

THE SONNETS

3161 HURLEY WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT SITE FOR SALE



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THE PROPERTY

± 1.51
ACRES

\$1,300,000
PURCHASE PRICE

RD-20
ZONING

CONSISTS OF THREE CONTIGUOUS PARCELS IN THE HEART OF ARDEN/SIERRA OAKS

3161 Hurley Way, known as “The Sonnets”, is an approximately 1.51 acre site ideally situated for multifamily, senior housing or affordable housing development and poised for infill in the heart of the Arden Arcade neighborhood. Alternatively, additional density or an affordable component to the project may be available as the County continues to pursue affordable housing initiatives and development. Located along Hurley Way, the Property features approximately 230 linear feet of street frontage. The Site consists of three contiguous parcels all with the current zoning designation of RD-20-Multiple Family Residential.

The current plans consist of a total of 33 lots with various layouts consisting of 2 bed 1 bath units, 2 bed 2 bath units, 3 bed 2 bath units, and amenities such as balconies and garages. With ease of ingress / egress plans from the connection of Hurley Way to Bakula Way, the Site is able to achieve high density with a reduced amount of square footage lost to necessary streets, sidewalks, curbs, gutters, and path of travel. The Property allows for a variety of potential development paths:

- Multifamily residential
- Affordable multifamily

- Senior housing
 - High density single family residential
 - Medical (not entitled)
- The Property lies in the heart of the dense residential area of the Arden and Sierra Oaks vicinity, with proximity to Arden Way retailers, top tier schools such as Edison Thomas Elementary, Arden Middle School, Jesuit & Rio Americano High School, various parks, and nearby connection to highway 50, 80, and the East Sacramento & urban core.





PROPERTY INFO

Address:	3161 Hurley Way, Sacramento, CA 95864
APNs:	286-0151-049-0000, 286-0151-051-0000, 286-0151-050-0000
Total Site Size (Acres):	± 1.51
Total Site Size (SF):	± 65,925 SF
Purchase Price:	\$1,300,000
Purchase Price Per Acre:	\$860,927.15/Acre
Purchase Price Per SF:	\$19.72/SF
Zoning:	RD-20 - Multiple family Residential
Jurisdiction:	Unincorporated area of Sacramento County
Ingress/Egress:	Hurley & Bakula Way

UTILITY DETAILS

Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	Golden State Water
Storm Drain:	County of Sacramento

EXISTING INFRASTRUCTURE

Curbs/Gutters/Sidewalks:	No
Electricity:	No service
Gas:	Prior service to single family home (capped)
Water/Sewer:	Prior service to single family home (in ground)
Storm Drain:	No

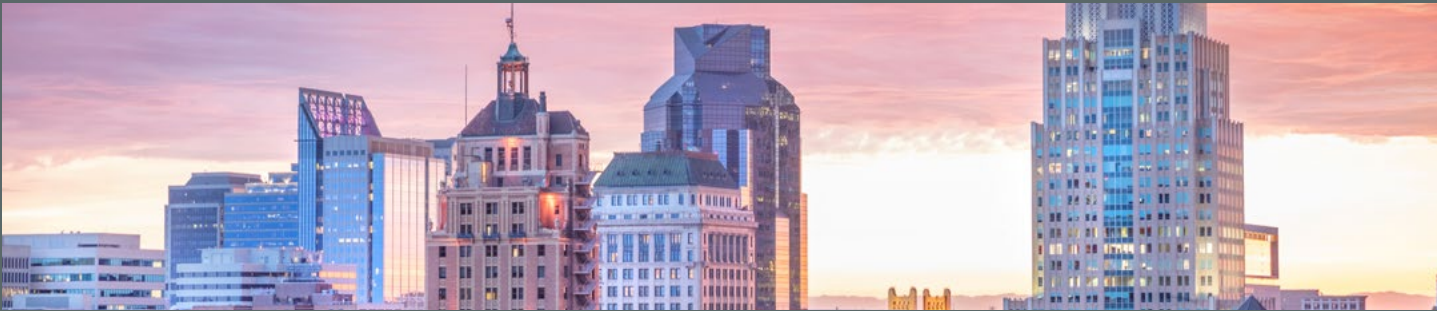
SEISMIC/FLOOD

Fault Zone:	None (Source: CalOES MyHazards)
Flood Zone:	Zone X (Source: FEMA Map: 06067C0184H)

ADJACENT PROPERTIES

North:	Single Family Residential
West:	Single Family Residential
South:	Single Family Residential
East:	Non Profit/Commercial





THE LOCATION

\$384,206

MEDIAN HOME VALUE

322,195

2-MILE POPULATION

53%

RENTER-OCCUPIED HOUSEHOLDS

\$88,565

AVG HOUSEHOLD INCOME

ARDEN ARCADE

COSTAR 2023
2-Mile Radius

Welcome to Arden Arcade, a charming and diverse neighborhood nestled in the heart of Sacramento. Known for its blend of suburban tranquility and urban accessibility, Arden Arcade offers the best of both worlds to its residents. This vibrant community boasts tree-lined streets, well-established neighborhoods, and a rich cultural tapestry, making it an ideal place to call home.

Prime Location and Convenience

Arden Arcade's central location places it within easy reach of all that Sacramento has to offer. Just a short drive from downtown,

residents have quick access to the city's business districts, entertainment venues, and cultural attractions. The neighborhood is also home to several shopping centers, including the iconic Arden Fair Mall, where you can indulge in retail therapy and savor diverse dining options. Whether you're commuting to work, enjoying a night out, or simply running errands, Arden Arcade's accessibility makes everyday life convenient and enjoyable.

Community and Recreation

Arden Arcade prides itself on its strong

sense of community. Residents come together to celebrate local events, join community organizations, and enjoy the area's numerous parks and green spaces. Families benefit from access to quality schools, and the neighborhood's diversity shines through its cultural festivals and dining establishments offering cuisine from around the world. Arden Arcade is where community, culture, and convenience harmoniously intersect, creating a welcoming and vibrant neighborhood that captures the essence of Sacramento living.





I-80

Arden Fair Mall

Cal Expo

Howe 'Bout Arden

Target

Kaiser

Del Paso Country Club

Country Club Centre
Costco Business
WinCo

Arden Oaks

Whole Foods
Bel Air
Walgreens

Dnd Bakery
Sinbad Market
Price Cutter Market

3161 Hurley Way

Crabtree Park

Arden Park

Jack's Urban Eats
Lemon Grass
Chipotle
Boudin SF
Smashburger
Noah's Bagels
Nothing Bundt Cakes
Jamba Juice
Save Mart

The UV
Safeway
Buckhorn Grill
Zocalo
Starbucks
Menchie's
Capitol Beer & Tap
Pieology
Poke Noke

Temple Coffee
Ettore's Bakery
Peet's Coffee

East Sacramento

Campus Commons

Sierra Oaks

American River

Sacramento State

50



OFFERING PROCESS

3161 Hurley Way in Arden Arcade is being offered exclusively by Turton Commercial Real Estate. The buyer will be selected by the seller in its sole and absolute discretion. Turton Commercial Real Estate will be available to answer questions relative to information contained within this Offering Memorandum. Interested buyers will be provided access to all relevant due diligence.

PLEASE INCLUDE THE FOLLOWING INFORMATION WHEN SUBMITTING AN OFFER:

▪ **Introductory letter**

The letter shall include the buyer’s name submitting the proposal, their mailing address, telephone number, contact name, and a statement discussing the buyer’s qualifications for this asset. A principal of the firm authorized to legally bind the firm shall sign the letter.

▪ **Purchaser**

Legal name and/or entity of the buyer and/or members of the buyer’s team.

▪ **Purchase price**

State the purchase price that buyer shall pay.

▪ **Financing**

Provide projected source of funds for the acquisition.

▪ **Deposit structure, to include timing and amount of non-refundable deposits**

Propose initial deposits, and additional deposits upon waiver of contingencies.

▪ **Feasibility and Investigation Period**

Propose the amount of time required to investigate the property and feasibility of the development to waive contingencies, including buyer’s internal approval process required to enter into contract and close escrow.

Proposals/offers shall be submitted electronically to:

Scott Kingston - Senior Vice President, Turton Commercial Real Estate
scottkingston@turtoncre.com - 916.612.5314



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BAKULA WAY

SITE PLAN



HURLEY WAY

THE SONNETS



TURTON
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