

# 3301-3307 12TH AVENUE

LAND FOR SALE



# 3301-3307 12TH AVENUE

SACRAMENTO, CA 95822

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 3301-3307 12th Avenue (the "Subject Property").

The Subject Property is located in Central Oak Park with close proximity to McGeorge School of Law, Oak Park Triangle District, UC Davis Medical Center, North Oak Park, Curtis Park and Land Park neighborhoods as well as major transit routes.

The subject property consists of two parcels on a signalized intersection on a corner one block from the northbound 99 highway entrance. The two parcels are separated by the 33rd Street Alley.

- 11,220 total SF situated on two parcels
- Infill development opportunity
- Proximity to McGeorge School of Law, Curtis Park, North Oak Park, UC Davis Med Center

Parcel Number	Address	SF	Zoning
013-0392-011	3301 12th Ave	7,300 SF	C-1
013-0392-023	3307 12th Ave	3,920 SF	R-1

**Asking Price: \$95,000**

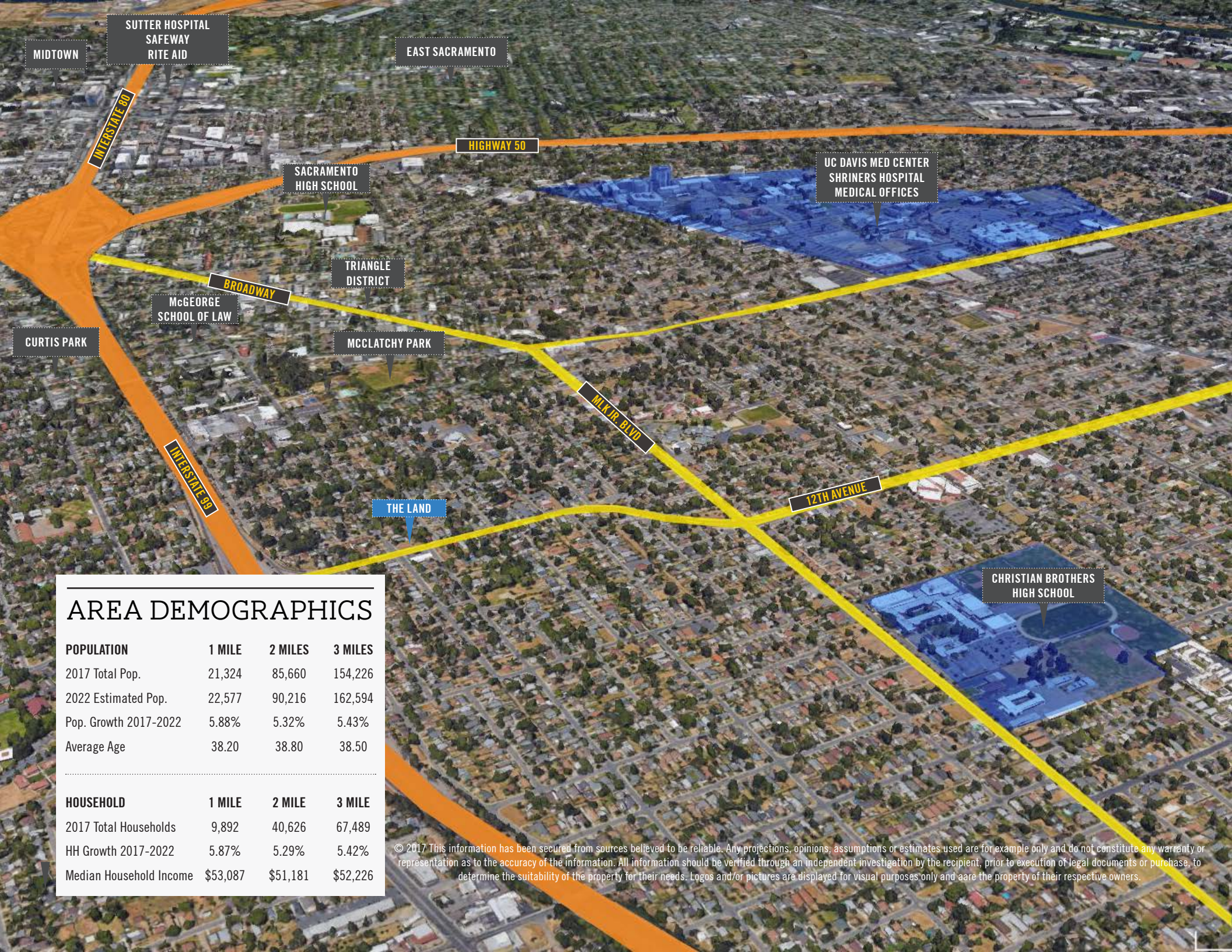
All Offers and Proposals will be considered and should include:

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



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





## 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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