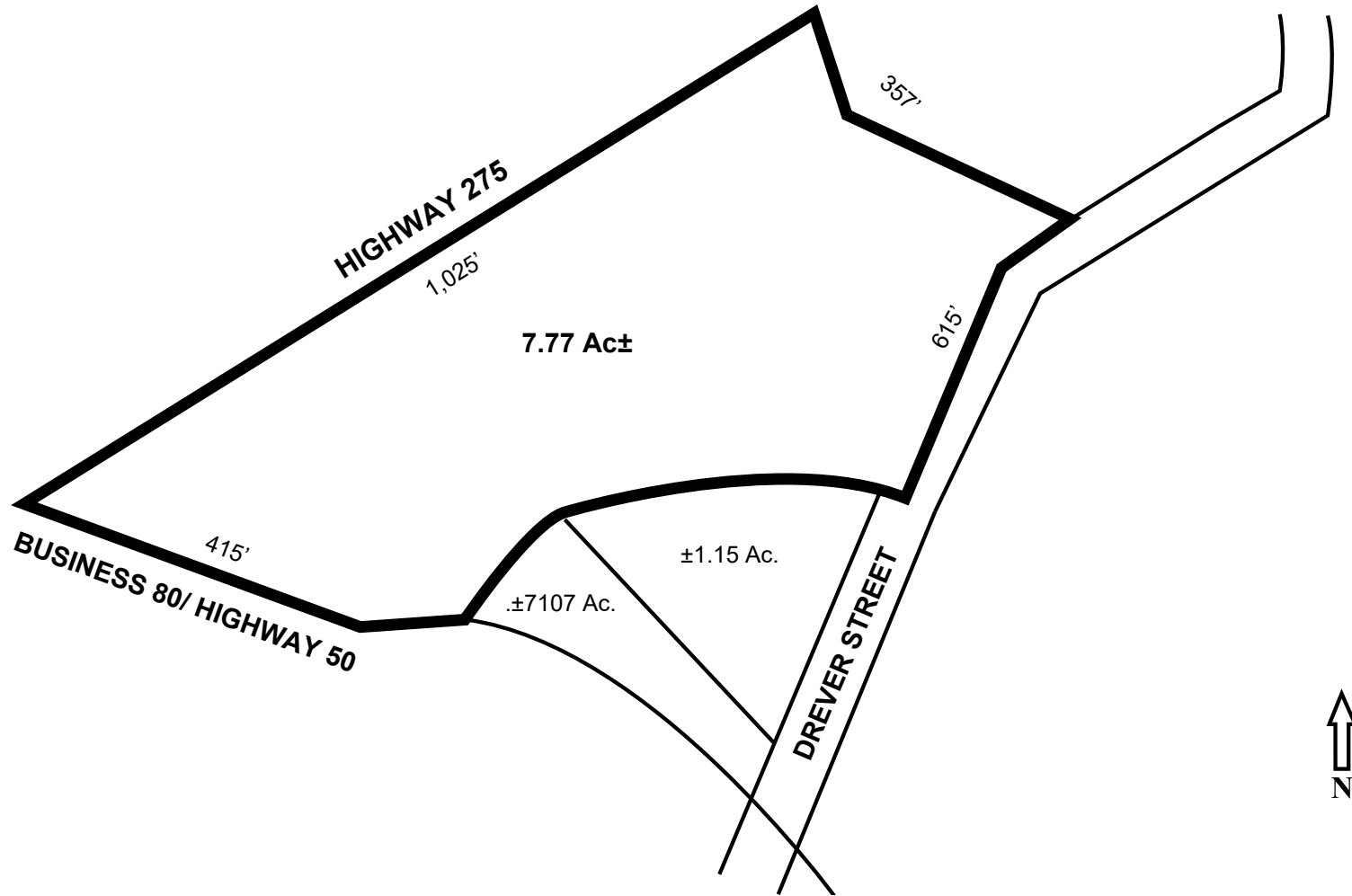
Several key destinations within these neighborhoods would be connected by the project, including: Sutter Health Park, home of the Sacramento Rivercats AAA baseball team; the Sacramento Intermodal Transportation Facility in the Railyards Specific Plan area (the largest urban infill project in the country and the planned terminus of the California High-Speed Rail system); the Sacramento Entertainment & Sports Center; the historic Memorial Auditorium; the Sacramento Community Center Theater; the California State Capitol; and the Sacramento Convention Center.



Source: gosastreetcar.com

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PARCEL MAP



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