

4601-4625 10TH AVE

LAND FOR SALE NEAR UC DAVIS MEDICAL CENTER



10th Avenue

Stockton Blvd



TURTON
COMMERCIAL REAL ESTATE

4601-4625 10TH AVENUE

SACRAMENTO, CA 95820

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 Re-development Agency Successor Agency land located at 4601-4625 10th Ave.

The Subject Property is located west of Stockton Blvd, bordered by 9th Ave to the north and 10th Ave to the south. The Subject Property is located in the Broadway-Stockton Special Planning District (SPD), which is designed to improve the image and competitiveness of the commercial corridor by drawing upon the area's medical facilities, multi-cultural commerce and surrounding neighborhoods.

Just one mile north of the Subject Property sits world-renown medical centers UC Davis and Shriners Hospital for Children. The medical campus sprawls across 142 acres of land wedged between up-and-coming neighborhoods including Elmhurst, Tahoe Park and Oak Park. The medical center is also the primary teaching center affiliated with UC Davis School of Medicine and the Betty Irene Moore School of Nursing. Since 2010, reports show that UC Davis Medical Center has added approximately 500,000 square feet of additional real estate to their portfolio to accommodate an increasing demand for their services. Current market statistics would indicate that the Subject Parcel would be the single largest contiguous parcel of land available for sale within 1.5 miles of UC Davis Medical Center.

In addition to UC Davis Medical Center, a myriad of other medical users are located on Stockton Blvd, stretched between U Street and 10th Ave, which has been dubbed as "The MedZone." This area brings an estimated employment base of 8,000 to the corridor and \$12 billion to the local economy annually. Furthermore, the expansion and growth of the medical industry has had far reaching effects on the local community. Neighborhoods in close proximity, such as Elmhurst, Tahoe Park and Oak Park have all experienced a renaissance over the last five years, largely due in part to an influx of high-demographic, skilled employees and new development.

1. UC Davis Medical Center & Children's Hospital
2. University of California Research Buildings 1-3
3. UC Davis Campus
4. UC Davis Orthopaedic Research
5. Doctor & Patient at Shriners Hospital



Parcel Number	Address	Acres	SF	Zoning
014-0222-067	4601 10th Ave	1.13	49,223	C-2 SPD RMX
014-0222-068	4601 10th Ave	0.42	18,294	
Total		1.55	67,517	

AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2016 Total Pop.	24,193	80,448	173,390
2021 Estimated Pop.	25,450	84,596	181,904
Pop. Growth 2016-2021	5.20%	5.16%	4.91%
Average Age	37.00	37.00	37.30

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2016 Total Households	9,113	31,168	71,279
HH Growth 2016-2021	5.06%	5.15%	4.92%
Median Household Income	\$39,530	\$45,994	\$45,377

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PRICING & PROCESS

OFFERS DUE:

5:00 PM ON WEDNESDAY, FEBRUARY 8, 2017

Prospective buyers will be provided a term sheet template along with due diligence information from Seller upon written request. Offers may be submitted for the following properties:

- 4601-4625 10th Ave*
- or
- 4722 9th Ave*
- or
- Both* 4601-4625 10th & 4722 9th

MINIMUM PURCHASE PRICES:

4601-4625 10th Ave **\$473,000**
4722 9th Ave **\$170,150**

TERMS INCLUDED ON OFFER SHEETS

- Purchase Price
- Initial Deposit
- Investigation Contingency Period
- Finance Contingency Period (if any)
- Any Additional Contingencies
- Project Description
- Estimated Timeline for Process and Completion
- Proof of Funds and Loan Commitment
- Resumé of Buyer and Development Team

SALE OBJECTIVES

The primary goal is to sell the properties for the highest and best use and achieve the highest possible price. Seller is interested in a Buyer who will build an exciting, attractive project that will serve as a catalyst for the revitalization of the neighborhood. Seller will review the offers to achieve complimentary approaches on both the City available sites (Stockton/9th, Stockton/ 10th) and the available Donner Field site owned by the Housing Authority. Submissions must include information on the plans for the development of the site. Ideal projects could include retail, multi-family or ownership housing or office.

A Request for Proposals for the nearby 1.23 acre Donner Field site, 4601 9th Ave., is being released simultaneously with this offering and can be obtained from Procurement Services, SHRA, ps@shra.org.



KEN TURTON

D.R.E. LIC. 01219637

916.573.3300

KENTURTON@TURTONCOM.COM

AARON MARCHAND

D.R.E. LIC. 01711650

916.573.3305

AARONMARCHAND@TURTONCOM.COM

JON LANG

D.R.E. LIC. 01934934

916.573.3302

JONLANG@TURTONCOM.COM

JOHN MUDGETT

D.R.E. LIC. 01765754

916.573.3306

JOHNMUDGETT@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM