

For Sale | ±1.85 Acres

5890 Newman Court, Sacramento

Steve Chamberlain

Executive Vice President

+1 916 563 3037

steve.chamberlain@colliers.com

CA Lic. 00813856



Executive Summary

- The Opportunity:** A rare opportunity to acquire a ±1.85-acre prime corner parcel.
- Location:** 5890 Newman Court is prominently positioned at the corner of J Street and Carlson Drive, directly across from the main entrance to California State University, Sacramento (CSUS). The site occupies one of the most visible and underutilized corners in Sacramento, offering immediate access to CSUS and proximity to the highly desirable East Sacramento neighborhood.
- Location Overview:** The surrounding area features a dense concentration of student housing and multifamily communities driven by the university's large student population and consistent rental demand. Located adjacent to East Sacramento—one of the region's most established and desirable residential neighborhoods—the Property benefits from proximity to tree-lined streets, established housing, neighborhood retail corridors, and highly regarded community amenities. The area's strong residential character, walkability, and convenient access to J Street, Highway 50, Downtown Sacramento, and the region's major employment centers contribute to its long-standing appeal and sustained housing demand.
- Assessor Parcel No. (APN):** ±1.85-acre portion of 005-0241-019
- Current Zoning:** R-4
Maximum Height: 45 feet
Density: Up to 60 units per net acre
- Potential Rezone:** R-4A (subject to City approval)
Maximum Height: 75 feet
Density: Up to 100 units per net acre
- Purchase Price:** To be determined by the market.
- Offers Due Date:** Offers are due by April 21st, 2026, by 5pm PST. Please submit all offers in letter of intent format via email to steve.chamberlain@colliers.com and cc tiffany.tyner@colliers.com.

Executive Summary

Brokerage Fee: No cooperating brokerage fees. Submitting brokers must seek compensation from buyer.

Bankruptcy Court Approval: Title to the Property is held in the name of The Roman Catholic Bishop of Sacramento, a corporation sole. The Roman Catholic Bishop of Sacramento is currently the debtor in a Chapter 11 bankruptcy proceeding, case no. 24-21326, United States Bankruptcy Court, Eastern District of California ("Bankruptcy Court"). All terms of any sale contract are subject to the approval of the Bankruptcy Court. It is estimated that this process will take at least 75 to 90 days. If court approval is not granted, then any sale transaction will be cancelled and not consummated. Approval of any sale contract may be subject to overbidding as part of the court approval process.



Site Plan

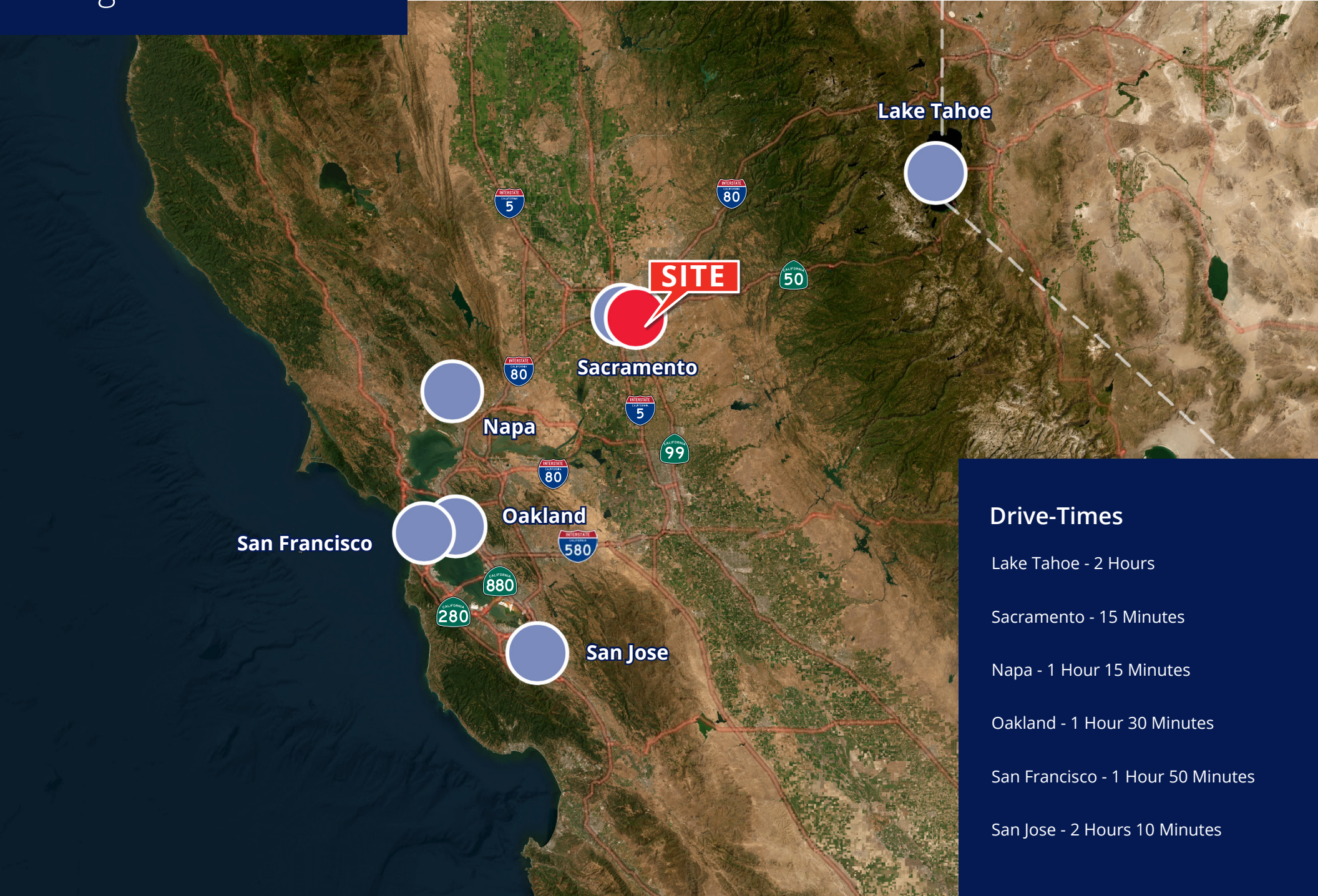


Parcel Map



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2026. All rights reserved.

Regional Overview



Drive-Times

- Lake Tahoe - 2 Hours
- Sacramento - 15 Minutes
- Napa - 1 Hour 15 Minutes
- Oakland - 1 Hour 30 Minutes
- San Francisco - 1 Hour 50 Minutes
- San Jose - 2 Hours 10 Minutes