

An aerial photograph of a city street intersection. A red rectangle highlights a specific urban infill site. The site is located on the corner of 5th Street and Washington Street. The site is currently vacant, with some trees and a small building. The surrounding area includes residential houses, commercial buildings, and a large parking lot. In the background, a river and a city skyline are visible.

219-221

5TH STREET

URBAN INFILL SITE IN
OPPORTUNITY ZONE
WASHINGTON DISTRICT,
WEST SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE



THE PROPERTY

11,120	R-3 ZONING	\$350,000	12
SF PARCEL SIZE	RESIDENTIAL MULTIFAMILY	OFFERING PRICE	UNITS POTENTIAL

Turton Commercial Real Estate is pleased to present a high-density urban infill site for sale in an Opportunity Zone.

219-221 5th Street (the “Property”) is approximately 11,120 square feet of land centrally located on 5th Street, between B and C Street in the Washington District of West Sacramento, walking distance to restaurants and cafes as well as Downtown employment centers and nightlife. The property is zoned R-3 High Density Residential Multifamily and consists of two (2) parcels: 219 5th Street (APN 010-495-023-000) and 221 5th Street (APN 010-495-024-000), and collectively measure

approximately 139 feet long by 80 feet wide, according to Yolo County Assessor.

Excellent location and open configuration offers numerous possible projects: apartments, single family residences, townhomes, and/or live/work units. *R-3 Zoning allows for up to 50 units per acre, according to City of West Sacramento, which would yield potentially 12 units on a site this size. Conceptual plans per seller show potential for a project of 7 townhomes.

The Property is one of the last few remaining

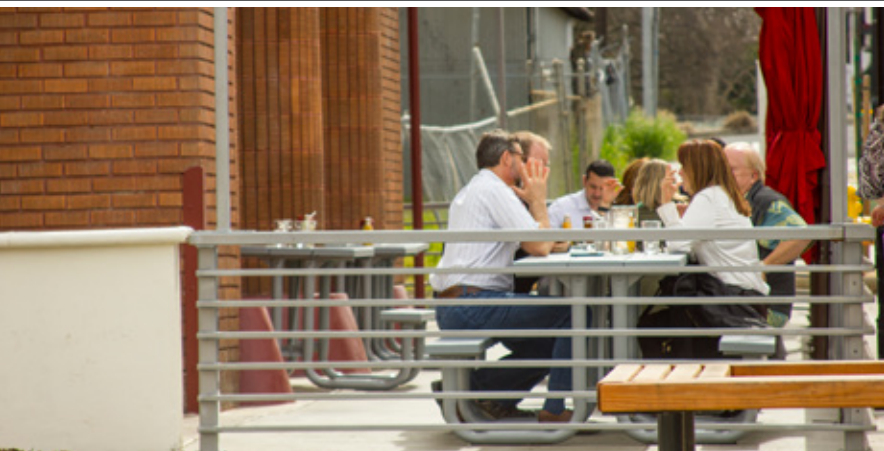
vacant lots available in West Sacramento. In the Washington District and in nearby Bridge District, there are high-end residential development projects recently completed, with several thousand more units under way. Within a half mile of the Property are two of the largest public employers: California Department of General Services (DGS) and California State Teachers’ Retirement System (CalSTRS), which is planning a new 275,000-square-foot office building.





INVESTMENT HIGHLIGHTS

Opportunity Zone Infill Development Site
Rare Vacant Lot on High-Traffic Corridor (25,465 vehicles daily)
High Density Zoning Allows for Potential Project of up to 12 units
Seller is Highly Motivated for Quick Cash Close. All Offers Will be Considered.
Central Location to Downtown and Midtown
Proximity to CalSTRS, Railyards, Golden 1 Center, DOCO
Near Significant Infill Development Sites





PROPERTY LOCATION

40,000+
SF OF NEW DEVELOPMENT

58
AWESOME BARS

75,000+
DAILY VISITORS

145
RESTAURANTS

Take advantage of West Sacramento’s burgeoning downtown market.

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 Good Project, across the street from the Property, recently sold out all 27 homes in this eco-chic modern urban infill community. Capitol Yards, down 5th Street, is a premier 270-apartment multifamily community built in 2015. The 301 D St. Apartments project is under construction of 40 residential units, including multi-level lofts and large outdoor terraces on the upper floors. The 218 4th Street Townhomes, around the corner from the Property, proposes a 25 unit condominium row-house style

project, and at 550 C Street is a planned mixed use project of a restaurant, retail space, 14 residential units and a rooftop terrace. The Savoy at 641 5th Street will be 22 luxury single-family homes. This is in addition to housing developments built before the boom, like IronWorks, Metro Lane, and River’s Side at Washington Square.

The City of West Sacramento has targeted the Washington District for significant infrastructure improvements. The area is designated for pedestrian-oriented, transit served development due to its large commercial developments and proximity to downtown Sacramento employment centers. Revitalization plans feature 3,300 residences, 2.4 million square feet of commercial office and 350,000 square feet of retail.

As further testament to the growing real estate

market in West Sac, Sacramento-based Fulcrum Property recently completed the 980 Central, an architecturally unique 55-unit apartment complex, The Park Moderns community of very high-end single family homes, Drake’s: The Barn tap house, pizza restaurant and beer garden. Fulcrum is under construction on The Foundry project of 69 apartments with bocce ball courts, an edible landscape, and outdoor decks, with two more projects of 52 units and 64 units in planning. The housing market is booming and at development capacity, The Bridge District has the potential to house 12.5 million square feet of residential and commercial development – 5,210 residential units and 7,290,000 square feet of commercial development.





NEARBY AMENITIES

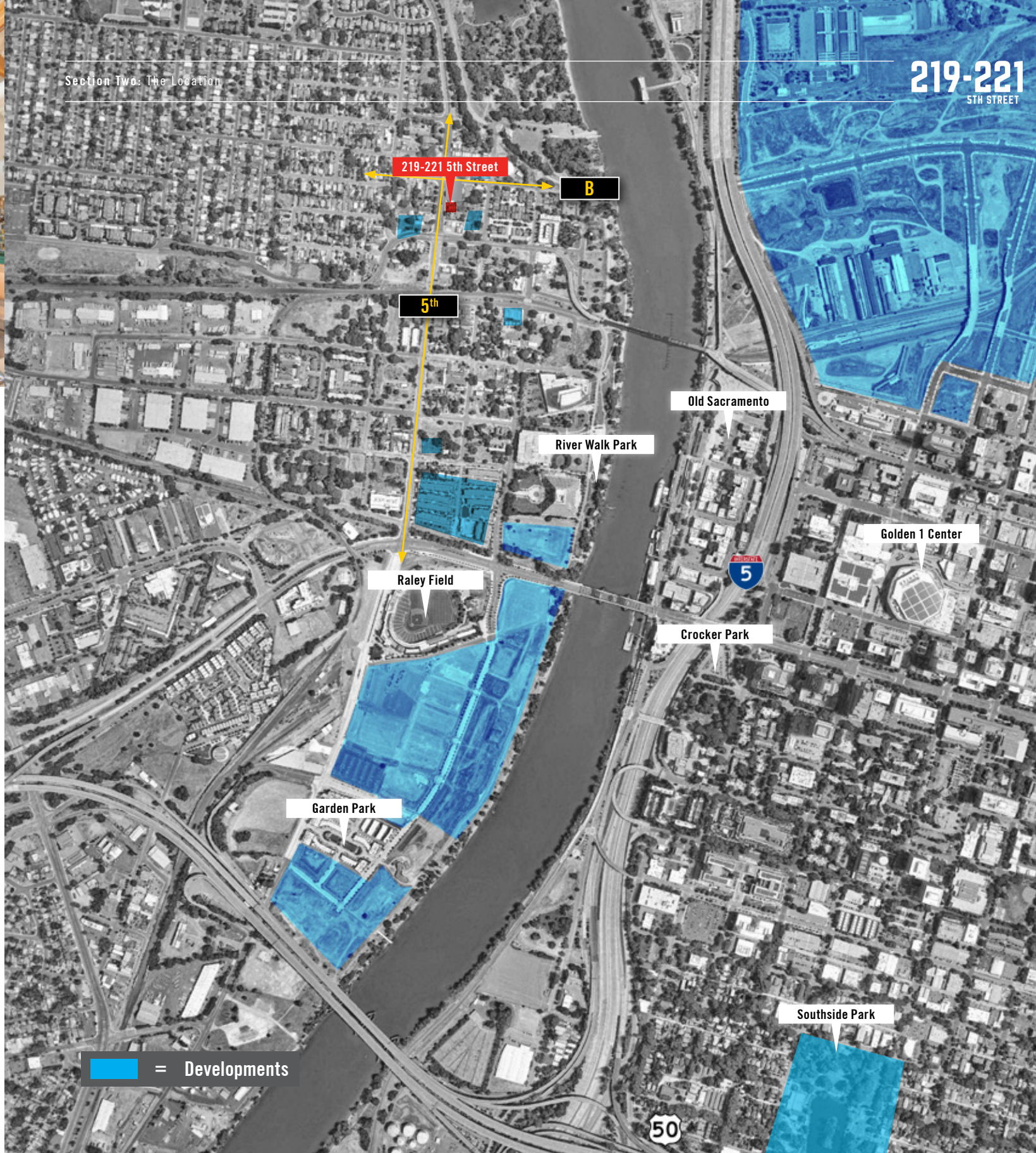
This property has one of, if not, the finest locations in the highly-desirable West Sacramento submarket and is within easy walking distance of virtually every significant landmark in Sacramento’s urban core:

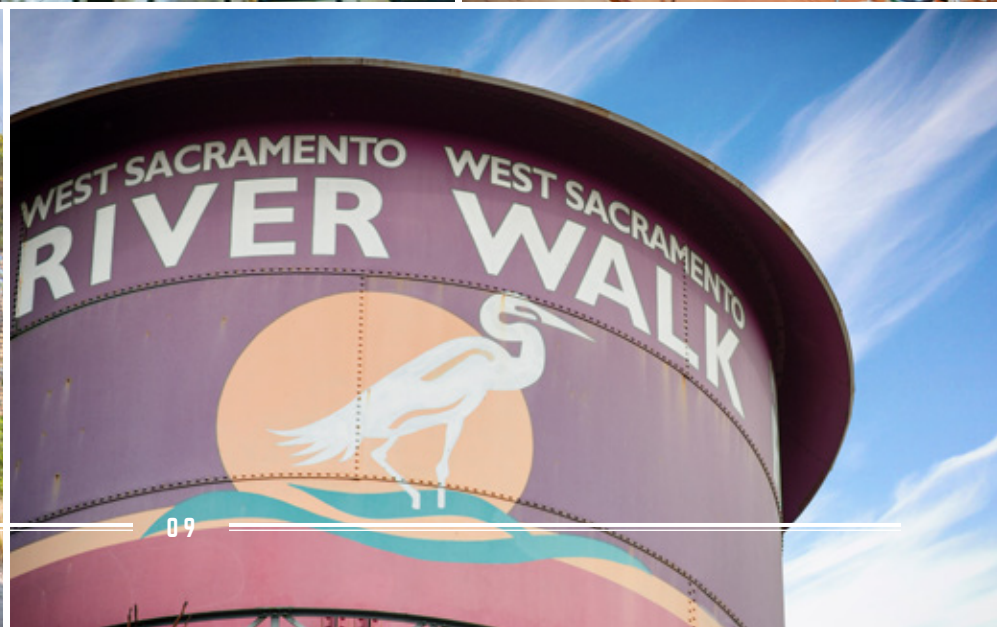
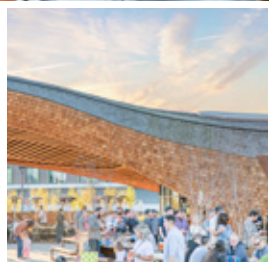
Truly an organic extension of the Urban Core, West Sac is growing into a vibrant urban, walkable neighborhood that residents and working professionals desire. Restaurants and breweries are packing into the industrial area of West Sac to capitalize on the proximity to working professionals moving to nearby neighborhoods. Burgers and Brew and Station 1 jazz club reinvigorated the former Washington Firehouse. Down the street, Westside Identity coffee shop recently opened. Chando’s Tacos restaurant expanded into the 9,500-sf building United Bakery vacated, which includes 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.

West Sacramento has parks, trails, venues and events to enjoy the great outdoors year round.

You can catch a minor league baseball game at Raley Field and watch the beautiful sunset over the Sacramento skyline. In fact, the best views of the Downtown skyline and the Sacramento River are from the West Sac side of the Urban Core. River Walk Park offers strolls along the waterfront, unique art installations, and yoga on the Mill Street Pier. The Yolo Causeway Bicycle Path provides easy access from Downtown Sacramento thru West Sac to Davis. The West Sacramento Recreation Center is absolutely loved by locals for the swimming pool, gym facilities, dance and yoga classes, tennis courts, basketball courts. At the Port of Sacramento, you can find the Lake Washington Sailing Club and River City Rowing Club. West Sac is also home to 13 urban farms, including 2 in The Bridge District and 2 in the Washington District, growing over 25,000 of pounds of produce per month for farmers markets, food banks, school districts, and local restaurants.

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.





Section Three: West Sacramento

219-221 5TH

THIS CITY ROCKS

Historically, more farm than fork, West Sacramento is turning into vibrant urban, walkable neighborhoods. The best views of the Downtown skyline and the Sacramento River are from the West Sac side of the Grid.



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