

# ROYAL OAKS STATION: ARDEN WAY

LAND & INDUSTRIAL FOR SALE IN POINT WEST







# ROYAL OAKS ARDEN WAY

SACRAMENTO, CA 95815

Turton Commercial Real Estate is pleased to bring to market two plots of land with industrial facilities for sale on behalf of Sacramento Regional Transit.

The Subject Property is an attractive development opportunity in Point West near Downtown Sacramento. Both markets are home to a thriving shopping environment and residential community that benefits from easy freeway access from Interstate 80 and Highway 160. The site consists of four warehouse structures, approximately 54,300 square feet, and paved yard, approximately 130,000 square feet, providing a redevelopment or new development opportunity wanting to take advantage of the properties' location between Del Paso Boulevard and the Arden Fair Mall's trade area. The subject property is adjacent to the Royal Oaks Light Rail Station which connects Watt and Interstate 80 with Consume River College. The station has the 2nd highest employment density of the northern stations and the office buildings nearby have relatively healthy lease rates which may encourage future office development in the area.

The subject property is available for disposition sale or joint development with Regional Transit. Joint development refers to public transportation projects that integrally relate to, and often co-located with, commercial, residential, mixed-use, or other non-transit development. Joint development may include partnerships for public or private development associated with any mode of transit system that is being improved through

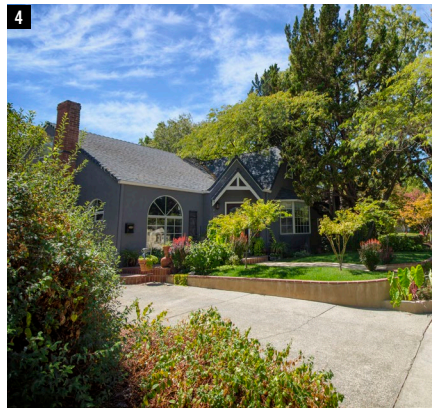
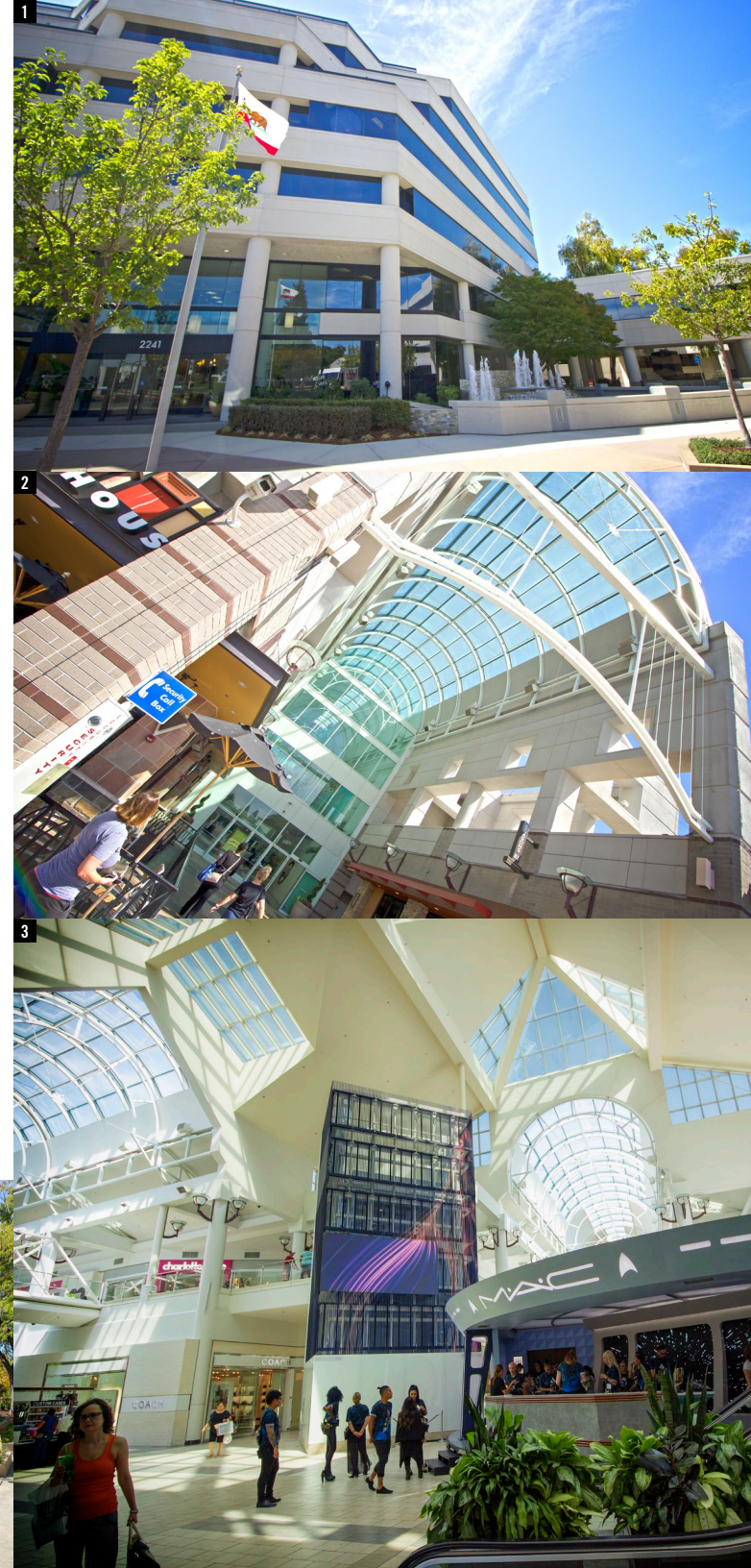
new construction, renovation, or extension. This property was purchased with FTA funding and therefore development of the property will be subject to the Federal Transportation Administration's Joint Development Policy.

Point West has had a recent influx of development with big box retailers like Hobby Lobby, Old Navy, Petco and Pier One Imports moving in at the new Point West Plaza. The population surrounding the Subject Property, is growing at a 5.82% annual rate, combined with a restricted inventory of housing stock, likely indicating a very strong demand for residential development and supporting retail. The site sits near Royal Oaks Light Rail station which connects Watt and Interstate 80 with Consume River College. The station has the 2nd highest employment density of the northern stations and the office buildings nearby have relatively healthy lease rates which may encourage future office development in the area.

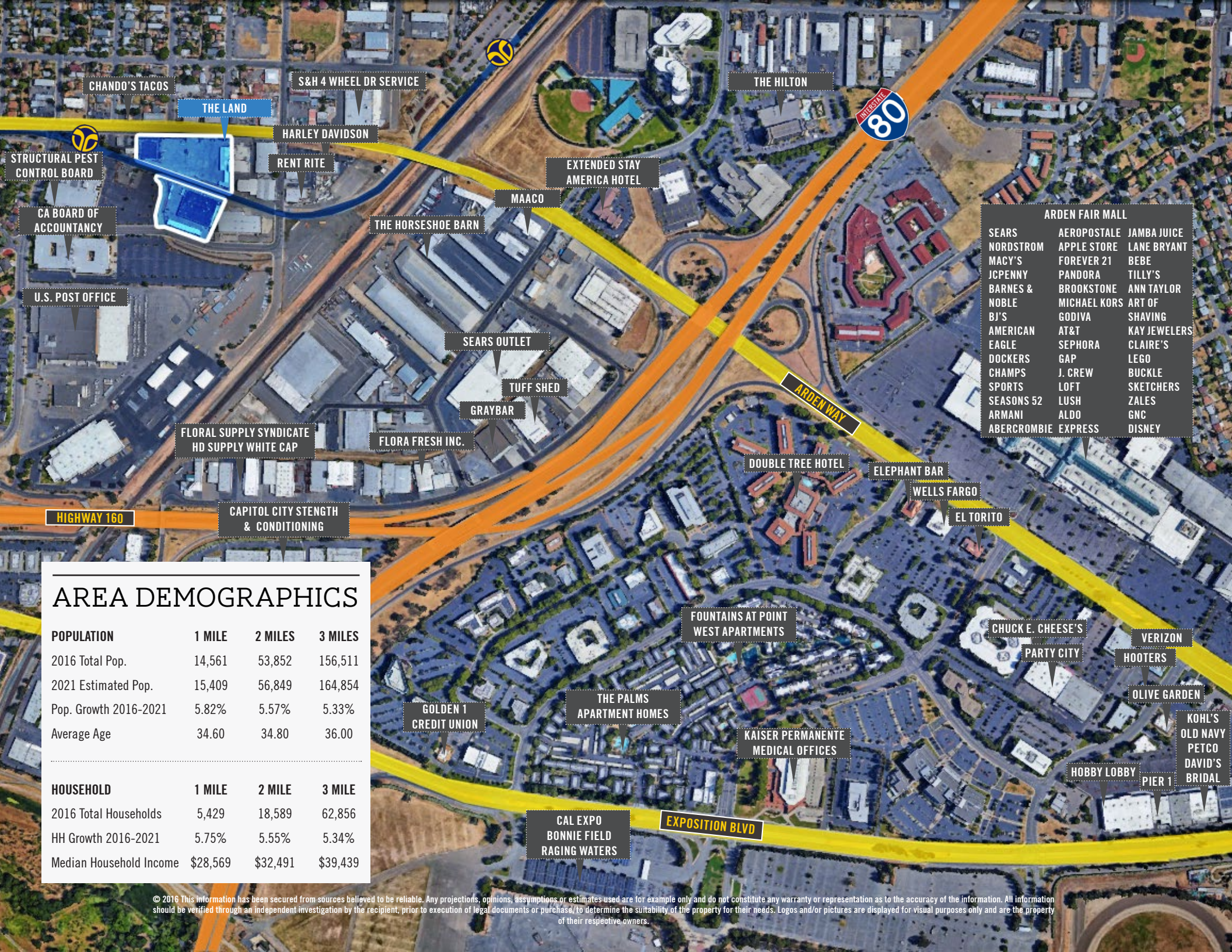
The area surrounding Royal Oaks has a wide range of household incomes and the development pattern in the area suggests that in the future, mixed commercial and residential uses would be appropriate, along with larger scale public and private employment centers. Take advantage of the properties' central location and leave your mark in Arden-Arcade!

Parcel Number	Address	Acres	SF	Zoning
275-0240-074	936 Arden Way/Evergreen	1.75	76,386.82	RMX-TO
277-0134-003	880 Arden Way	1.21	52,781.65	C-2-TO
277-0134-004	924 Arden Way	0.70	30,579.12	C-2-TO
277-0134-005	936 Arden Way	0.90	39,352.10	C-2-TO
<b>TOTAL</b>		<b>4.56</b>	<b>84,942.00</b>	

1. Harvard Corporate Center 2. Entrance to Arden Fair Mall  
3. Chando's Tacos Across the Street 4. Arden Fair Mall Shopping Experience 4. Nearby Neighborhood







CHANDO'S TACOS

S&H 4 WHEEL DR SERVICE

THE HILTON

THE LAND

HARLEY DAVIDSON

RENT RITE

EXTENDED STAY  
AMERICA HOTEL

MAACO

THE HORSESHOE BARN

SEARS OUTLET

TUFF SHED

GRAYBAR

FLORAL SUPPLY SYNDICATE  
HD SUPPLY WHITE CAP

FLORA FRESH INC.

CAPITOL CITY STENGTH  
& CONDITIONING

HIGHWAY 160

ARDEN WAY

DOUBLE TREE HOTEL

ELEPHANT BAR

WELLS FARGO

EL TORITO

FOUNTAINS AT POINT  
WEST APARTMENTS

GOLDEN 1  
CREDIT UNION

THE PALMS  
APARTMENT HOMES

KAISER PERMANENTE  
MEDICAL OFFICES

CAL EXPO  
BONNIE FIELD  
RAGING WATERS

EXPOSITION BLVD

#### ARDEN FAIR MALL

- |                |              |                |
|----------------|--------------|----------------|
| SEARS          | AEROPOSTALE  | JAMBA JUICE    |
| NORDSTROM      | APPLE STORE  | LANE BRYANT    |
| MACY'S         | FOREVER 21   | BEBE           |
| JCPENNY        | PANDORA      | TILLY'S        |
| BARNES & NOBLE | BROOKSTONE   | ANN TAYLOR     |
| BJ'S           | MICHAEL KORS | ART OF SHAVING |
| AMERICAN       | GODIVA       | KAY JEWELERS   |
| EAGLE          | AT&T         | CLAIRE'S       |
| DOCKERS        | SEPHORA      | LEGO           |
| CHAMPS         | GAP          | BUCKLE         |
| SPORTS         | J. CREW      | SKETCHERS      |
| SEASONS 52     | LOFT         | ZALES          |
| ARMANI         | LUSH         | GNC            |
| ABERCROMBIE    | ALDO         | DISNEY         |
|                | EXPRESS      |                |

## AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2016 Total Pop.	14,561	53,852	156,511
2021 Estimated Pop.	15,409	56,849	164,854
Pop. Growth 2016-2021	5.82%	5.57%	5.33%
Average Age	34.60	34.80	36.00

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2016 Total Households	5,429	18,589	62,856
HH Growth 2016-2021	5.75%	5.55%	5.34%
Median Household Income	\$28,569	\$32,491	\$39,439

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