

717-719 F STREET

LAND FOR SALE



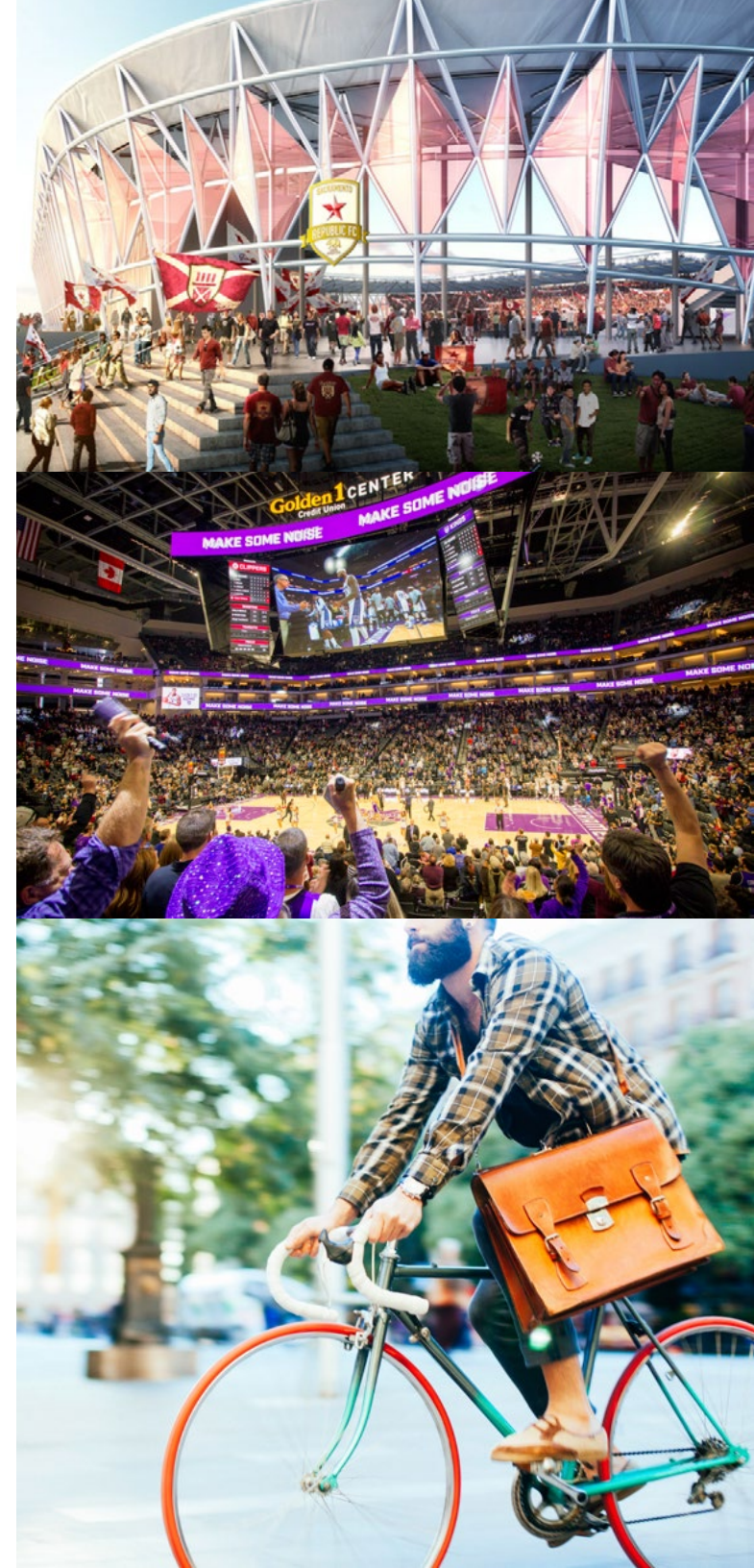
717 - 719 F STREET

SACRAMENTO, CA 95814

Turton Commercial is pleased to offer to the market for sale an urban infill development opportunity in Downtown Sacramento. The Property consists of two separate parcels of vacant land totaling 12,765 square feet or .29 acres.

The parcels are zoned OB and RO, respectively, and can currently accommodate 10 dwelling units. However, the Property was previously incorporated into the Railyards Special Planning District, which permitted 34 dwelling units on the site. To achieve maximum density, the Property would need to be rezoned to General Commercial C-2; however, given the Property's location adjacent to the Central Business District and its previous incorporation into the Railyards Planning District, the City of Sacramento and City Council would likely be supportive of the request.

Address:	717-719 F Street
Price:	\$850,000
Price PSF:	\$66
Total Size:	12,765 square feet (.29 acres)
717 F Street	
Size:	9,280 square feet (.21 acres)
APN:	002-010-2014-0000
Zoning:	OB – Office Business Low-Rise Mixed-Use Zone
Max Density:	35 units per acre
Max Height:	35 feet
Floor area ratio:	3.0
719 F Street	
Size:	3,485 square feet (.08 acres)
APN:	002-010-2013-0000
Zoning:	RO – Residential Office Zone
Max Density:	36 units per acre
Max Height:	35 feet
Max Lot Coverage:	None
Floor area ratio:	3.0





STATE CAPITOL

HYATT REGENCY
SACRAMENTO

VAMPIRE PENGUIN
SUBWAY
COIN-OP

CEASAR CHAVEZ PARK
CONCERTS IN THE PARK
LA CONSECHA

SACRAMENTO CITY
CLERK

G STREET CAFE
ALLADIN BAIL BONDS
SACRAMENTO HOSTEL

GORDON D. SCHABER
SACRAMENTO COUNTY
COURT HOUSE

CALIFORNIA ENVIRON-
MENTAL PROTECTION
AGENCY

TEMPLE COFFEE
RITE AID
ANCHO MEXICAN GRILL
STARBUCKS

STARBUCKS RESERVE
EL REY ON K
MALT & MASH

GOLDEN 1 CENTER

UNITED STATES
DISTRICT COURT
SACRAMENTO VALLEY
STATION

7TH & H APARTMENTS

SACRAMENTO
COUNTY CLERK
RECORDER
& SHERIFF'S
DEPARTMENT

DOWNTOWN

THE PROPERTY

THE RAILYARDS

PHU'S CHINESE

SACRAMENTO COUNTY
PROBATION
DEPARTMENT

AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2017 Total Pop.	12,316	59,461	145,889
2022 Estimated Pop.	15,912	62,803	153,839
Pop. Growth 2017-2022	5.88%	5.62%	5.45%
Average Age	40.20	37.80	37.60

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2017 Total Households	7,557	29,212	63,954
HH Growth 2017-2022	5.92%	5.63%	5.51%
Median Household Income	\$36,102	\$42,076	\$51,102



TURTON
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