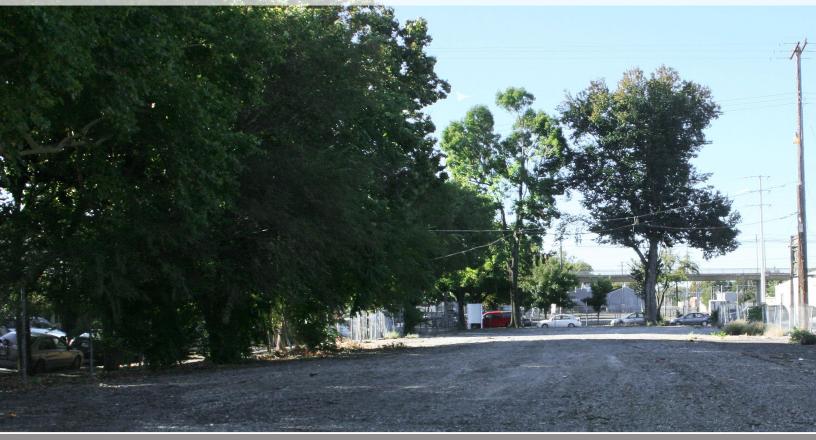




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### **MIDTOWN INFILL DEVELOPMENT OPPORTUNITY**

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# MIDTOWN LAND SACRAMENTO, CA 95811

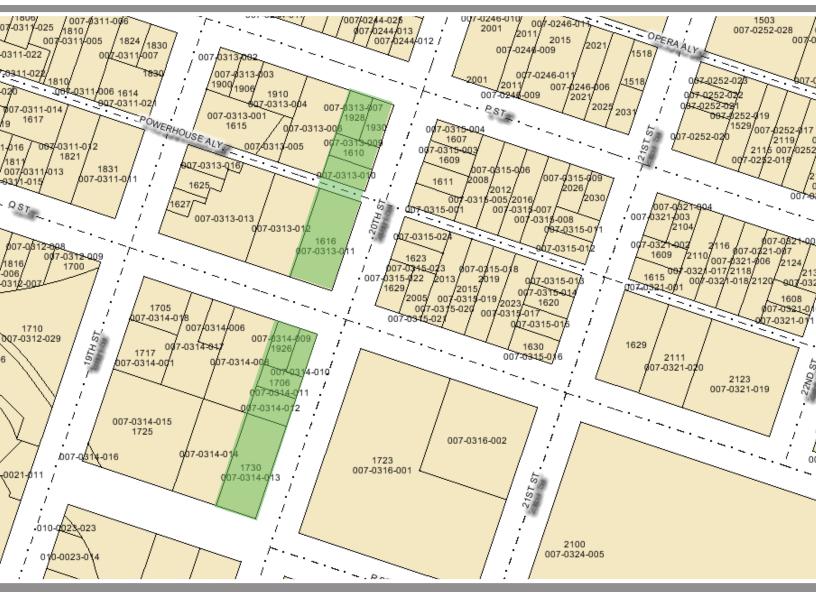


## LOCATION

- Prime Development Opportunity in Popular Midtown Sacramento
- ±52,000 SF of Developable Land for Sale
- Price: \$3,481,600
- Zoned C-2
- City of Sacramento Highly Supportive of Multi-Residential Development in this Submarket
- Located in Midtown Sacramento The Strongest Submarket in the Sacramento Region

- Located Directly in the Path of Midtown's Most Recent Development Arterial
- Dynamic and Exciting Neighborhood
- Easy Access to Major Commute Routes, Public Transportation Lines, Numerous Amenities and the State Capitol

# MIDTOWN LAND SACRAMENTO, CA 95811



#### **FEATURES**

ADDRESS	PARCEL NUMBER	SQUARE FOOTAGE	ASSESOR'S LAND USE CODE	ZONING
1928 P Street	007-0313-007-0000	3,200 SF	IBEDF4	C-2
1930 P Street	007-0313-008-0000	3,200 SF	IBEDF4	C-2
1610 20th Street	007-0313-009-0000	3,200 SF	IBEDF4	C-2
1614 20th Street	007-0313-010-0000	3,200 SF	IBEDF4	C-2
1616 20th Street	007-0313-011-0000	12,800 SF	IGEDFA	C-2
1926 Q Street	007-0314-009-0000	3,200 SF	IBEBFA	C-2 SPD
1930 Q Street	007-0314-010-0000	3,200 SF	IBEBFA	C-2 SPD
1706 20th Street	007-0314-011-0000	3,200 SF	IBEBFA	C-2 SPD
1714 20th Street	007-0314-012-0000	3,200 SF	IBEBFA	C-2 SPD
1730 20th Street	007-0314-013-0000	13,600 SF	IBEBFA	C-2 SPD
TOTAL		52,000 SF		

POPULATION	1 MILE	2 MILE	3 MILE		
2012 Total Population	23,419	65,323	130,092		
Pop Growth 2012-2017	3.10%	3.10%	3.90%		
Per Capita Income	\$30,535	\$33,779	\$28,821		
Average Age	39.00	39.50	38.60		
HOUSEHOLDS	1 MILE	2 MILE	3 MILE		
2012 Total Households	14,921	33,658	59,427		
HH Growth 2012-2017	2.90%	2.90%	3.40%		
Median Household Income	\$30,714	\$39,291	\$41,835		
Average Household Size	1.54	1.82	2.11		
HOUSING	1 MILE	2 MILE	3 MILE		
Median Home Value	\$231,185	\$217,328	\$179,861		
Median Year Built	1951	1946	1952		
ANNUAL CONSUMER SPENDING (Aggregate in Thousands)	1 MILE	2 MILE	3 MILE		
Apparel	14,970	42,793	73,793		
Entertainment	33,632	99,469	173,797		
Food Away from Home	32,765	93,473	160,041		
Alcoholic Beverages	6,251	17,550	29,335		
Furniture and Appliances	30,736	89,668	156,699		
Transportation and Maintenance	77,162	224,099	395,200		
Health Care	14,422	43,859	79,508		
Education and Day Care	37,943	106,700	178,464		
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME		
2008	P Street	20th Street	8,457 SF		

### DEMOGRAPHICS

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