

2729 ALHAMBRA BOULEVARD

LAND FOR SALE



TURTON
COMMERCIAL REAL ESTATE

2729 ALHAMBRA BOULEVARD

SACRAMENTO, CA 95817

Turton Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in the City of Sacramento Redevelopment Agency Successor Agency land located at 2729 Alhambra (the "Subject Property").

This is a great infill opportunity in North Oak Park. The Subject Property is less than a half mile from McGeorge School of Law, the Oak Park Triangle District, Curtis Park neighborhood, Curtis Park Village and approximately 1.25 Miles to UC Davis, Sacramento City College and William Land Park.

- 4,792 SF situated on one Parcel
- Residential Infill Development Opportunity
- Proximity to McGeorge School of Law, Oak Park Triangle, UC Davis Med Center, Curtis Park, Midtown and Downtown

Asking Price: \$45,000

Call for Offers Due: Oct 31, 2017 at 5:00 PM

All Offers and Proposals will be considered and should include:

- Conceptual plans
- Project descriptions
- Developer's qualifications
- Proposed property purchase terms and proof of funds, proposed capital investment, sources, and uses

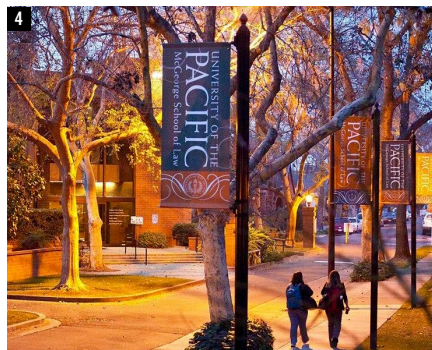
Parcel Number
010-0365-025

Address
2729 Alhambra

SF
4,792 SF

Zoning
R-2B-R

1. UC Davis Medical Center & Children's Hospital
2. Proposed Triangle Work Space Development at 34th & Broadway 3. "Gather" Oak Park Event 4. McGeorge School of Law 5. Oak Park Brewery





SUTTER HOSPITAL
SAFeway
RITE AID

EAST SACRAMENTO

HIGHWAY 50

UC DAVIS MED CENTER
SHRINERS HOSPITAL
MEDICAL OFFICES

MIDTOWN

INTERSTATE 80

SACRAMENTO CHARTER
HIGH SCHOOL

OLD SOUL @ 40 ACRES
VIBE HEALTH PARK
OAK PARK BREWING
OAK HAUS
THE GUILD THEATER
LA VENADITA

CURTIS PARK

THE LAND

BROADWAY

TRIANGLE
DISTRICT

INTERSTATE 99

McGEORGE
SCHOOL OF LAW

AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2017 Total Pop.	21,324	85,660	154,226
2022 Estimated Pop.	22,577	90,216	162,594
Pop. Growth 2017-2022	5.88%	5.32%	5.43%
Average Age	38.20	38.80	38.50

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2017 Total Households	9,892	40,626	67,489
HH Growth 2017-2022	5.87%	5.29%	5.42%
Median Household Income	\$53,087	\$51,181	\$52,226

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