



# 425 G STREET

*LAND ENTITLED FOR 4 HOMES  
URBAN INFILL COMMUNITY  
IN WEST SACRAMENTO*

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# 425 G STREET

## I. PROPERTY DESCRIPTION

Turton Commercial Real Estate is pleased to present a fully entitled infill opportunity for sale in an Opportunity Zone. The Subject Property is a parcel approximately 4,950 square feet, with 4 tentative mapped lots with vested impact fees. Located on G Street between 4th and 5th Streets in the Washington District of West Sacramento, the property is adjacent to the premier Capitol Yards, 270-apartment multifamily community, and across the street from The Savoy, 22 luxury single-family dwellings to be built by Bardis Homes/Next Generation Capital. The lots are a prime opportunity to develop infill homes in an Opportunity Zone and a rapidly growing submarket, surrounded by large employment centers, new restaurants, cafes, and amenities.

The sale of the Property includes complete construction plans for four (4) three (3) story single family homes, beautifully designed by the Ellis Architects. The plans are for architecture, design, lot split and improvements to the site, approved by the Design Review at the City of West Sacramento. The project entitlements include the final map, ready to be recorded by the Buyer. The four (4) subdivided lots measure approximately 20.63 feet wide and 60 feet deep, approximately 1,237 SF each. The residences will each be approximately 1,620 square feet with 2 bedrooms, 4 bathrooms (2 full and 2 half-baths), single-car garages, flex space/home office, large kitchen, dining room, porches and spacious living rooms with balconies.

## II. LOCATION & SUBMARKET

Located just across the river from Downtown Sacramento, West Sac is hot, and the Washington District is on fire. It is one of the region's most up-and-coming real estate markets. The new Golden 1 Center set off a development boom in downtown Sacramento, and several of the most innovative projects are taking shape in West Sacramento: The Park Moderns – very high-end single family homes, The Barn concert venue, Capital Yards – upscale apartment community, The GOOD Project, The Savoy, and the historic firehouse adaptive reuse/mixed use project. This is in addition to housing developments built before the boom, like IronWorks, Metro Lane, and River's Side at Washington Square. As further testament to the growing real estate market in West Sac, Washington D.C.-based Housing Partnership Equity Trust purchased last year the Savannah at Southport Apartments, the 228-unit, mixed-income property for about \$30 million. The City of West Sacramento has targeted the Washington District for significant infrastructure improvements, including the planned Downtown-Riverfront Streetcar Project, which is less than one block from 425 G Street.

Construction will begin soon on multiple new developments, including the new bridge four blocks north of the property, connecting C Street in West Sac to the Railyards, the largest redevelopment site in the country, and the planned 250-bed Kaiser hospital and new Major League Soccer (MLS) Stadium. West Sac is also home to two of the largest public employers: California Department of General Services (DGS) and California State Teachers' Retirement System (CalSTRS), which is planning a new 275,000-square-foot office building. West Sac is also home of Raley's headquarters and the Port of Sacramento.

Restaurants and breweries are packing into the industrial area of West Sac to capitalize on the affordable real estate and proximity to working professionals moving to nearby neighborhoods. Burgers and Brew and Station 1 jazz club reinvigorated the former Washington Firehouse. Across the street, Westside Identity coffee shop recently opened. United Bakery just went into escrow on a 65,000sf building, and Chando's Tacos restaurant is expanding into the 9,500-sf building United Bakery vacated, which will include a new restaurant, office space, and central kitchen facility. West Sac now boasts more than a dozen popular craft breweries and taprooms, including Bike Dog, Yolo Brewing, Jackrabbit, Rubicon, and Revision Brewing will be opening this summer.

### 425 G STREET

<b>SUBJECT PROPERTY:</b>	425 G Street
<b>PARCEL NUMBER:</b>	010-432-002
<b>PARCEL SIZE:</b>	±0.11 acres (4,950 SF)
<b>LOT SIZES:</b>	1,237.80 SF (20.63' X 60' each)
<b>PURCHASE PRICE:</b>	<b>\$399,000</b>

### PROJECT DESCRIPTION

<b>SCOPE OF WORK:</b>	Construction of new 3 story townhouse units with single car garage with zero lot line on one side
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<b>CONSTRUCTION TYPE:</b>	Type VB
<b>OCCUPANCY TYPE:</b>	R-3/U
<b>ZONING:</b>	RMU-WF
<b>RESIDENCE:</b>	<ul style="list-style-type: none"><li>- Living (Conditioned Space): 1620 SF</li><li>- Garage (Non-Conditioned Space): 240 SF</li><li>- Roof Area: 678 SF</li><li>- Porch Area:<ul style="list-style-type: none"><li>- 1st Floor: 33 SF</li><li>- 2nd Floor: 59 SF</li></ul></li></ul>

<b>TOTAL HOUSE AREA:</b>	1,952 SF
<b>TOTAL LOT SIZE:</b>	20.6' X 60' = 0.11 AC
<b>SUBDIVIDED INTO (4) LOTS:</b>	1,237 SF ( 20.63' x 60' each)





▲ The CALSTRS Expansion Project



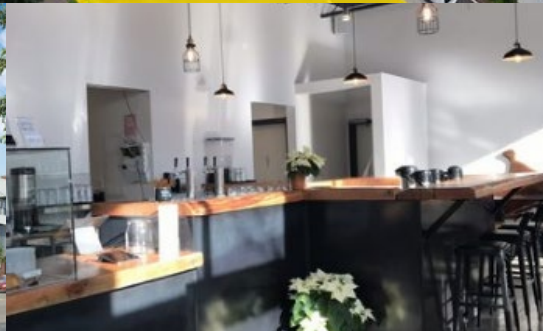
▲ The CALSTRS Expansion Project







▲ Rendering of The Savoy



▲ Westside Identity Coffee

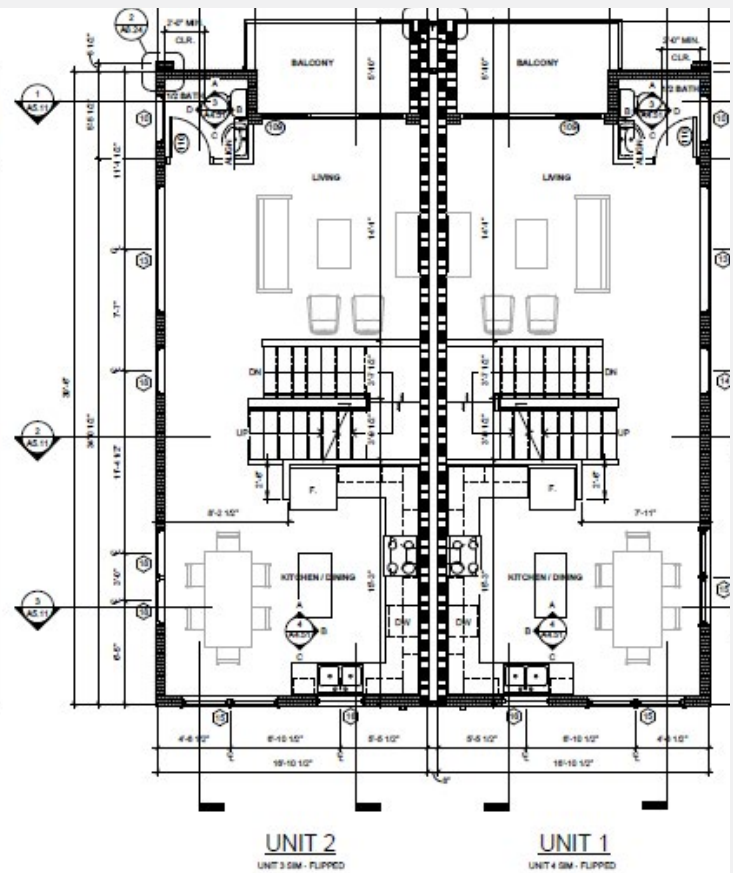
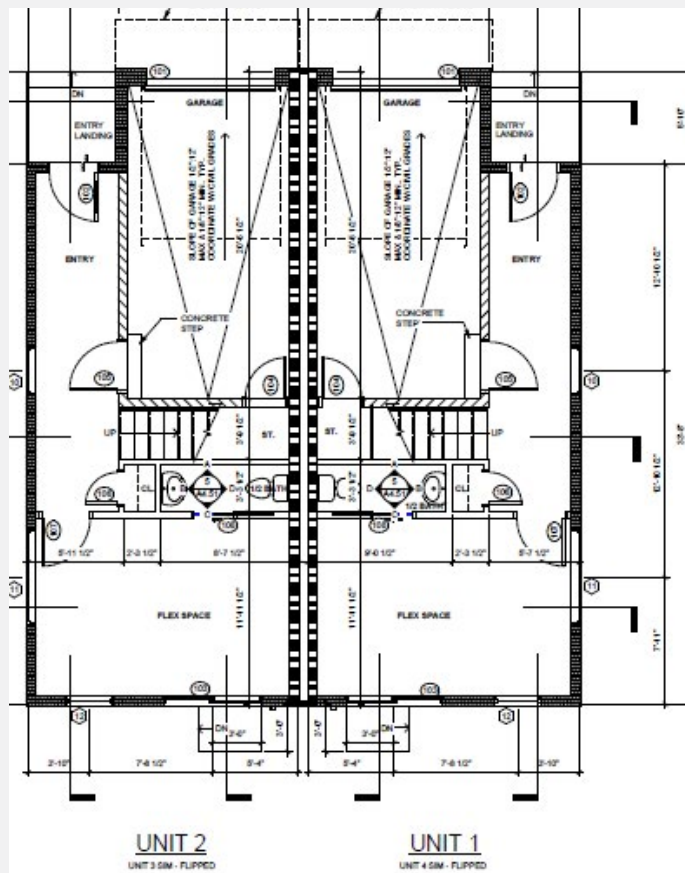




Site plan of a four-unit residential development. The plan shows four units, labeled UNIT 1, UNIT 2, UNIT 3, and UNIT 4, arranged in a row. Each unit has a front yard, a side yard, and a rear yard. The front yards are separated by a 6-inch wood fence. The side yards are separated by a 6-inch wood fence. The rear yards are separated by a 6-inch wood fence. The plan includes dimensions for setbacks, lot widths, and unit areas. Key features include a 12-inch storm drain, a 6-inch typical driveway, a 6-inch typical sidewalk, a 6-inch typical paved pedestrian walkway, a concrete stoop, a fence and gate, and trash and utilities in the side yard setback. The plan also shows property lines, a landscape area, a tree, and a building footprint.



## GROUND &amp; 2ND FLOOR PLANS



## 3RD &amp; ROOF FLOOR PLANS

