



6240 VERNER AVENUE

TURN-KEY CHURCH PROPERTY **FOR SALE**

**QUALITY SANCTUARY SPACE IN PRIME RESIDENTIAL INFILL
LOCATION - SACRAMENTO, CA**



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

KAYLYN IBARRA
DIRECTOR - LIC. 02350645
916.573.3305
KAYLYNIBARRA@TURTONCRE.COM

© 2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.



THE OPPORTUNITY

±17,000	2.43	\$4,495,000	FF&E	TURN-KEY
SF	AC LOT	PURCHASE PRICE	AVAILABLE	2ND GEN CHURCH

SURROUNDED BY ESTABLISHED RESIDENTIAL NEIGHBORHOODS

Positioned in a peaceful residential infill neighborhood with exceptional freeway connectivity, 6240 Verner Avenue presents a rare opportunity to acquire a 2nd gen, ± 17,000 SF fully built-out worship facility located at the nexus of Foothill Farms and Citrus Heights. With very few church properties ever available on the market, this offering represents a scarce and highly sought-after opportunity for congregations, schools, or community organizations seeking a ready-to-use facility.

Situated on approximately 2.43 acres, the property features a well-maintained sanctuary, classrooms, administrative offices, a fellowship hall, and ample on-site parking. The campus also includes a dedicated kids center, youth center,

commercial-grade kitchen, coffee bar, playground, and outdoor gathering area—all designed to support vibrant community activities and family engagement. Built in 1979, the facility showcases quality construction, thoughtful layout, and immediate functionality for a variety of uses.

Located just seconds from I-80 via Greenback Lane and Garfield Avenue, the site offers excellent ingress and egress with direct connection to Sacramento's major transportation corridors. The surrounding area is composed of established residential neighborhoods and multifamily housing, ensuring consistent accessibility and visibility for parishioners and visitors alike. In addition, East Lawn Mortuary is around

the corner from the property, allowing for nearby arrangements, memorial gatherings, or overflow services.

The surrounding trade area of 6240 Verner Avenue offers strong population density and excellent community reach. Within a one-mile radius, approximately 20,400 residents call this neighborhood home, growing to over 186,000 residents within three miles, and more than 365,000 residents within five miles. This established and diverse population base underscores the property's exceptional accessibility and visibility within the Foothill Farms and Citrus Heights communities—ideal for a congregation, school, or community-serving organization seeking to reach a broad and active audience.



PROPERTY DETAILS

Address: 6240 Verner Avenue, Sacramento, CA 95841
Municipality: County of Sacramento
Zoning: RD-2
Year Built: 1979
Building Size: ± 17,000 SF
Total # of Buildings: Three (3)
FF&E: Available

PRICING DETAILS

Purchase Price: \$4,495,000
Price per SF: \$264

UTILITY DETAILS

Electricity: SMUD
Gas: PG&E





SITE PLAN



THE LOCATION



186,183
RESIDENT POPULATION



67,405
HOUSEHOLDS



< 1
MIN FROM I-80

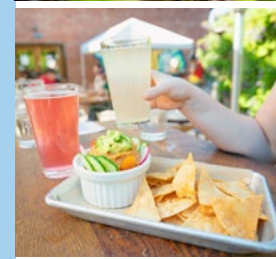
PRIME SACRAMENTO LOCATION AT THE NEXUS OF FOOTHILL FARMS & CITRUS HEIGHTS

PRIME SACRAMENTO LOCATION AT THE NEXUS OF FOOTHILL FARMS AND CITRUS HEIGHTS

6240 Verner Avenue is strategically located in the North Sacramento–Foothill Farms area, one of the region’s most stable and accessible suburban communities. The property sits just minutes from I-80, providing direct regional access to Downtown Sacramento, Roseville, and surrounding suburbs. This convenient location allows congregants and visitors to reach the church easily from both the urban core and the growing suburban neighborhoods of northern Sacramento County.

SURROUNDED BY ESTABLISHED NEIGHBORHOODS

The immediate area is characterized by well-established residential neighborhoods, mature tree-lined streets, and a strong sense of community. Within a short drive are thousands of single-family homes, local parks, and schools, such as Foothill Ranch Middle School and Foothill High School, that anchor the surrounding family-oriented demographic. The property’s proximity to American River College and multiple public schools contributes to steady weekday activity and provides opportunities for outreach, education, and youth programming.



CONVENIENT AMENITIES AND ACCESSIBILITY

Verner Avenue is situated just off Auburn Boulevard, a major arterial connecting the property to retail and service corridors including Greenback Lane, Madison Avenue, and Watt Avenue. The site is less than 15 minutes from major shopping destinations such as Arden Fair Mall, the Galleria at Roseville, as well as numerous restaurants, grocery stores, and daily conveniences. This central positioning provides both visibility and practicality for any community-serving use—whether worship, education, or social services.

STRONG REGIONAL CONNECTIVITY

From a regional perspective, the property benefits from excellent freeway connectivity and a broad residential draw. I-80, located just over a mile away, connects directly to Downtown Sacramento to the southwest and to Roseville and Rocklin to the northeast, placing the site within a 15 minute drive to more than 350,000 residents. This accessibility, combined with the area’s stable population and central location within the Sacramento region, positions 6240 Verner Avenue as an ideal gathering place for a congregation or organization looking to serve both local and regional communities.

SACRAMENTO



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento is increasingly recognized as one of California's most promising growth markets, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it a shopping and dining destination in its own right. Businesses are drawn by the balance of affordability, population growth, and cultural vibrancy. As the nation's Farm-to-Fork Capital, Sacramento's strong food culture and access to local ingredients support year-round experiences like the Farm-to-Fork Festival, Tower Bridge

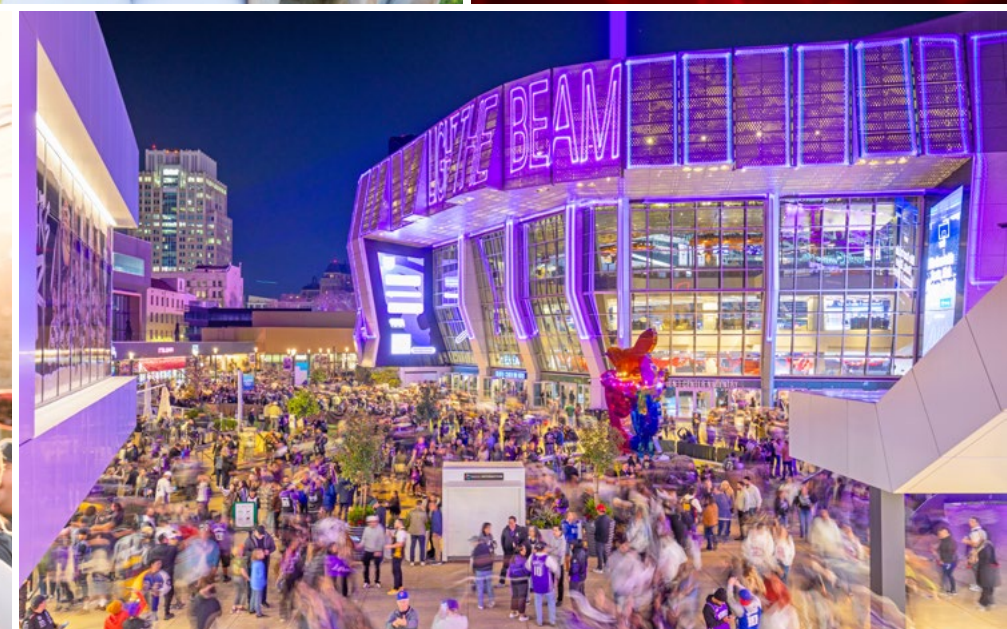
Dinner, and Michelin Guide events.

While other major California metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios, 2024). In 2025, the metro area reached 2.27 million residents, up 1.16% year-over-year (Macrotrends, 2025). This steady inflow of professionals and families reflects a desire for space and affordability—without sacrificing access to culture, entertainment, or community.

The region's expanding population fuels

consistent demand for retail, dining, and experiential spaces. From the Midtown Farmers Market to GoldenSky Country Music Festival, Aftershock, and Wide Open Walls, Sacramento's calendar is filled with events that attract thousands of locals and visitors alike. Consumers here are educated, diverse, and loyal, with strong civic pride and spending power that benefit local businesses. For those looking to establish a presence in Northern California, Sacramento offers a rare combination of momentum, character, and opportunity.

GSEC 2024
GIS Planning 2024



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

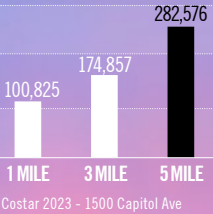
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

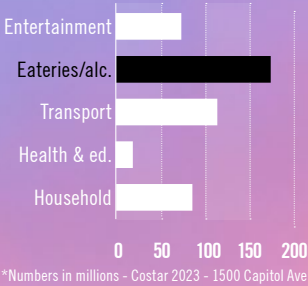
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024 and 2025

WALK
SCORE:

98

Walker's
Paradise

BIKE
SCORE:

62

Biker's
Paradise

TRANSIT
SCORE:

96

Good
Transit

walkscore.com
1500 Capitol



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

KAYLYN IBARRA
DIRECTOR - LIC. 02350645
916.573.3305
KAYLYNIBARRA@TURTONCRE.COM

© 2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.





TURTON
COMMERCIAL REAL ESTATE