

**6450
WALERGA
ROAD**

**NORTH
HIGHLANDS,
CA**

OFFERING MEMORANDUM

**21,618 SF RELIGIOUS
FACILITY ON 2.31 ACRES
IN SACRAMENTO**

**ZONED LOW-DENSITY
RESIDENTIAL**

**OWNER-USER OPPORTUNITY WITH
REDEVELOPMENT POTENTIAL**



CBRE



KEEMA AVE

PENWITH WAY

WALERGA ROAD

6450
WALERGA
ROAD | NORTH
HIGHLANDS,
CA

6450
WALERGA
ROAD | NORTH
HIGHLANDS,
CA

CONTACT

TONY WHITTAKER
Senior Vice President
Lic. 01780828
+1 916 492 6914
tony.whittaker@cbre.com

PATRICK STELMACH
First Vice President
Lic. 01964999
+1 916 817 9148
patrick.stelmach@cbre.com

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. Operates within a global family of companies with many subsidiaries and related entities (each an “affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different affiliates, including cbre global investors, inc. Or trammell crow company, may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this memorandum (the “property”), and may be the successful bidder for the property. Your receipt of this memorandum constitutes your acknowledgement of that possibility and your agreement that neither cbre, inc. Nor any affiliate has an obligation to disclose to you such affiliates’ interest or involvement in the sale or purchase of the property. In all instances, however, cbre, inc. And its affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. And its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this memorandum constitutes your acknowledgement that (i) it is a confidential memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the property (“owner”) or cbre, inc., And (iv) you will not use any part of this memorandum in any manner detrimental to the owner or cbre, inc., (V) will not contact city of Fremont without the owner’s prior permission. If after reviewing this memorandum, you have no further interest in purchasing the property, kindly return it to CBRE, Inc.

DISCLAIMER

This memorandum contains select information pertaining to the property and the owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the property. The information contained in this memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the property. All references to acreages, square footages, and other measurements are approximations. This memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and property’s suitability for your needs. Any reliance on the content of this memorandum is solely at your own risk.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither cbre, inc. Nor the owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the owner.

© 2022 CBRE, inc. All rights reserved.

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

Page 08

02

MAPS

Page 12

03

LOCATION & SETTING

Page 22

04

OFFERING INSTRUCTIONS

Page 26

**6450
WALERGA
ROAD**

NORTH
HIGHLANDS,
CA

01 EXECUTIVE SUMMARY

CBRE

EXECUTIVE SUMMARY

6450 Walerga Road presents a rare, highly functional ±21,648 SF single-story church and community facility on ±3.15 acres in the heart of North Highlands, adjacent to Antelope and minutes from Sacramento CBD and south Placer County. Built in 1961, the property features a ±375-seat worship center, classrooms, multiple breakout rooms and classrooms, private offices, theatre stage, food prep area, and an indoor basketball court—all supported by a large parking lot and efficient site layout.

The Property is ideal for owner user church or religious organization, as well as compelling optionality for repositioning to new uses, such as a school, education center, professional offices, event venue/banquet hall, or fitness gym. For developers, the site presents a compelling value-add opportunity with the building’s programmatic layout, visibility, and site depth deliver immediate usability and long-term flexibility. As a prime infill location, the Property also offers a covered land play strategy generating near term revenue from the existing structure with future value creation via rezoning for higher-density residential. The Property is currently zoned RD 5. Targeting ±10–30 units/acre and leveraging the site size and configuration may provide for a thoughtfully planned single-family subdivision or multifamily development.

The location offers excellent connectivity and proximity to daily needs retail (Walmart Supercenter on Watt Ave; Grocery Outlet and neighborhood markets) and key amenities on retail corridors along Walerga Road, dining options, and community services. Nearby schools include Creative Connections Arts Academy K–12 (next door), Highlands High School, and multiple elementary schools within Twin Rivers Unified School District, supporting family-oriented demographics and institutional demand. Transit connectivity includes SacRT Blue Line (Watt/I 80 stations) and Bus Route 84 (Watt) with stops along Walerga/Elkhorn and Watt/Don Julio corridors.

With strong market fundamentals in North Highlands and the broader Sacramento region—characterized by sustained housing demand, constrained supply of comparable owner-user facilities, and diversified regional job drivers—support both an owner-user acquisition thesis and a phased redevelopment strategy. Whether deployed as a mission-critical campus or pursued for entitlement lift, 6450 Walerga Road stands out as a flexible, scalable investment opportunity in a supply-constrained submarket.



PROPERTY OVERVIEW

ADDRESS	6450 Walerga Road, North Highlands, CA 95660
APN	Sacramento County: 219-0131-017-0000; 219-0131-019-0000; 219-0131-018-0000
SUBMARKET	Rio Linda/North Highlands
EXISTING BUILDING SIZE	±21,618 SF
YEAR BUILT	1961
LAND AREA	±3.15 Acres
ZONING	RD-5 (Sacramento County)
GENERAL PLAN	Low Density Residential
PARKING COUNT/RATIO	~140 stalls (6.4/1000)
ASKING PRICE	\$2,500,000

INVESTMENT HIGHLIGHTS

- ±21,000 SF single-story campus on ±3.15 acres with abundant parking
- Ideal for owner-users: religious use, education/training, charter/private school, non-profit/community services, professional office with assembly needs, fitness/wellness, event venue/banquet hall.
- Zoned RD 5; potential density lift consistent with Sacramento County’s RHNA Rezone direction (e.g., 20–30 du/acre on select corridors) to unlock multifamily or small-lot SFR potential, subject to approvals.
- Attractive site configuration and acreage suitable for SFR subdivision or multifamily apartments
- Amenity Rich Trade Area with daily needs retail and neighborhood grocers within minutes
- Next door to Creative Connections Arts Academy and proximate to multiple Twin Rivers USD schools.
- Infill North Highlands location near Antelope, McClellan Park, and South Placer — regional connectivity, major employment centers, and multiple elementary schools

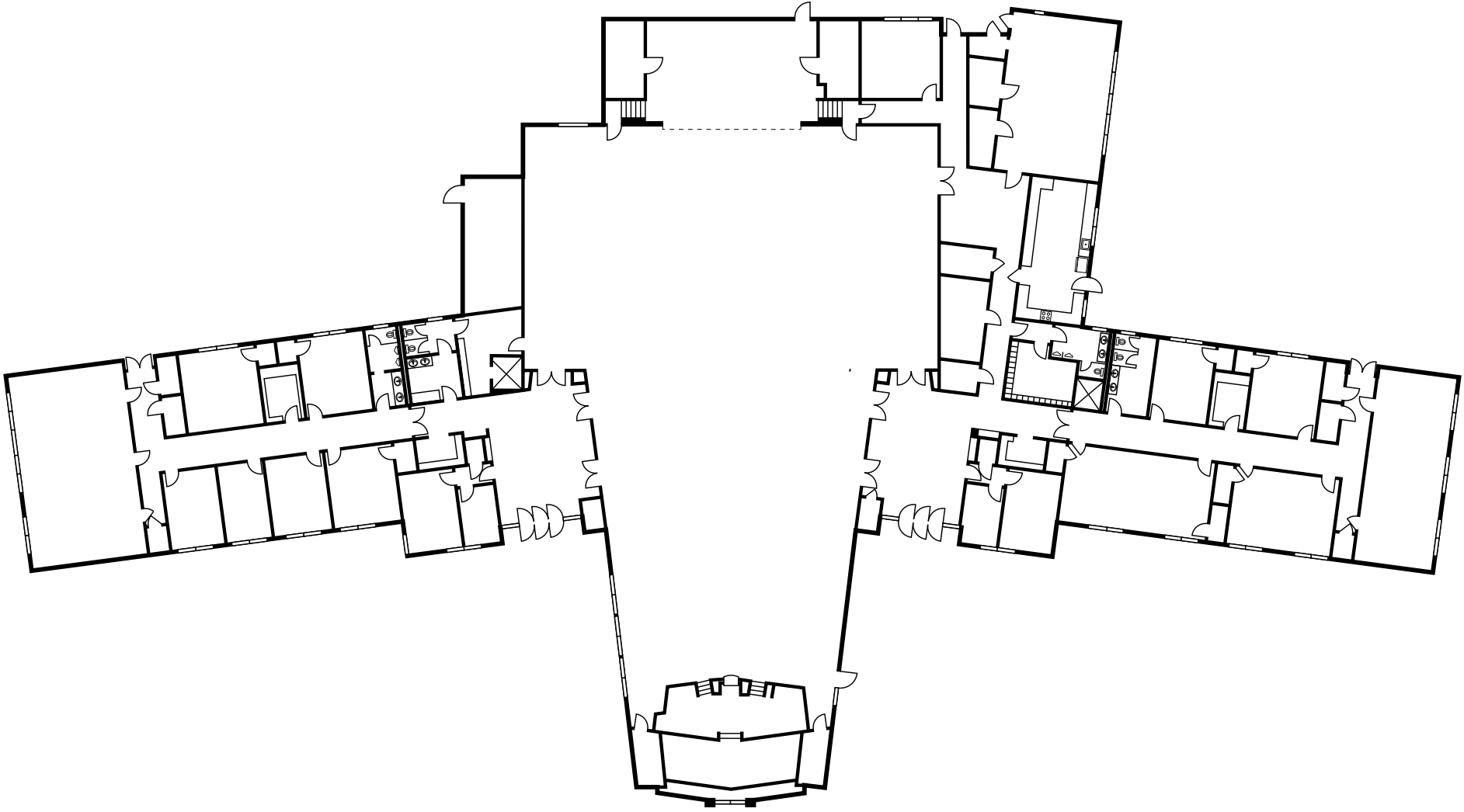
PROPERTY PHOTOS



SITE PLAN



FLOOR PLAN



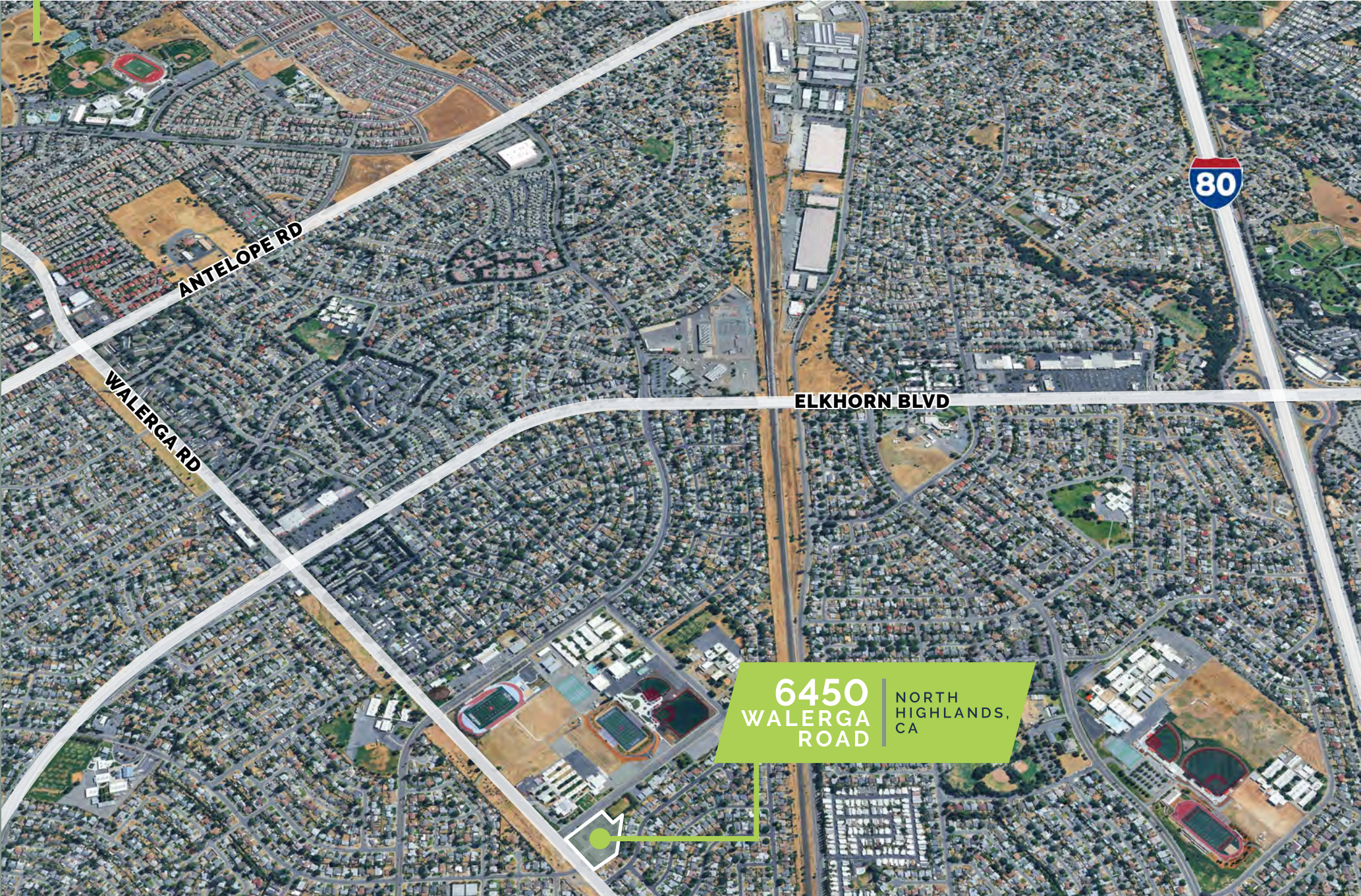
**6450
WALERGA
ROAD**

NORTH
HIGHLANDS,
CA

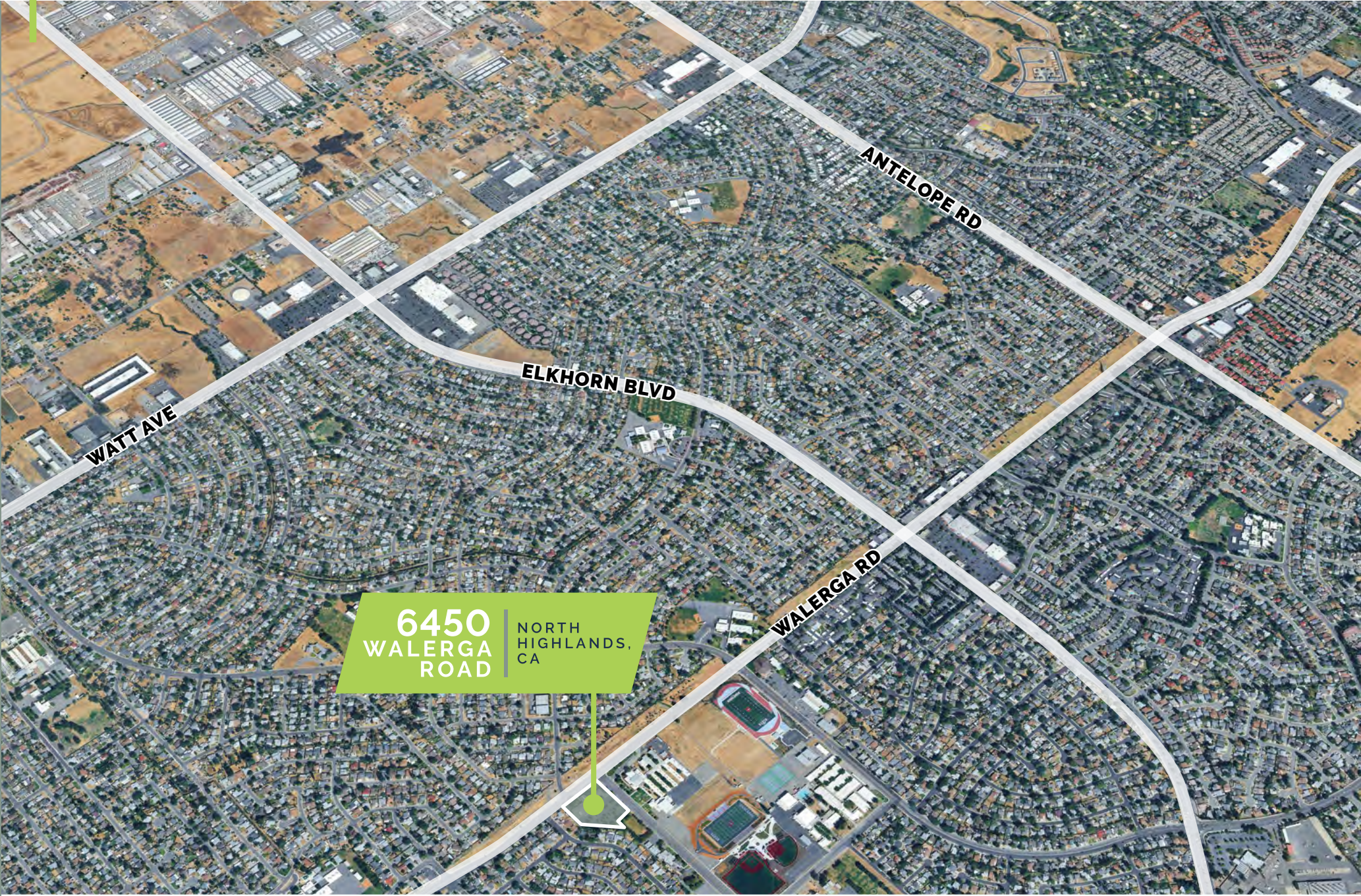
02 MAPS

CBRE

SUBJECT SITE LOOKING NORTHEAST



SUBJECT SITE LOOKING NORTHWEST



SUBJECT SITE LOOKING SOUTHEAST



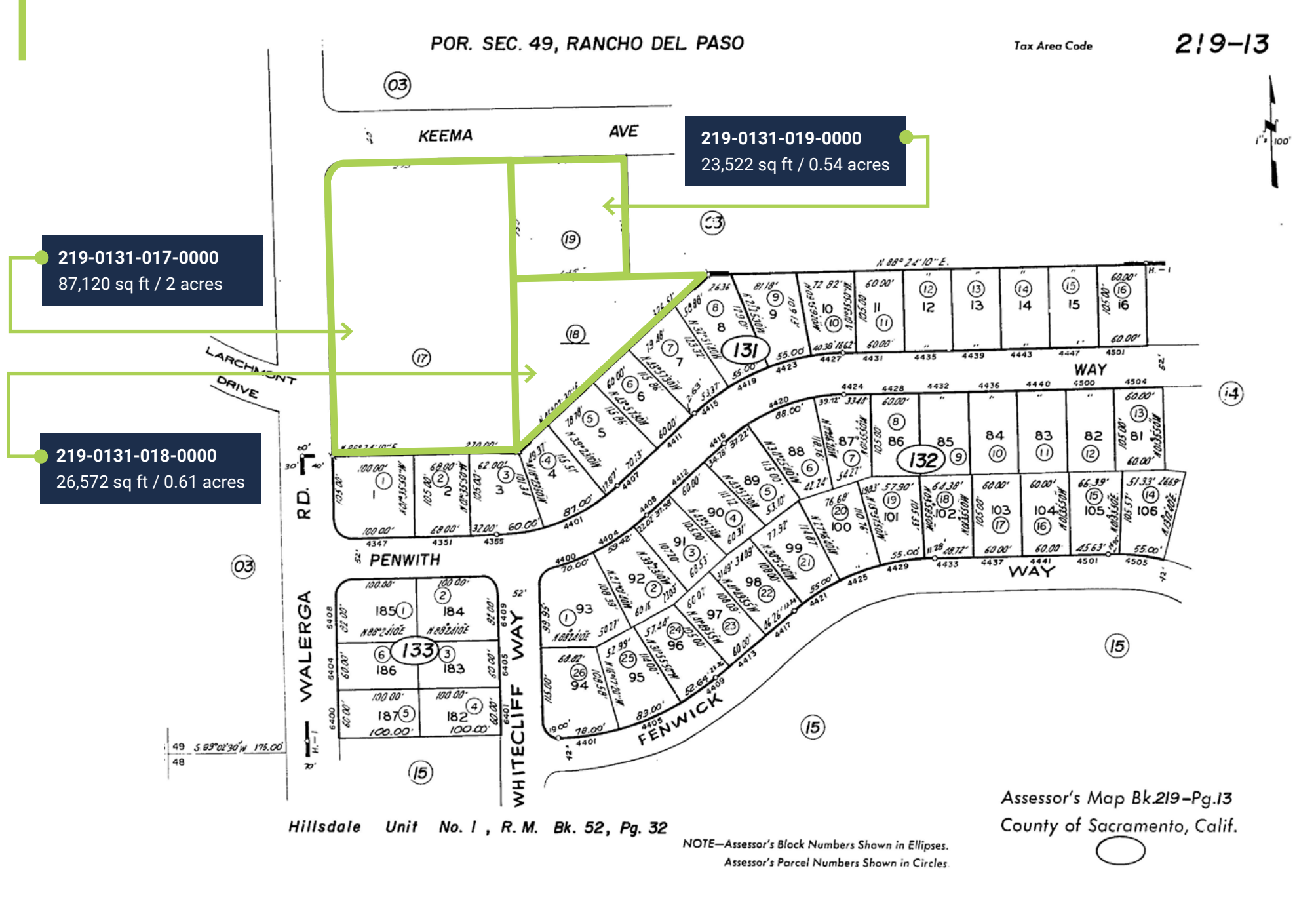
SUBJECT SITE LOOKING SW



SACRAMENTO LOCATION MAP

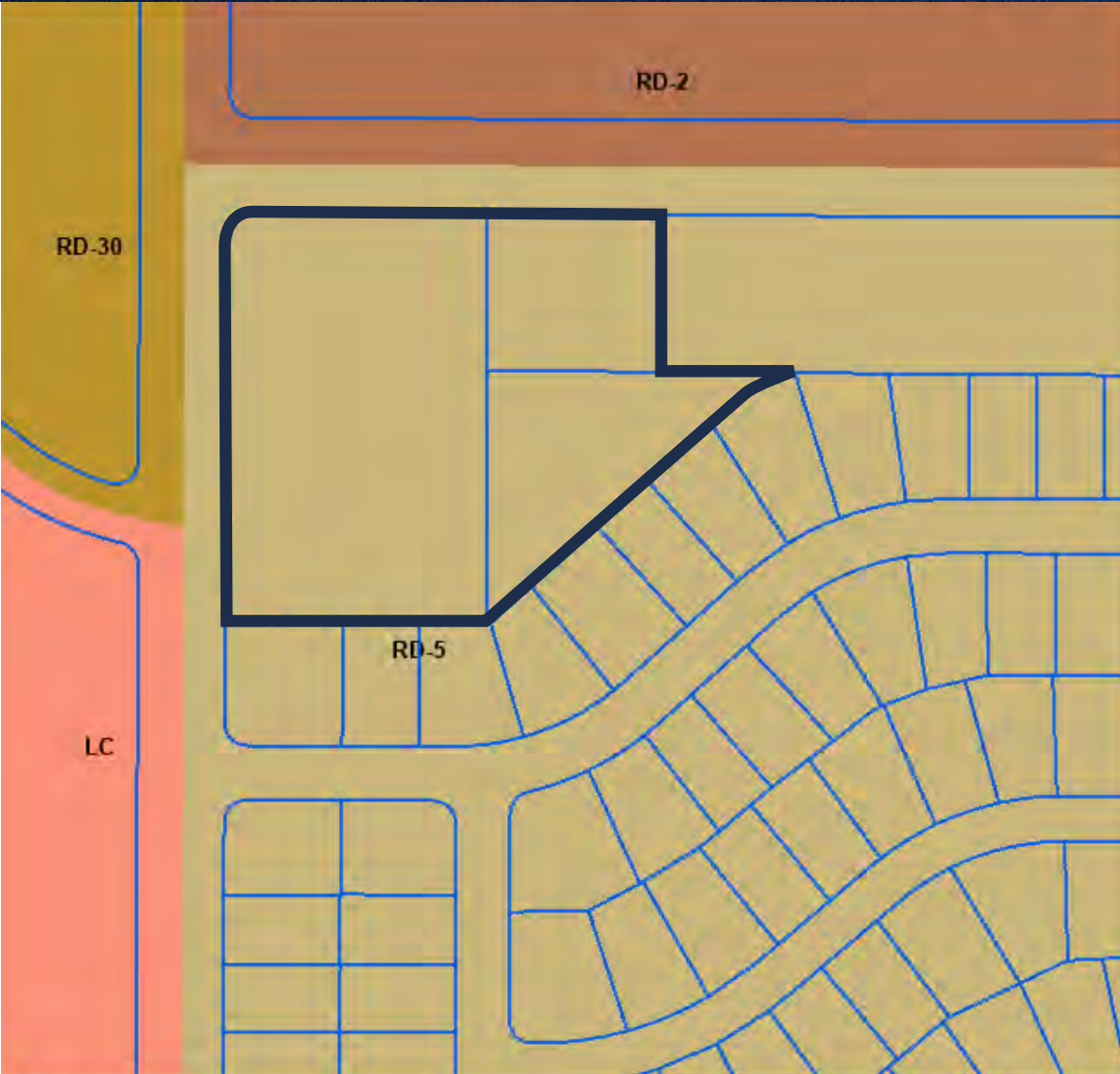


PARCEL MAP



ZONING

The site is currently zoned RD-5 (Residential 5) within unincorporated Sacramento County, a low-density residential designation. (See County zoning code resources and interim guidance for development standards and current state-law overlays that affect entitlements.) Given the sustained regional housing need and the County's stated RHNA implementation pathway to accommodate additional lower-income units via rezones, the property also offers a credible value-add entitlement strategy to pursue higher-density residential (targeting ~20–30 du/acre) through a rezoning/General Plan pathway in line with recent County RHNA rezone objectives. Final land use outcomes will require discretionary actions and compliance with CEQA/County procedures.



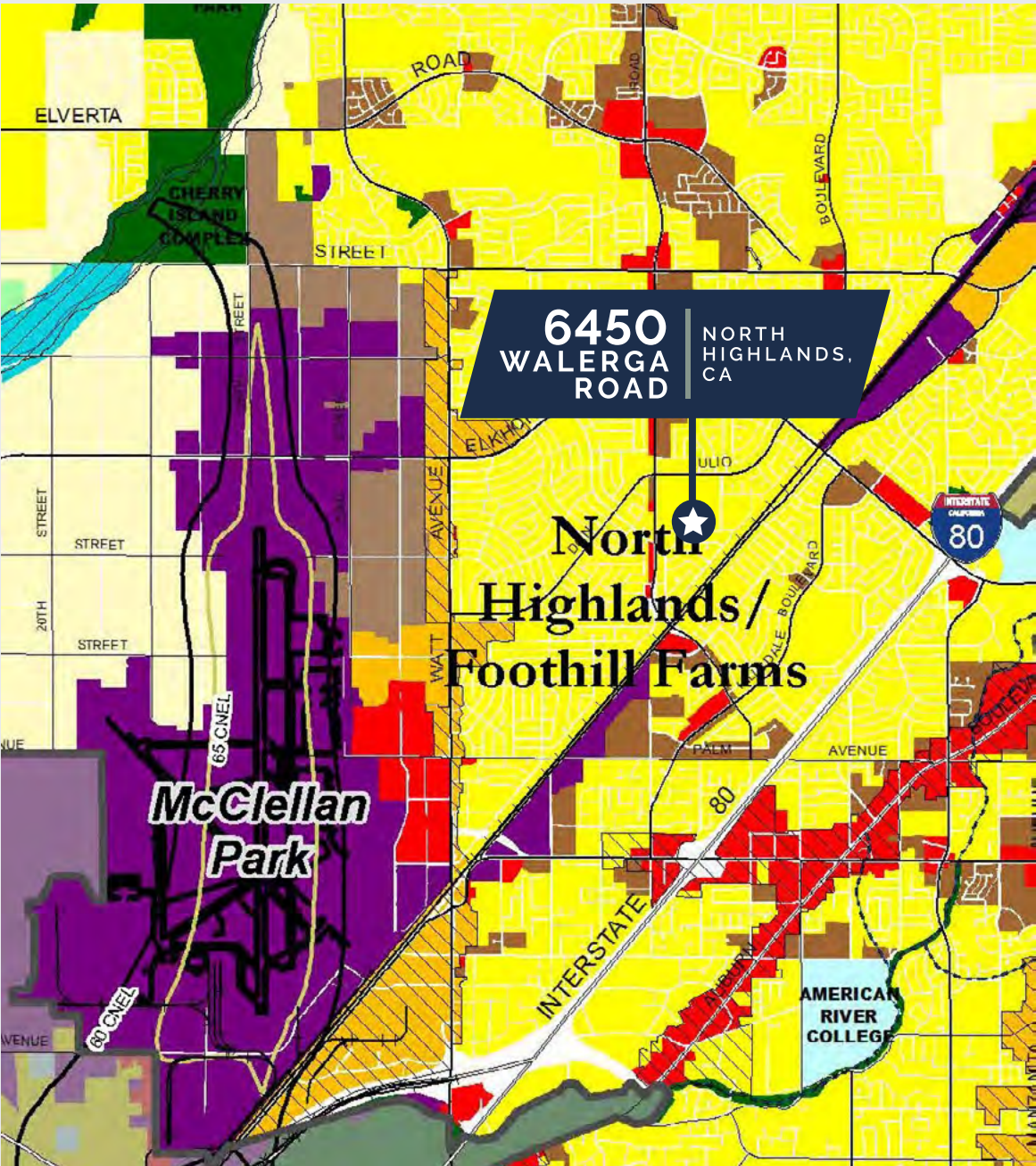
ZONING DISTRICT SUMMARY: RD-5 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)

Most widely used single-family residential zoning district where public water supply and public sewage facilities are both in use. Minimum interior lot sizes are 5,200 square feet and corner lots 6,200 square feet. Duplexes are permitted with a minimum lot size of 8,500 square feet. Incidental agricultural uses are permitted on lots of 20,000 square feet or larger. Certain type of business and professional office uses when in scale and oriented to neighborhood and convenience centers are subject to issuance of a Use Permit.

Source: Sacramento County Zoning Code

GENERAL PLAN LAND USE MAP

- RESIDENTIAL**
 - AGRICULTURAL-RESIDENTIAL (1-10 ac/du)
 - LOW DENSITY RESIDENTIAL (1-12 du/ac)
 - MEDIUM DENSITY RESIDENTIAL (13-30 du/ac)
 - HIGH DENSITY RESIDENTIAL (31-50 du/ac)
- MIXED USE & TRANSIT-ORIENTED DEVELOPMENT**
 - URBAN DEVELOPMENT AREA
 - TRANSIT ORIENTED DEVELOPMENT
 - MIXED USE CORRIDORS
- COMMERCIAL, OFFICES AND INDUSTRIAL**
 - CORE AREA
 - COMMERCIAL AND OFFICES
 - INTENSIVE INDUSTRIAL
 - EXTENSIVE INDUSTRIAL
- COMBINING LAND USES**
 - AGGREGATE RESOURCE AREAS
 - RESOURCE CONSERVATION AREAS
 - RESOURCE CONSERVATION AREAS - PROTECTED
 - NATOMAS JOINT VISION AREA



**6450
WALERGA
ROAD**

NORTH
HIGHLANDS,
CA

03

LOCATION & SETTING

CBRE

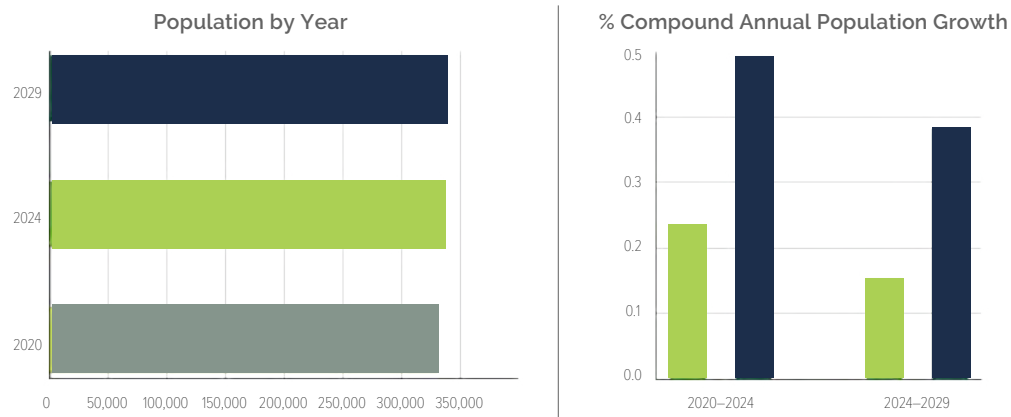
SACRAMENTO COUNTY - NORTH HIGHLANDS

North Highlands is a well-positioned Sacramento County suburb offering strong connectivity and a mix of residential, retail, and community services. The area benefits from proximity to Antelope, Sacramento County, and south Placer County job centers, making it attractive for families and institutions. Nearby amenities include grocery stores, restaurants, fitness centers, and healthcare services, while educational options are robust: Creative Connections Arts Academy (K–12), Highlands High School, and several elementary schools within Twin Rivers Unified School District. The submarket features a mix of established neighborhoods, growing retail corridors, and community services, appealing to organizations seeking visibility and convenience for members, students, or clients. Larger parcels like ±3.15 acres are increasingly scarce, enhancing redevelopment potential in infill location. With sustained housing demand in the region, the site has strong potential for single-family or multi-family development with favorable size and configuration. For owner users, limited supply of availability of comparable facilities, elevates the competitive positioning of 6450 Walerga Road offers a unique opportunity—ideal for owner-users and developers seeking long-term value in a growing infill market.



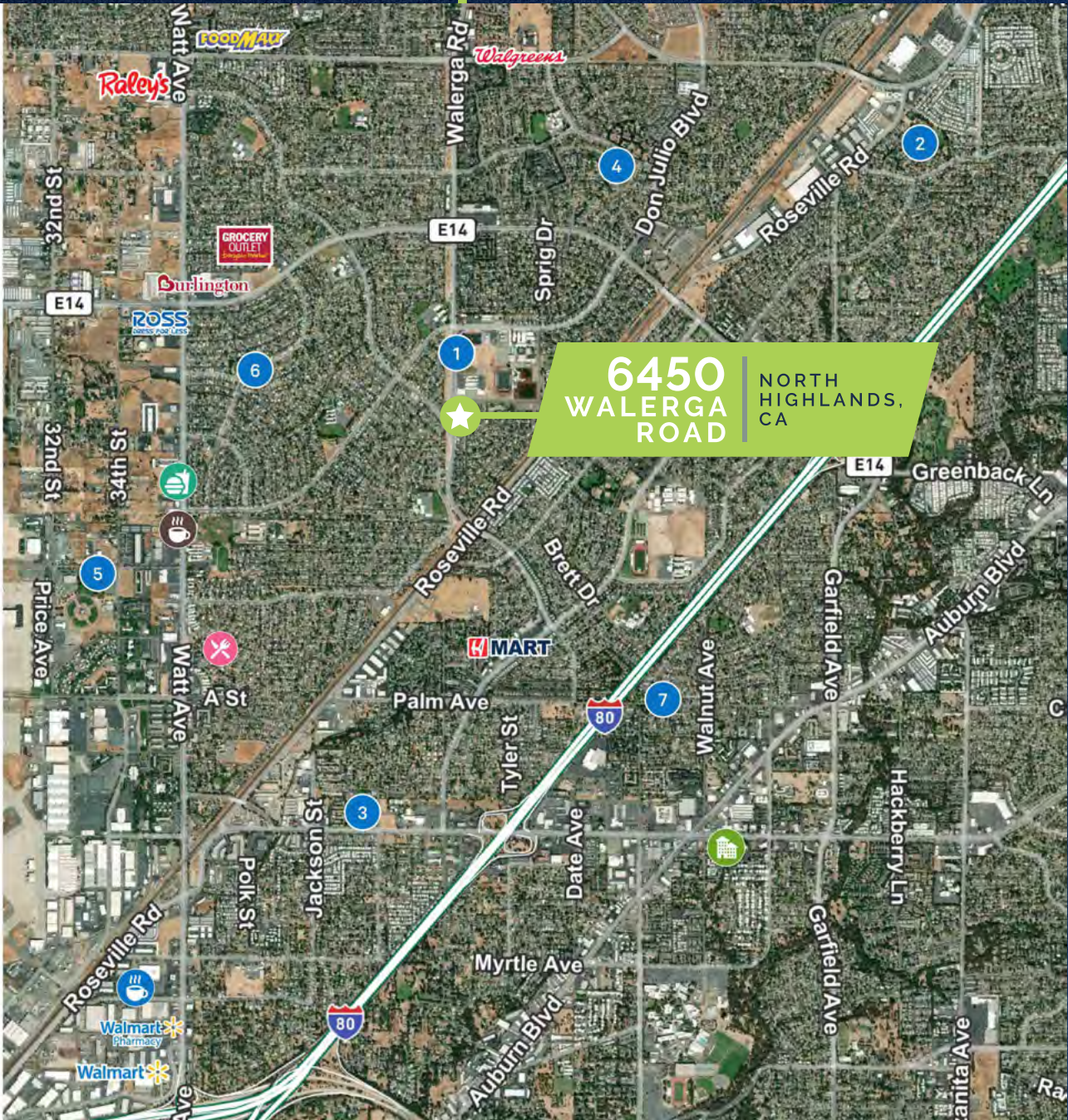
AREA SUMMARY: FIVE MILE RADIUS OF SUBJECT PROPERTY

76,424 EMPLOYEES
1,151 BUSINESSES
5.7% RESIDENTIAL UNEMPLOYMENT



AMENITIES MAP

- 1 Creative Connections Arts...
- 2 Hillsdale Elementary School
- 3 Madison Elementary School
- 4 Highlands High School
- 5 Freedom Park
- 6 Larchmont Park
- 7 Walerga Park
- ROSS Ross Dress for Less
- Burlington
- Raley's
- Walmart Supercenter
- Walmart Pharmacy
- Walgreens
- Village Caffe
- Common Coffee
- Lou's Drive-In
- Sol Cubano
- Foodmaxx
- Grocery Outlet
- Home Mart
- Midway Antique Mall



**6450
WALERGA
ROAD**

NORTH
HIGHLANDS,
CA

04 OFFER INSTRUCTIONS

CBRE

OFFERING INSTRUCTIONS

PROPERTY	6450 Walerga Road, North Highlands, CA 95660
TAX PARCEL NOS	219-0131-017, -018 & -019
SELLER	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole
ASKING PRICE	\$2,500,000
CALL FOR OFFERS	To Be Announced

Seller reserves the right to accept offers prior to Call for Offers date



The seller is seeking offers from qualified bidders for a fee-simple sale. Offers should be presented in the form of a non-binding Letter of Intent, outlining the significant business terms and conditions of purchaser’s offer including but not limited to:

1	Purchase Price
2	Feasibility Period
3	Closing Timeframe
4	Buyer’s intended use for the Subject Property
5	Any Financing Contingency
6	Any Entitlements Buyer will be seeking

OFFER SUBMITTALS

Tony Whittaker
tony.whittaker@cbre.com

Patrick Stelmach
patrick.stelmach@cbre.com

TERMS OF SALE

- Any agreement for the sale of the property must be on the standard real estate purchase agreement of Client or its designated Affiliated Entity. If a purchaser desires to use any other form, the purchaser must obtain the consent of Client or its designated Affiliated Entity (“Owner”), and any offer to purchase made by purchaser will be subject to an addendum from Owner.
- Owner will retain, as available, all subsurface rights, including, without limitation, all water, energy, and mineral rights pertaining to the property.
- Owner will convey the property without warranty, except that as of the date of closing the transaction, the title of the property is free from encumbrances made or suffered to be made by Owner or by anyone claiming by, through, or under Owner, and none other, subject to: (a) the permitted exceptions, (b) any state of facts that an accurate and complete ALTA/ASCM survey, or equivalent, or physical inspection of the property might disclose, (c) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (d) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.
- Any purchaser of the property will be required to purchase the property subject to the terms and conditions of any and all leases or rental agreements existing on the property.
- Sales of property contiguous to other property held or retained by Owner, and sales of existing church buildings, may include a contract and/or deed restriction regarding the use of the property, at Owner’s discretion.
- ALL PROPERTY SOLD BY OWNER WILL BE SOLD “AS-IS” “WHERE IS” AND “WITH ALL FAULTS” AND WILL BE SOLD WITHOUT REPRESENTATION OR WARRANTY AS TO FREEDOM FROM ENCUMBRANCES OR LIENS EXCEPT FOR THE WARRANTIES MADE IN PARAGRAPH 3 ABOVE. CONSULTANT AND/OR AFFILIATED BROKER WILL PROVIDE PURCHASER WITH A REASONABLE OPPORTUNITY TO INSPECT THE PROPERTY, AND PURCHASER WILL BE REQUIRED TO RELY SOLELY UPON ITS OWN INSPECTION OR REVIEW. AS A CONDITION OF SALE, THE PURCHASER WILL BE REQUIRED TO RELEASE AND INDEMNIFY OWNER FROM CLAIMS ARISING FROM THE CONDITION OF THE PROPERTY, EXCLUDING CLAIMS FOR PERSONAL INJURY ARISING BEFORE THE CLOSING DATE CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF OWNER, CLAIMS ARISING OUT OF CONTRACTUAL OBLIGATIONS TO THIRD PARTIES UNDERTAKEN BY OWNER PRIOR TO CLOSING THE TRANSACTION, AND FRAUD, GROSS NEGLIGENCE, OR INTENTIONAL MISCONDUCT OF OWNER.



6450 WALERGA ROAD

NORTH
HIGHLANDS,
CA

CONTACT INFORMATION

TONY WHITTAKER

Senior Vice President

Lic. 01780828

+1 916 492 6914

tony.whittaker@cbre.com

PATRICK STELMACH

First Vice President

Lic. 01964999

+1 916 817 9148

patrick.stelmach@cbre.com

WALERGA ROAD

KEEMA AVE

PENWITH WAY

© 2025 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 6450 Walerga Road_OM_Stelmach_v02_BB 10/31/25

CBRE