

An aerial photograph of a residential neighborhood in Sacramento, California. The houses are mostly single-story with grey roofs. A large lot is highlighted in yellow, located near a street intersection. A white box with text is overlaid on the top part of the image, and a white line with a dot at the end points from the text box to the highlighted lot.

# 2040

STOCKTON  
BOULEVARD  
SACRAMENTO | CA

**\$1,700,000**

**±0.70 ACRE (±30,864 SF) LOT FOR SALE**

OFFERING MEMORANDUM

**NEWMARK**

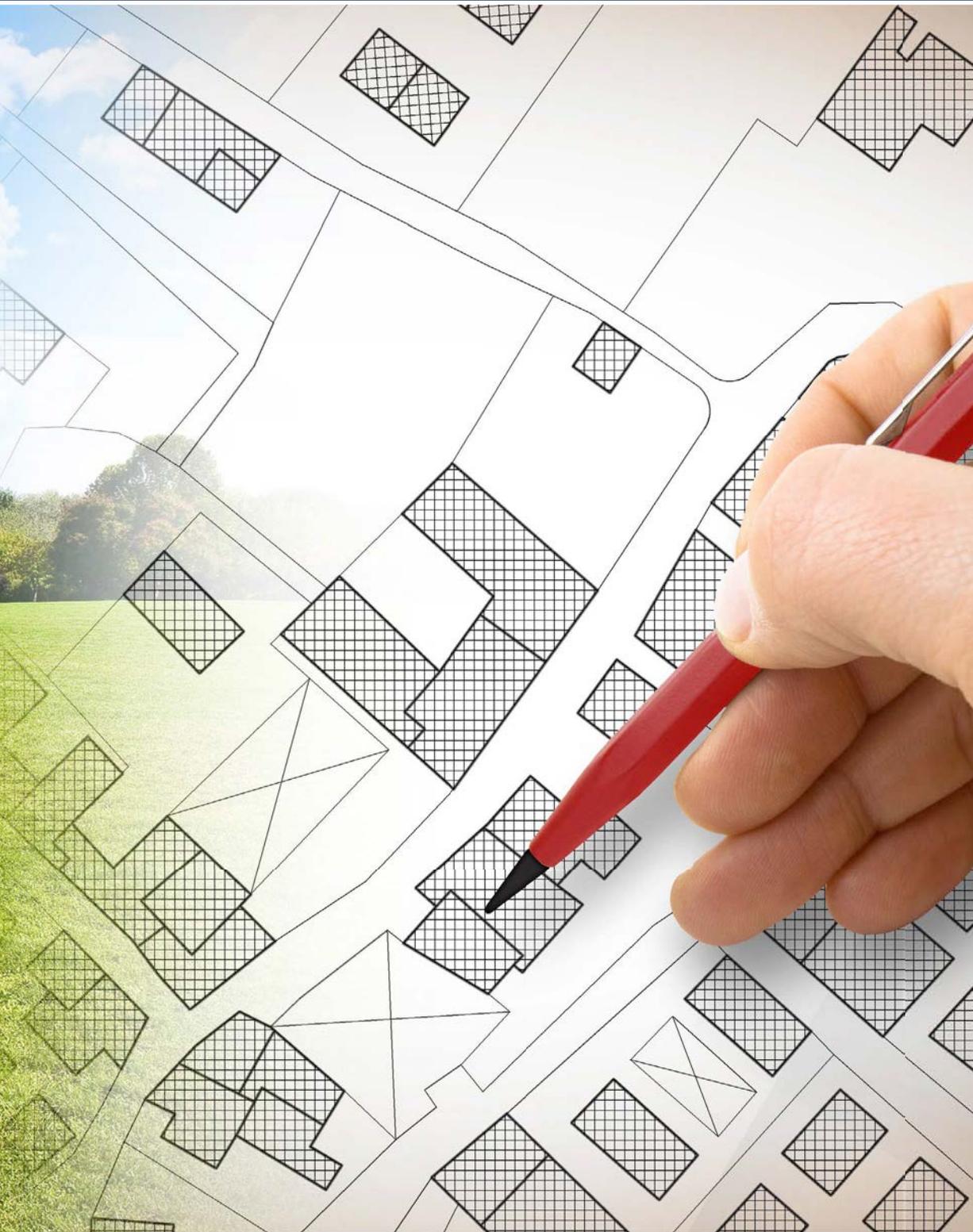
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CA RE License #01249433



## DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

# OFFERING SUMMARY

**Price:** \$1,700,000

**Address:** 2040 Stockton Boulevard  
Sacramento, CA 95854

**Size:** ±0.70 Acres Total  
±30,492 SF

**APN:** 014-0013-003-0000 (±0.09 Acre)  
014-0013-026-0000 (±0.61 Acre)

**Zoning:** C-2 (General Commercial)

**Special Planning District:** No

**Historic District:** No

**Opportunity Zone:** No

**Flood Zone:** No

**Walk Score:** Very Walkable (75)

**Traffic Score:** Good Transit (50)



# PROPERTY HIGHLIGHTS



±0.70 Acre Lot (2 Parcels)



C-2 Zoning (General Commercial)



Great Stockton Boulevard Visibility



Gateway to UC Medical Center



Large Level Parcel



Location, Location, Location!



Easy Access to Freeways



Strong Traffic Count (25,790 Daily Cars)



Good Transit (Transit Score: 50)



Very Walkable (Walk Score: 75)

# ZONING

## C-2: General Commercial Zone

The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

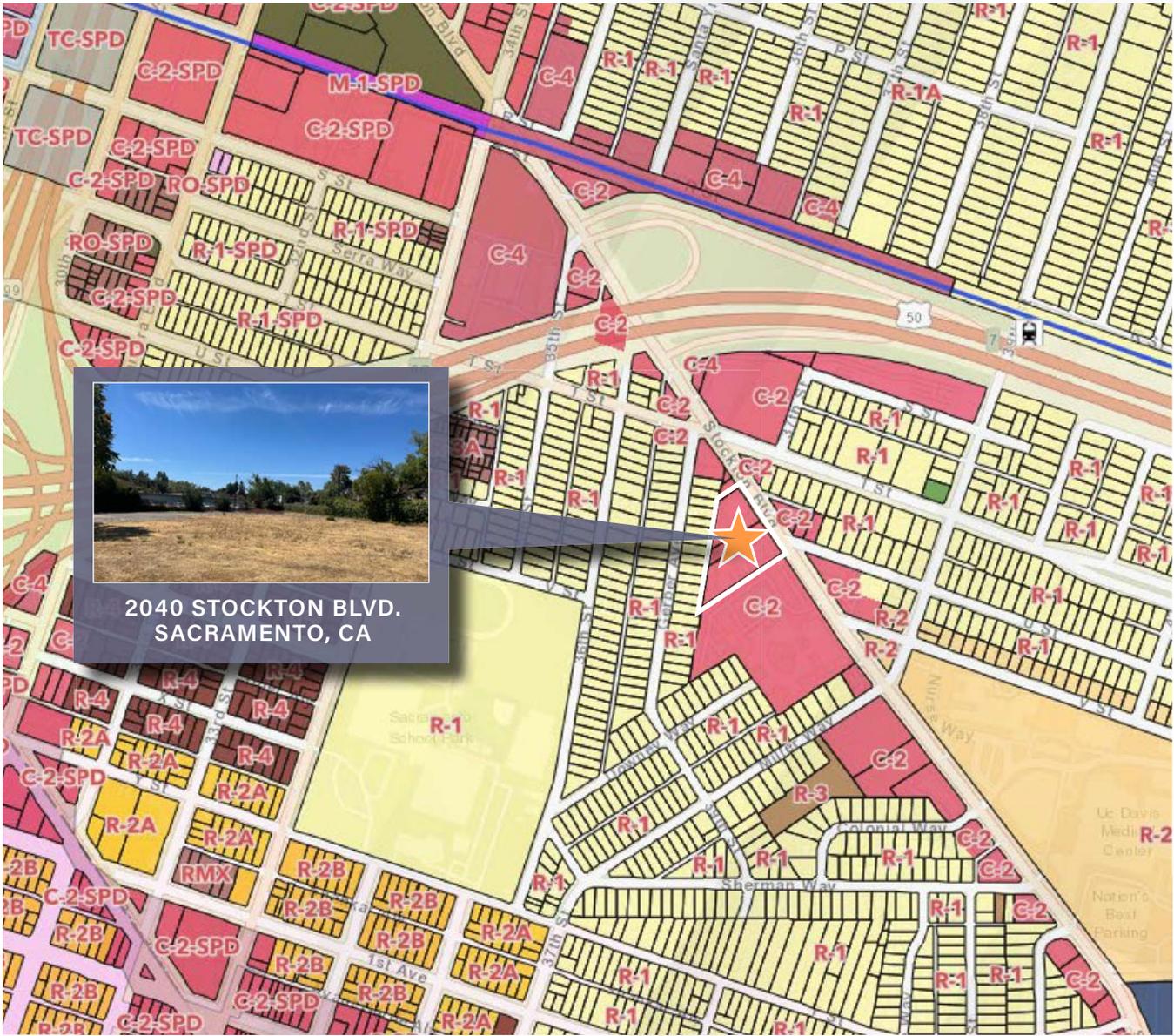
### C-2 zone-Height, density, lot coverage, and floor area ratios

Distance (feet)	Height (feet)
0-3	45
40-79	55
80+	65

Density. The minimum and maximum densities are established in the general plan

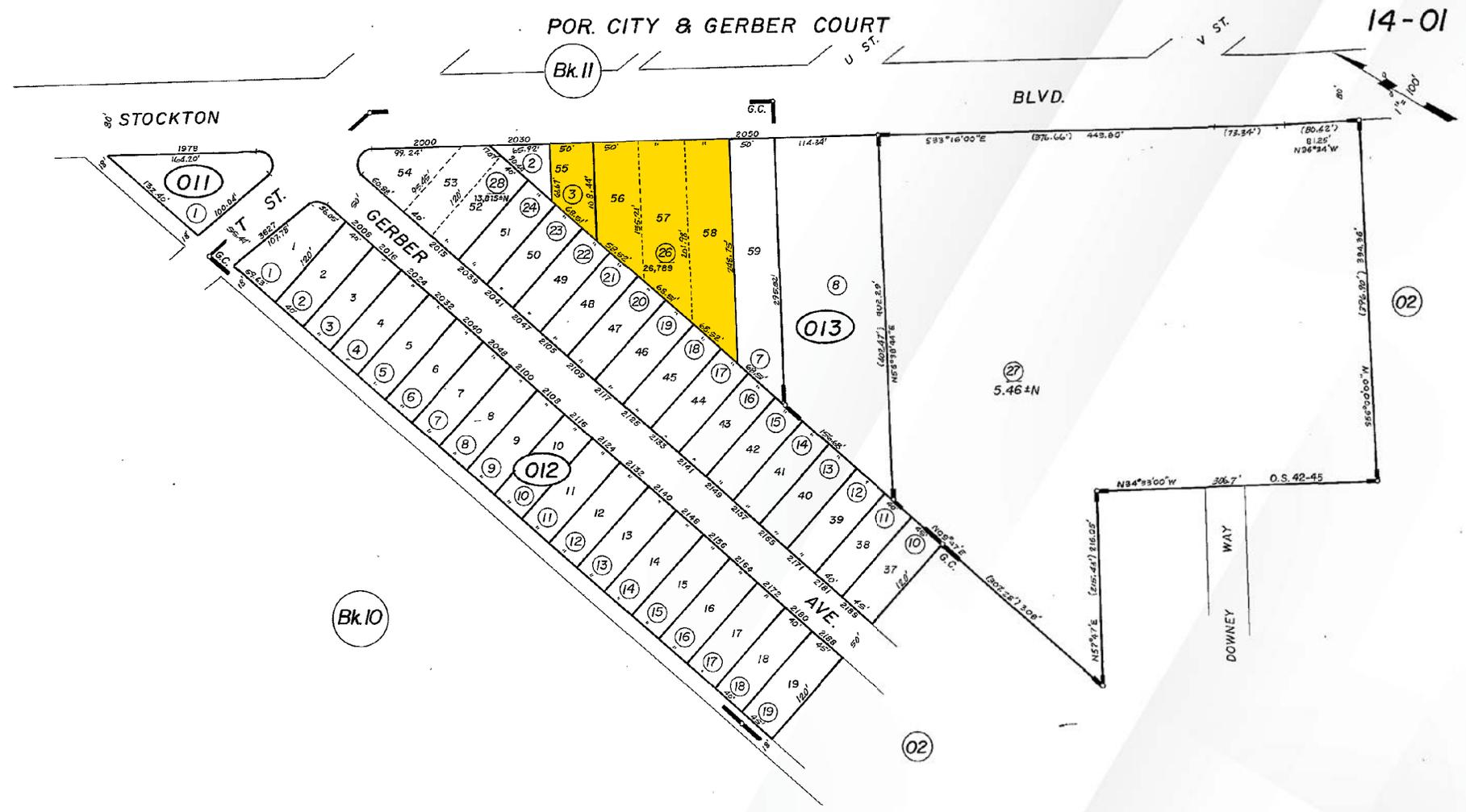
Lot coverage. There is no lot coverage requirement.

Floor area ratios. Minimum and maximum floor area ratios are established in the general plan.



[Click HERE to view detailed zoning information.](#)

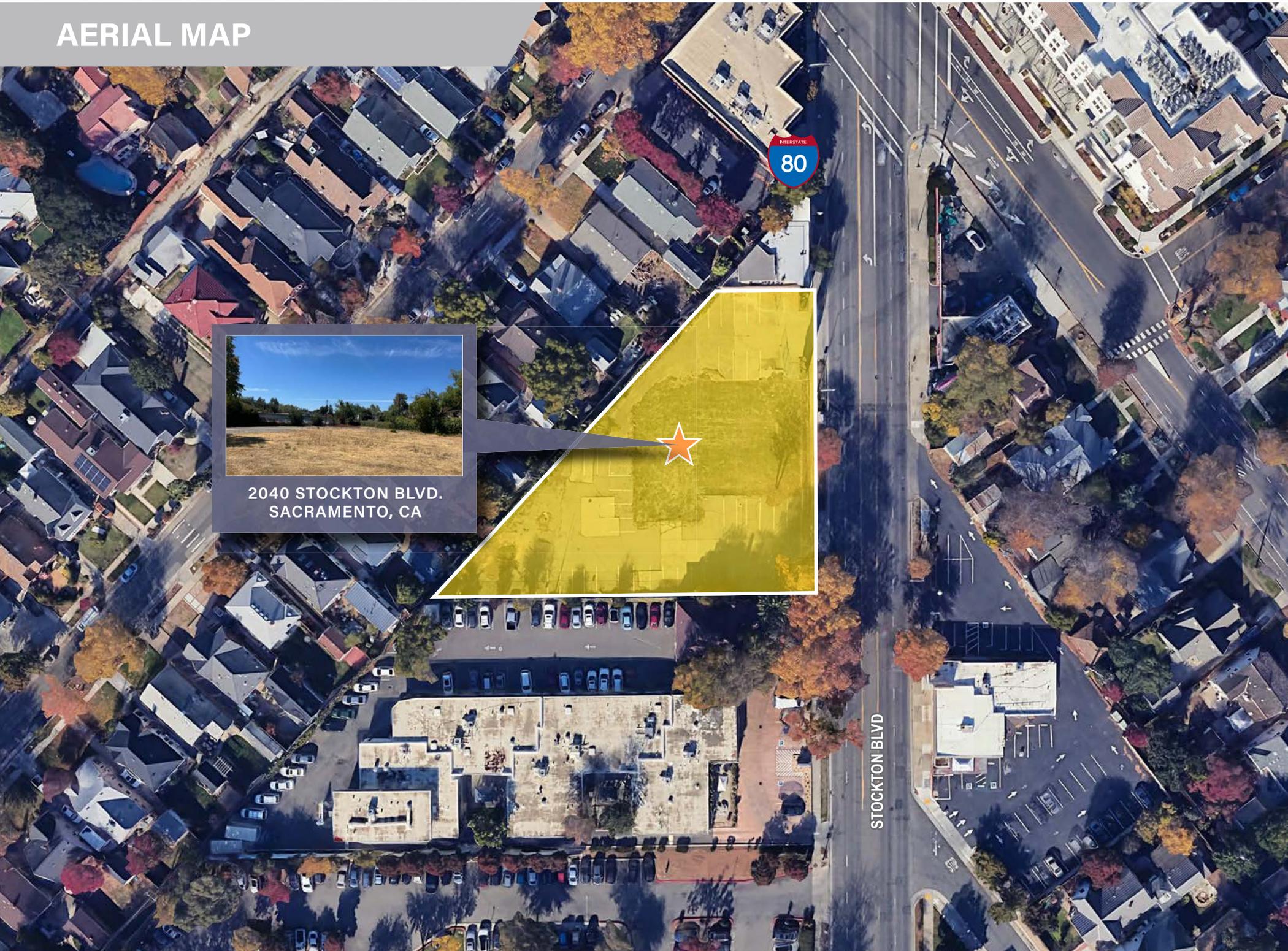
# PARCEL MAP



Record of Survey, O.S. Bk. 42, Pg. 45 (12-11-87)

CITY OF SACRAMENTO  
Assessor's Map Bk. 14 Pg. 01  
County of Sacramento, Calif.

# AERIAL MAP



2040 STOCKTON BLVD.  
SACRAMENTO, CA

STOCKTON BLVD

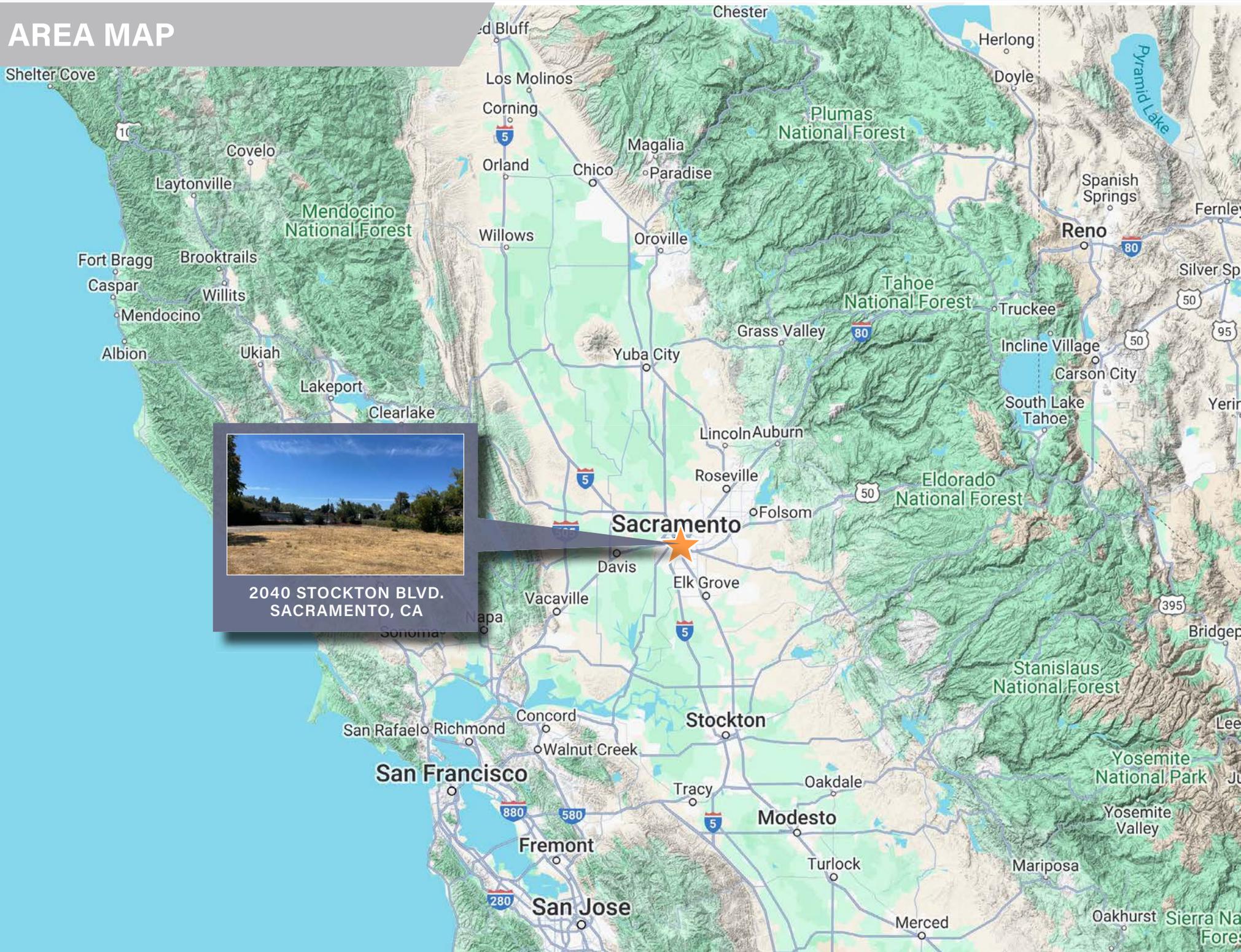
# AMENITIES MAP



2040 STOCKTON BLVD.  
SACRAMENTO, CA



# AREA MAP



2040 STOCKTON BLVD.  
SACRAMENTO, CA

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