

**MIDTOWN LAND**  
**SACRAMENTO, CA 95811**



**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

The map displays a grid of land parcels in the City of Portland, Oregon. The parcels are color-coded: green for parcels owned by the City of Portland and yellow for privately owned parcels. The map includes street names such as 19th St, 20th St, 21st St, 22nd St, Powerhouse Aly, and Opera Aly. Each lot is labeled with its owner's name and address. The map also shows the locations of the City of Portland's Public Works Department and the City of Portland's Office of Planning and Development.

**City of Portland Parcels (Green):**

- 007-0313-003, 1900, 1906, 1910, 007-0313-004, 007-0313-007, 1928, 1930, 007-0313-005, 007-0313-009, 1610, 007-0313-010, 007-0313-011, 1616, 007-0313-012, 1625, 007-0313-013, 1627, 007-0313-014, 1625, 007-0313-015, 1627, 007-0313-016, 1625, 007-0313-017, 1627, 007-0313-018, 1625, 007-0313-019, 1627, 007-0313-020, 1625, 007-0313-021, 1627, 007-0313-022, 1625, 007-0313-023, 1627, 007-0313-024, 1625, 007-0313-025, 1627, 007-0313-026, 1625, 007-0313-027, 1627, 007-0313-028, 1625, 007-0313-029, 1627, 007-0313-030, 1625, 007-0313-031, 1627, 007-0313-032, 1625, 007-0313-033, 1627, 007-0313-034, 1625, 007-0313-035, 1627, 007-0313-036, 1625, 007-0313-037, 1627, 007-0313-038, 1625, 007-0313-039, 1627, 007-0313-040, 1625, 007-0313-041, 1627, 007-0313-042, 1625, 007-0313-043, 1627, 007-0313-044, 1625, 007-0313-045, 1627, 007-0313-046, 1625, 007-0313-047, 1627, 007-0313-048, 1625, 007-0313-049, 1627, 007-0313-050, 1625, 007-0313-051, 1627, 007-0313-052, 1625, 007-0313-053, 1627, 007-0313-054, 1625, 007-0313-055, 1627, 007-0313-056, 1625, 007-0313-057, 1627, 007-0313-058, 1625, 007-0313-059, 1627, 007-0313-060, 1625, 007-0313-061, 1627, 007-0313-062, 1625, 007-0313-063, 1627, 007-0313-064, 1625, 007-0313-065, 1627, 007-0313-066, 1625, 007-0313-067, 1627, 007-0313-068, 1625, 007-0313-069, 1627, 007-0313-070, 1625, 007-0313-071, 1627, 007-0313-072, 1625, 007-0313-073, 1627, 007-0313-074, 1625, 007-0313-075, 1627, 007-0313-076, 1625, 007-0313-077, 1627, 007-0313-078, 1625, 007-0313-079, 1627, 007-0313-080, 1625, 007-0313-081, 1627, 007-0313-082, 1625, 007-0313-083, 1627, 007-0313-084, 1625, 007-0313-085, 1627, 007-0313-086, 1625, 007-0313-087, 1627, 007-0313-088, 1625, 007-0313-089, 1627, 007-0313-090, 1625, 007-0313-091, 1627, 007-0313-092, 1625, 007-0313-093, 1627, 007-0313-094, 1625, 007-0313-095, 1627, 007-0313-096, 1625, 007-0313-097, 1627, 007-0313-098, 1625, 007-0313-099, 1627, 007-0313-100, 1625, 007-0313-101, 1627, 007-0313-102, 1625, 007-0313-103, 1627, 007-0313-104, 1625, 007-0313-105, 1627, 007-0313-106, 1625, 007-0313-107, 1627, 007-0313-108, 1625, 007-0313-109, 1627, 007-0313-110, 1625, 007-0313-111, 1627, 007-0313-112, 1625, 007-0313-113, 1627, 007-0313-114, 1625, 007-0313-115, 1627, 007-0313-116, 1625, 007-0313-117, 1627, 007-0313-118, 1625, 007-0313-119, 1627, 007-0313-120, 1625, 007-0313-121, 1627, 007-0313-122, 1625, 007-0313-123, 1627, 007-0313-124, 1625, 007-0313-125, 1627, 007-0313-126, 1625, 007-0313-127, 1627, 007-0313-128, 1625, 007-0313-129, 1627, 007-0313-130, 1625, 007-0313-131, 1627, 007-0313-132, 1625, 007-0313-133, 1627, 007-0313-134, 1625, 007-0313-135, 1627, 007-0313-136, 1625, 007-0313-137, 1627, 007-0313-138, 1625, 007-0313-139, 1627, 007-0313-140, 1625, 007-0313-141, 1627, 007-0313-142, 1625, 007-0313-143, 1627, 007-0313-144, 1625, 007-0313-145, 1627, 007-0313-146, 1625, 007-0313-147, 1627, 007-0313-148, 1625, 007-0313-149, 1627, 007-0313-150, 1625, 007-0313-151, 1627, 007-0313-152, 1625, 007-0313-153, 1627, 007-0313-154, 1625, 007-0313-155, 1627, 007-0313-156, 1625, 007-0313-157, 1627, 007-0313-158, 1625, 007-0313-159, 1627, 007-0313-160, 1625, 007-0313-161, 1627, 007-0313-162, 1625, 007-0313-163, 1627, 007-0313-164, 1625, 007-0313-165, 1627, 007-0313-166, 1625, 007-0313-167, 1627, 007-0313-168, 1625, 007-0313-169, 1627, 007-0313-170, 1625, 007-0313-171, 1627, 007-0313-172, 1625, 007-0313-173, 1627, 007-0313-174, 1625, 007-0313-175, 1627, 007-0313-176, 1625, 007-0313-177, 1627, 007-0313-178, 1625, 007-0313-179, 1627, 007-0313-180, 1625, 007-0313-181, 1627, 007-0313-182, 1625, 007-0313-183, 1627, 007-0313-184, 1625, 007-0313-185, 1627, 007-0313-186, 1625, 007-0313-187, 1627, 007-0313-188, 1625, 007-0313-189, 1627, 007-0313-190, 1625, 007-0313-191, 1627, 007-0313-192, 1625, 007-0313-193, 1627, 007-0313-194, 1625, 007-0313-195, 1627, 007-03

## 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