



709 E ST | 707 E ST
7TH ST | 417 7TH ST

SACRAMENTO | CA 95814

HIGH-DENSITY INFILL DEVELOPMENT
SITE IN DOWNTOWN SACRAMENTO.



CBRE

OFFERING SUMMARY



ADDRESS

709 E Street, 707 E Street,
7th Street, 417 7th Street



MARKET/SUBMARKET

Downtown Sacramento / Alkali
Flat Historic Neighborhood



SITE SIZE (SF)

14,728 Square Feet



CITY, STATE, ZIP

Sacramento, CA 95814



GENERAL PLAN LAND USE

Residential Mixed-Use (RMU)



SITE SIZE (AC)

0.338 acres



APN

002-0105-013,
014, -016, -026



FLOOR AREA RATIO (FAR) MAX

15



PRICE PER SF

\$67.90



OFFERING PRICE

\$1,000,000.00



PROPERTY OVERVIEW

7E (the "Property") is 14,728 square feet land centrally located on the northeast corner of 7th Street and E Street. The property consists of four (4) parcels in the City of Sacramento. The property is a prime development opportunity providing many viable options for a project, highlighted by a high-density residential multifamily or mixed-use project, or single family for-sale subdivision. Under the new 2040 General Plan which went into effect on March 28, 2024, the Property has been upzoned to Residential Mixed Use (RMU) and Maximum Floor Area Ratio (FAR) of 15, providing an opportunity to develop up to 220,000+ square foot building.

The Property is in a highly desirable residential neighborhood setting walking distance to dining, shopping, entertainment, and transit. In the epicenter of Downtown Sacramento, the Property is just steps away to The Railyards master planned development, including the recently completed Wong Center Senior Apartments and The A.J. Luxury Apartments, with the proposed Kaiser Hospital underway. The Property is mere blocks from 16th Street and 12th Street which are two main arterial streets of Downtown and 12 blocks from the Golden 1 Center, DOCO, K Street nightlife, restaurants, as well as major employment centers. The Property provides walkability to most of the urban core, without sacrificing ancillary parking options, privacy, or noise.



**14,728 SQUARE FEET LAND CENTRALLY LOCATED ON THE
NORTHEAST CORNER OF 7TH STREET AND E STREET.**

PROPERTY
HIGHLIGHTS

CENTRAL CITY LOCATION

7th and E Streets in
Downtown Sacramento



DESIRABLE NEIGHBORHOOD

Alkali Flat Historic
Neighborhood



APN'S

002-0105-013-0000, 002-0105-014-0000,
002-0105-016-0000, 002-0105-026-0000



PROPERTY SIZE

14,728 square feet /
0.338 acres



GENERAL PLAN DESIGNATION

Residential Mixed
Use (RMU)



FLOOR TO AREA RATIO (FAR)

15 FAR allows for a building area 15 times
the lot area, which equates to 220,920 SF.

- ◆ High-density infill development site
- ◆ Flexible zoning offers numerous potential projects
- ◆ Possible assemblage opportunity with available sites nearby (contact broker for details)
- ◆ Proximity to The Railyards, Golden 1 Center, DOCO, Amtrak Sacramento Valley Station, and new Sacramento County Courthouse.
- ◆ Near many significant infill development sites
- ◆ Walk and bike to midtown and downtown amenities

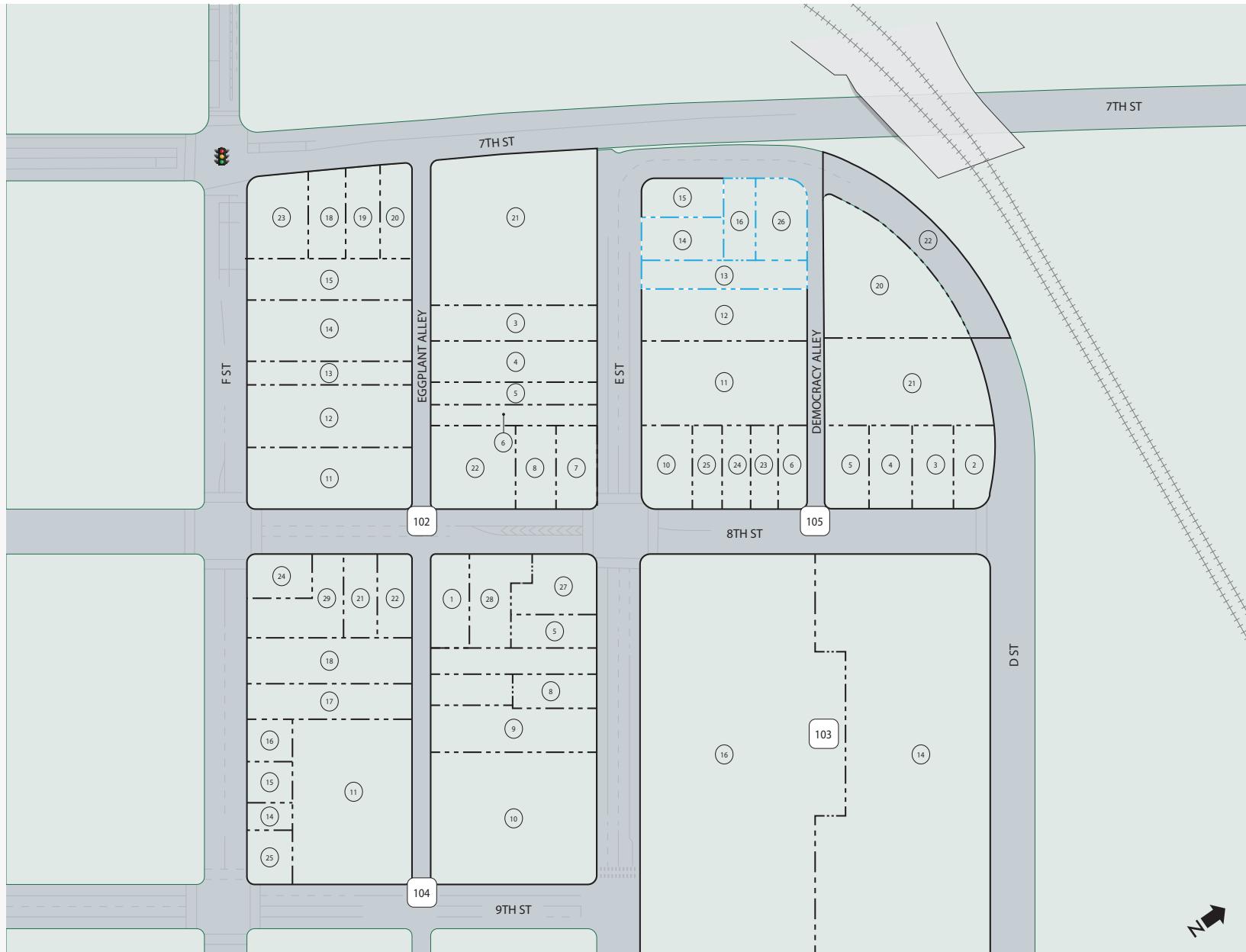
PROPERTY AERIAL



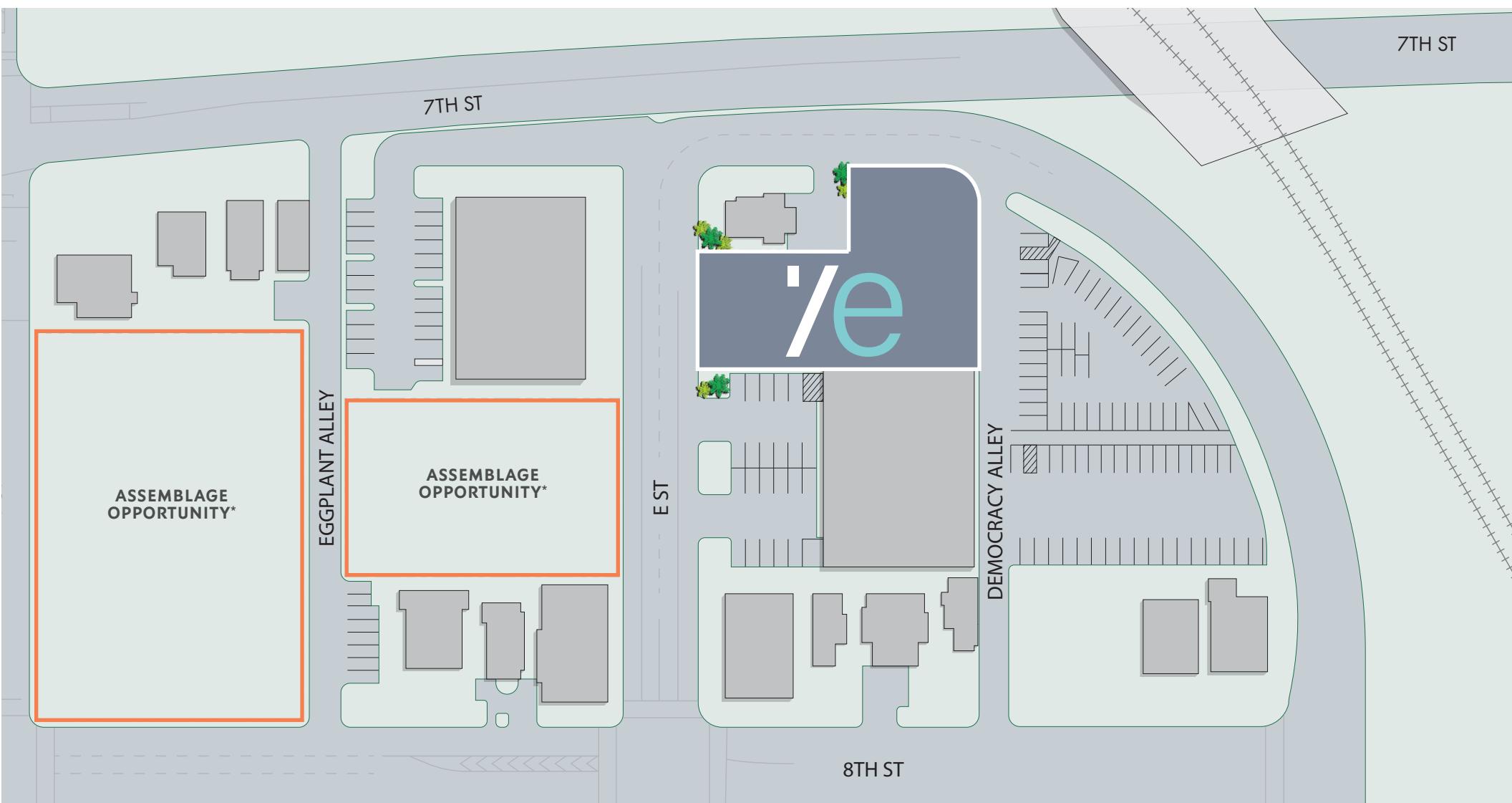
NEARBY AMENITIES



PARCEL MAP



/ SITE PLAN



*Contract Broker for details on Assemblage Opportunity.

ASSEMBLAGE



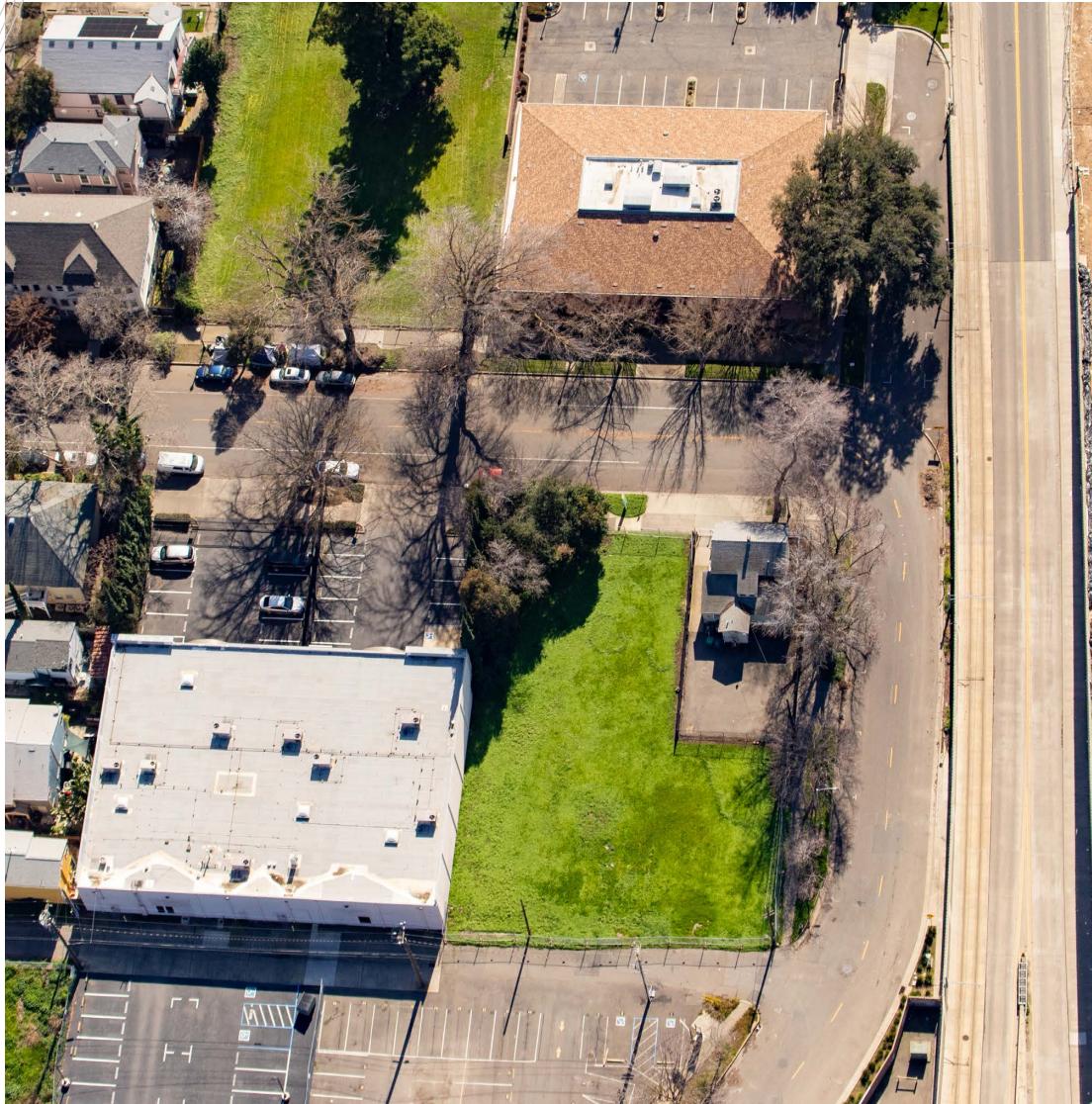
H I G H D E N S I T Y I N F I L L S I T E

On February 27, 2024, City Council unanimously voted to adopt the 2040 General Plan and Climate Action & Adaptation Plan. The adopted plans go into effect on March 28, 2024. Under the new 2040 General Plan which goes into effect on March 28, 2024, the 7E land site has been upzoned to Residential Mixed Use (RMU) and Maximum Floor Area Ratio (FAR) of 15.

The Residential Mixed-Use (RMU) designation is intended to foster vibrant, walkable areas with a high-intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit.

For residential development, building intensity standards are established by maximum FAR. FAR is calculated by dividing the net building area (NBA) by the total net lot area (NLA). The building intensity standards are intended to provide more flexibility and innovation in building design. Especially for multi-unit residential developments, a primarily FAR-based system incentivizes the design and construction of smaller units and greater number of units.

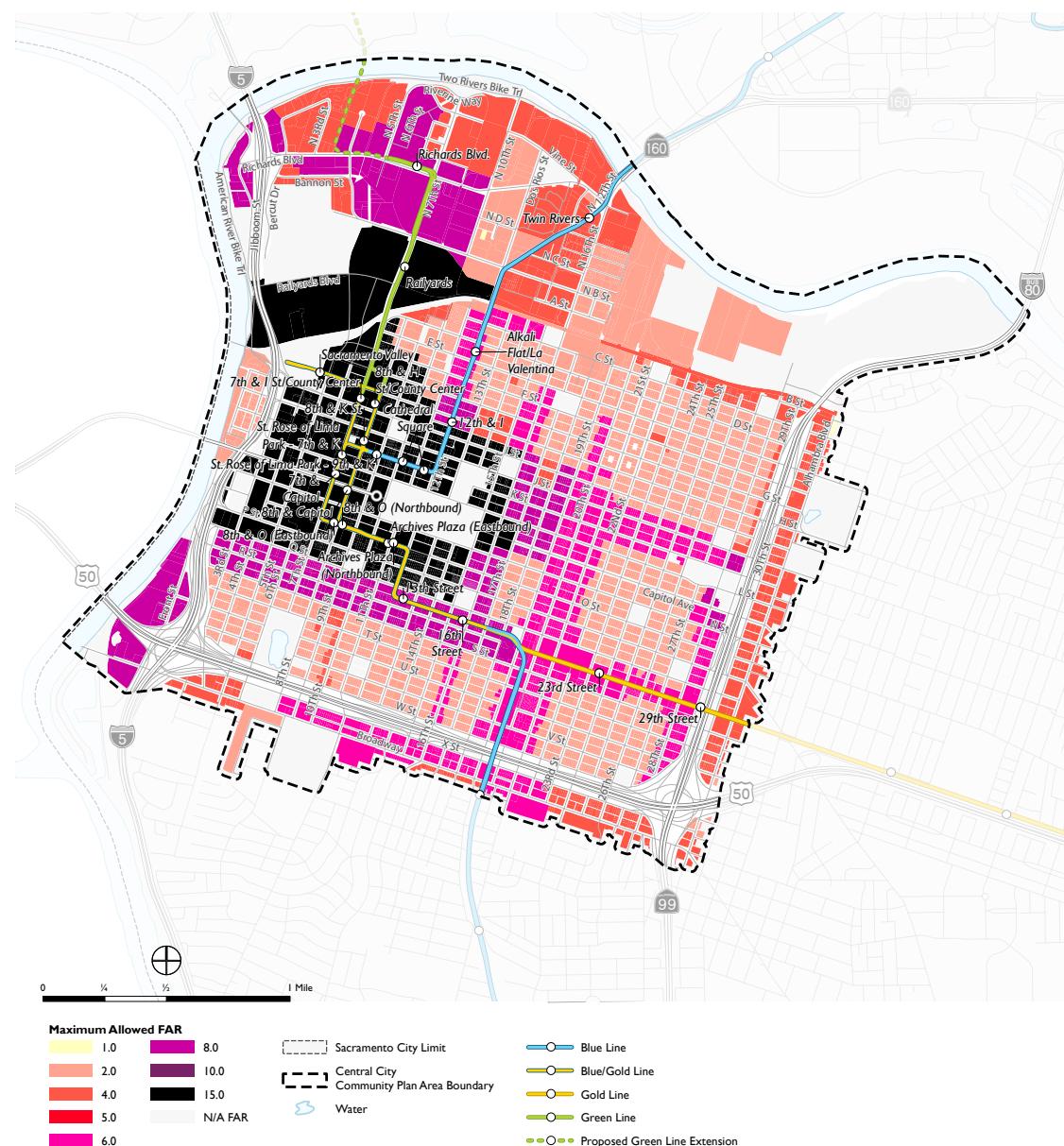
The 7E land site provides an excellent opportunity for the development of high-density residential multifamily apartments. Assuming the future project has an average unit size of 600-900 sf, the site can potentially yield 250-350 units.



FOR RESIDENTIAL DEVELOPMENT BUILDING INTENSITY STANDARDS ARE ESTABLISHED BY MAXIMUM FAR.

M A P C P - C C - 2

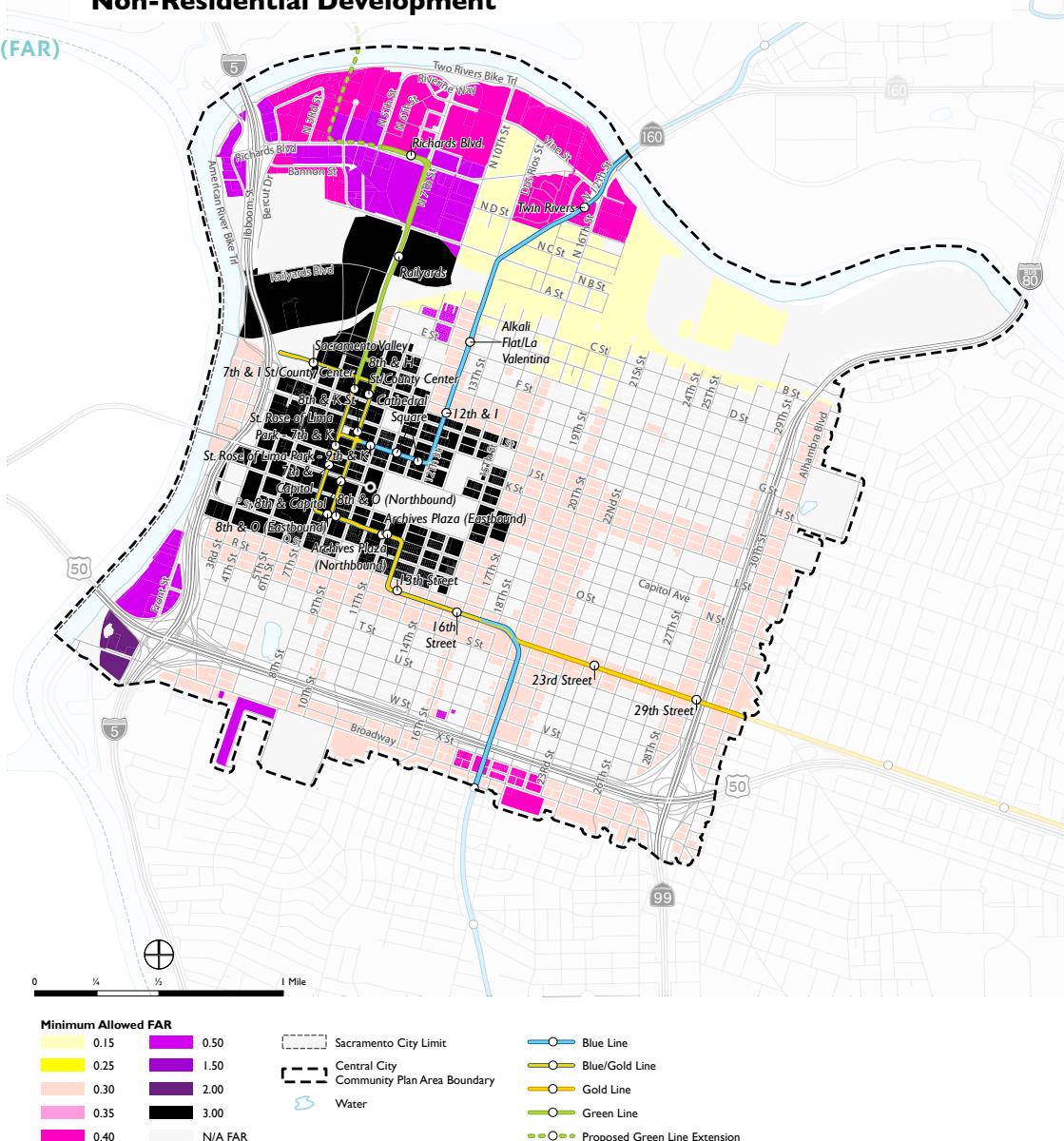
CENTRAL CITY LAND USE



MAP CP-CC-3

CENTRAL CITY MAXIMUM FLOOR AREA RATIO (FAR)

Non-Residential Development





DOWNTOWN SACRAMENTO

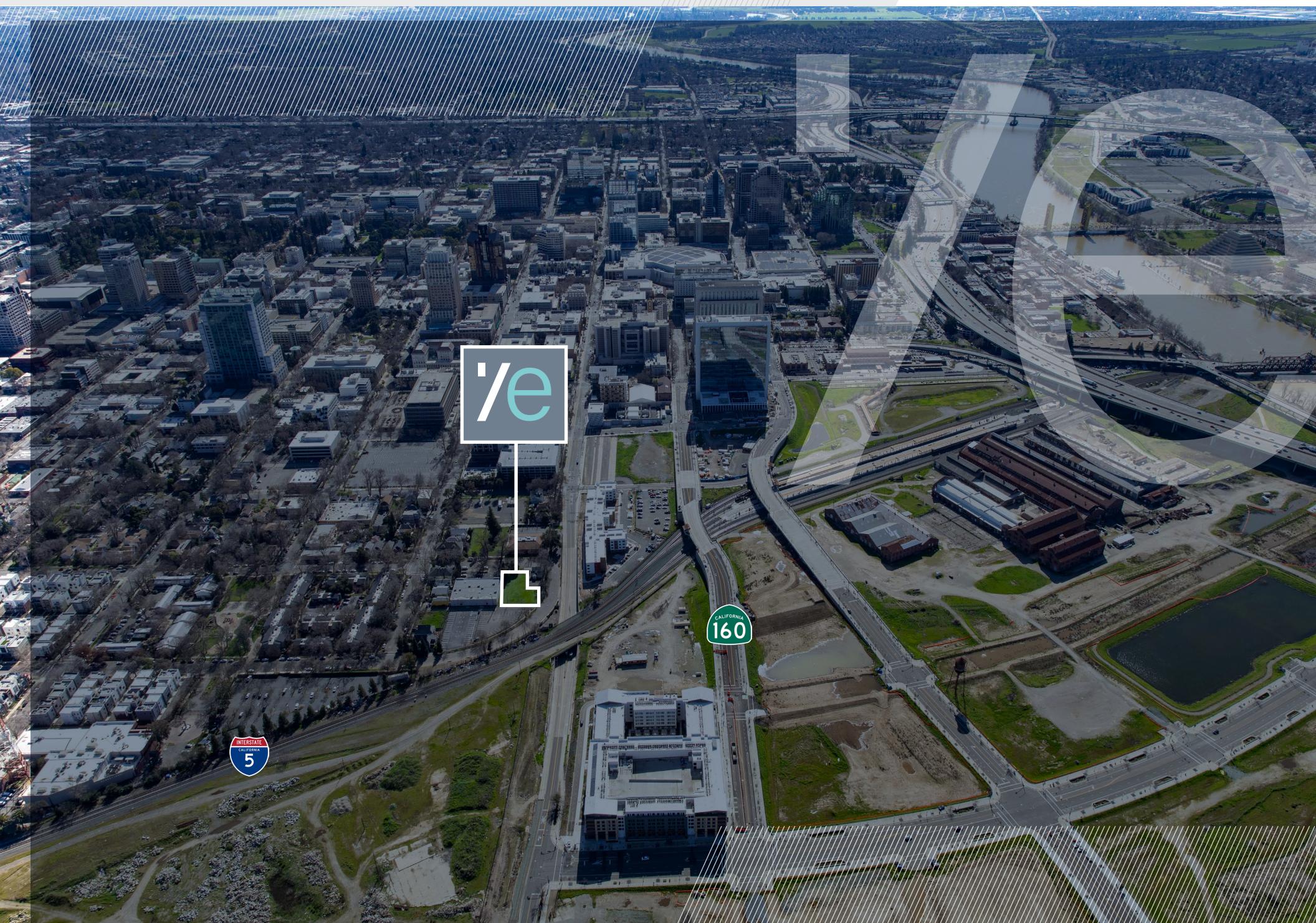
In the heart of urban core Sacramento, Alkali Flat is the oldest remaining neighborhood in the city, and is undergoing a transformation into a community of residents, employees, artisans, restaurants and retailers. Between 2016 and 2019 over 1,000 new residential units were added to the Downtown Grid and/or immediately surrounding blocks, including The Creamery, which is a new development of modern tri-level homes. The Creamery has been occupied by a heady brew of professionals, "creatives," young families and energetic mid-agers looking to re-connect with the eclectic and electric charms of the neighborhood.

4 minutes from the Property is the Golden 1 Center sports and entertainment complex. A third-party study estimates that the 17,500 seat arena will attract 1.6 million new visitors to Downtown Sacramento each year, and will be the driving force behind \$11.58 billion in positive economic growth over the next 35 years. The arena hosts over 200 events each year ranging from sporting events to concerts to civic events and ceremonies. The surrounding DOCO development will feature over 600,000 square feet of retail shopping, dining and entertainment space thus creating a truly dynamic year-round shopping and lifestyle destination. 6 minutes from the Property is the California State Capitol, the policy-making epicenter of the world's 6th largest economy.

THE RAIL YARDS

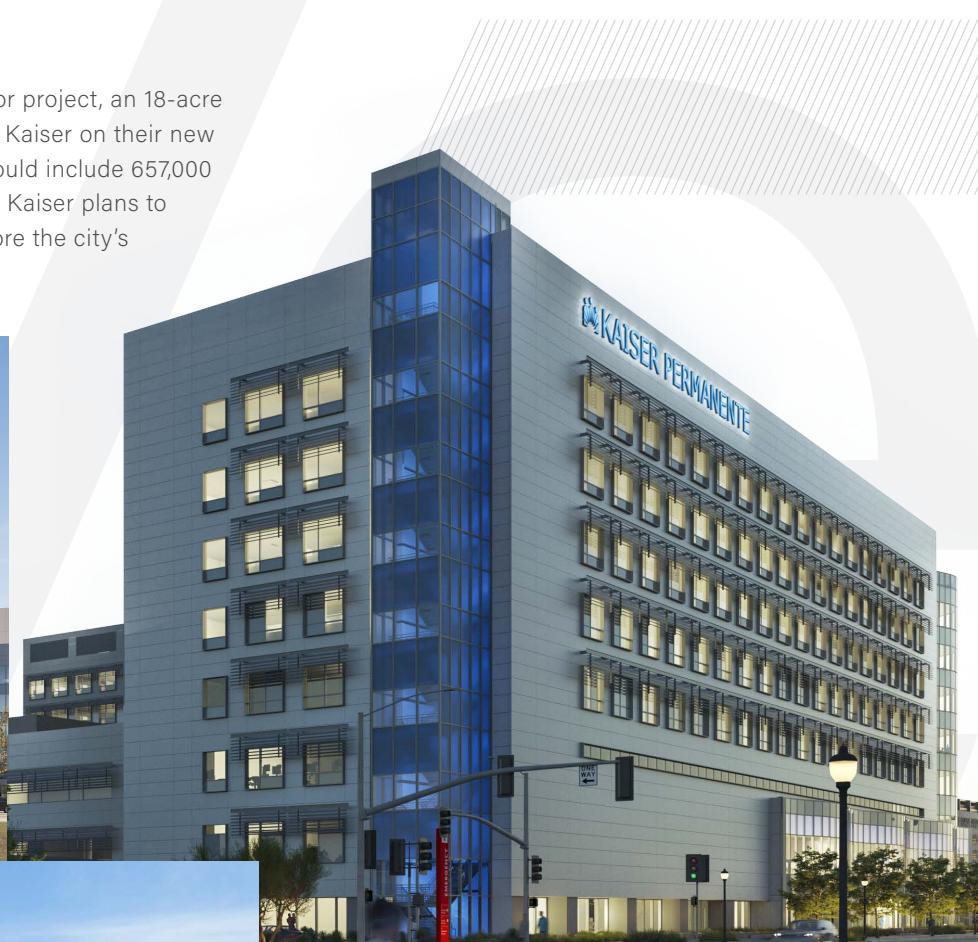
Located one block from the 7E land site, The Railyards is one of the nation's largest infill projects. LDK Ventures is transforming 240 acres of historically significant land into a thriving, mixed-use urban community that will double the size of downtown Sacramento and redefine the region. Located in Downtown Sacramento along the Sacramento River, the project is entitled for 6M sf of commercial space, 10,000 housing units and 1,100 hotel keys. The Railyards is situated at the hub of public transit with the Amtrak Capitol Corridor, Light Rail, and future streetcar all transecting the property. LDK recently completed construction on the first vertical development project in the Railyards: The AJ, a 345 unit mixed-use residential project. Construction is to start imminently on The Central Shops redevelopment and on The Telegrapher, a 430 unit mixed-use multifamily project.





K A I S E R H O S P I T A L

Leading healthcare provider Kaiser Permanente is underway on a vitally important anchor project, an 18-acre hospital in The Railyards to replace the Morse Avenue Hospital. Plans have been filed by Kaiser on their new \$1.48 billion medical center to be built at 105 Bercut. The eight-story, 312-bed hospital would include 657,000 square feet of space, plus an additional five-story support building. North of the hospital, Kaiser plans to construct a seven-story parking structure with 1,500 spaces. The project will now go before the city's Planning and Design Commission, and Kaiser plans to break ground by EOY 2024.



PLANS HAVE BEEN FILED BY KAISER ON THEIR
NEW **\$1.48 BILLION MEDICAL CENTER**
TO BE BUILT AT 105 BERCUT.

/ INVESTMENT CONTACT

Patrick Stelmach

First Vice President

+1 916 817 9148

patrick.stelmach@cbre.com

Lic. 01964999

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