

THE SONNETS

3161 HURLEY WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE

FULLY ENTITLED RESIDENTIAL DEVELOPMENT SITE
FOR SALE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

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

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"). Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in connection with its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



THE OPPORTUNITY

± 1.51 ACRES	\$1,300,000 PURCHASE PRICE	33 UNITS ENTITLED	RD-20 ZONING
------------------------	--------------------------------------	-----------------------------	------------------------

CONSISTS OF THREE CONTIGUOUS PARCELS IN THE HEART OF ARDEN/SIERRA OAKS

3161 Hurley Way, known as “The Sonnets”, is an approximately 1.51 acre site entitled for 33 units of multifamily, senior housing or affordable housing development and poised for infill in the heart of the Arden Arcade neighborhood. Alternatively, additional density or an affordable component to the project may be available as the city continues to pursue affordable housing initiatives and development.

Located along Hurley Way, the Property features approximately 230 linear feet of street frontage. The Site consists of three contiguous

ous parcels all with the current zoning designation of RD-20 - Multiple Family Residential. The current plans consist of a total of 33 lots with various layouts consisting of 2 bed 1 bath units, 2 bed 2 bath units, 3 bed 2 bath units, and amenities such as balconies and garages. With ease of ingress / egress plans from the connection of Hurley Way to Bakula Way, the Site is able to achieve high density with a reduced amount of square footage lost to necessary streets, sidewalks, curbs, gutters, and path of travel.

The Property allows for a variety of potential

development paths:

- Multifamily residential
- Affordable multifamily
- Senior housing
- High density single family residential

The Opportunity lies in the heart of the dense residential area of the Arden and Sierra Oaks vicinity, with proximity to Arden Way retailers, top tier schools such as Edison Thomas Elementary, Arden Middle School, Jesuit & Rio Americano High School, various parks, and nearby connection to highway 50, 80, and the East Sacramento & urban core.



PROPERTY INFO

Address: 3161 Hurley Way, Sacramento, CA 95864
APNs: 286-0151-049-0000, 286-0151-051-0000, 286-0151-050-0000
Total Site Size (Acres): ± 1.51
Total Site Size (SF): ± 65,925 SF
Purchase Price: \$1,300,000
Purchase Price Per Acre: \$860,927.15/Acre
Purchase Price Per SF: \$19.72/SF
Zoning: RD-20 - Multiple family Residential
Jurisdiction: Unincorporated area of Sacramento County
Ingress/Egress: Hurley & Bakula Way

UTILITY DETAILS

Electricity: SMUD
Gas: PG&E
Water/Sewer/Trash: Golden State Water
Storm Drain: County of Sacramento

EXISTING INFRASTRUCTURE

Curbs/Gutters/Sidewalks: No
Electricity: No service
Gas: Prior service to single family home (capped)
Water/Sewer: Prior service to single family home (in ground)
Storm Drain: No

SEISMIC/FLOOD

Fault Zone: None (Source: CalOES MyHazards)
Flood Zone: Zone X (Source: FEMA Map: 06067C0184H)

ADJACENT PROPERTIES

North: Single Family Residential
West: Single Family Residential
South: Single Family Residential
East: Non Profit/Commercial





THE LOCATION

\$384,206

MEDIAN HOME VALUE

322,195

2-MILE POPULATION

53%

RENTER-OCCUPIED HOUSEHOLDS

\$88,565

AVG HOUSEHOLD INCOME

ARDEN ARCADE

COSTAR 2023
2-Mile Radius

Welcome to Arden Arcade, a charming and diverse neighborhood nestled in the heart of Sacramento. Known for its blend of suburban tranquility and urban accessibility, Arden Arcade offers the best of both worlds to its residents. This vibrant community boasts tree-lined streets, well-established neighborhoods, and a rich cultural tapestry, making it an ideal place to call home.

Prime Location and Convenience

Arden Arcade's central location places it within easy reach of all that Sacramento has to offer. Just a short drive from downtown,

residents have quick access to the city's business districts, entertainment venues, and cultural attractions. The neighborhood is also home to several shopping centers, including the iconic Arden Fair Mall, where you can indulge in retail therapy and savor diverse dining options. Whether you're commuting to work, enjoying a night out, or simply running errands, Arden Arcade's accessibility makes everyday life convenient and enjoyable.

Community and Recreation

Arden Arcade prides itself on its strong

sense of community. Residents come together to celebrate local events, join community organizations, and enjoy the area's numerous parks and green spaces. Families benefit from access to quality schools, and the neighborhood's diversity shines through its cultural festivals and dining establishments offering cuisine from around the world. Arden Arcade is where community, culture, and convenience harmoniously intersect, creating a welcoming and vibrant neighborhood that captures the essence of Sacramento living.





I-80

50

3161 Hurley Way

Arden Fair Mall

Target

Kaiser

Country Club Centre
Costco Business
WinCo

Arden Oaks

Whole Foods
Bel Air
Walgreens

Howe 'Bout Arden

Safeway
Dave's Hot Chicken
CVS
CA Family Fitness
Chipotle
Dollar Tree
The Old Spaghetti Factory
Big 5

Cal Expo

Dnd Bakery
Sinbad Market
Price Cutter Market

Crabtree Park

Arden Park

Jack's Urban Eats
Lemon Grass
Chipotle
Boudin SF
Smashburger
Noah's Bagels
Nothing Bundt Cakes
Jamba Juice
Save Mart

The UV
Safeway
Buckhorn Grill
Zocalo
Starbucks
Menchie's
Capitol Beer & Tap
Pieology
Poke Noke

Temple Coffee
Ettore's Bakery
Peet's Coffee

East Sacramento

Sierra Oaks

Campus Commons

American River

Sacramento State



OFFERING PROCESS

3161 Hurley Way in Arden Arcade is being offered exclusively by Turton Commercial Real Estate. The buyer will be selected by the seller in its sole and absolute discretion. Turton Commercial Real Estate will be available to assist prospective investors to answer questions relative to information contained within this Offering Memorandum. Interested buyers will be provided access to all relevant due diligence.

PLEASE INCLUDE THE FOLLOWING INFORMATION WHEN SUBMITTING AN OFFER:

• **Introductory letter**

The letter shall include the buyer's name submitting the proposal, their mailing address, telephone number, contact name, and a statement discussing the buyer's qualifications for this asset. A principal of the firm authorized to legally bind the firm shall sign the letter.

• **Purchaser**

Legal name and/or entity of the buyer and/or members of the buyer's team.

• **Purchase price**

State the purchase price that buyer shall pay.

• **Financing**

Provide projected source of funds for the acquisition.

• **Deposit structure, to include timing and amount of non-refundable deposits**

Propose initial deposits, and additional deposits upon waiver of contingencies.

• **Feasibility and Investigation Period**

Propose the amount of time required to investigate the property and feasibility of the development to waive contingencies, including buyer's internal approval process required to enter into contract and close escrow.

Proposals/offers shall be submitted electronically to:

Scott Kingston - Senior Vice President, Turton Commercial Real Estate
scottkingston@turtoncom.com - 916.612.5314



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

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

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

BAKULA WAY

SITE PLAN



HURLEY WAY

THE SONNETS



TURTON
COMMERCIAL REAL ESTATE