



# Club Pheasant

2525 JEFFERSON BLVD

West Sacramento, CA

**For Sale:** Iconic and Historic Restaurant, Retail, Reuse or Development Opportunity



**TURTON**  
COMMERCIAL REAL ESTATE



2525 JEFFERSON BLVD



Downtown Sacramento

Kinect Development

West Sac Fire Dept.  
West Sac Urgent Care

**Nugget**  
MARKETS  
O'Reilly Auto Parts  
Doran's Barber Studio

Lake Washington Blvd

**TARGET**  
Aloha Poke & Ramen  
Nine8 Comics

2525 Jefferson Blvd

Bank of America  
Wells Fargo

Crumbl Cookies  
Subway  
Jamba juice  
Chipotle

East Side Chef  
European Wax Center  
Dollar Tree  
Round Table Pizza

Southport Town Center total:  
2.7 M Visits / Year

8,713 Cars / Day

11,286 Cars / Day



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# THE OPPORTUNITY

**±2.15**  
NET ACRE SITE

**±9,187**  
SF OF BUILDINGS

**\$348**  
PER SF

**\$3.2M**  
SALE PRICE

**C-2**  
ZONING

## Preference for Restaurant or Experiential Retail

On behalf of the City of West Sacramento (“the City”), Turton Commercial Real Estate is pleased to share for sale the historic former Club Pheasant site at 2525 Jefferson Boulevard (the “Property”). The iconic site is located on the hard corner of Jefferson Boulevard and Lake Washington Boulevard and maintains the valued corner pad location in front of Southport Town Center including Nugget Market, Target and many others businesses. Annual consumer visits for the shopping center are estimated at 2.7 million annually.

After 87 years of continuous restaurant operation by the Palamidessi Family, the City is seeking a visionary infill developer or owner/user to purchase, develop and activate this historic site for future generations. At 93,650 square feet, the parcel provides a rare reuse and development opportunity, including space for a significant outdoor gathering, dining and/or entertainment feature(s) that significantly enhances the po-

tential revenue for the tenant(s) occupying the property.

While the City of West Sacramento’s vision is for the Property to continue on as a hospitality site in perpetuity - offering food, drink, and a welcoming community gathering place, as it has been since 1935, the 2.15 acre parcel is zoned C-2 and is appropriate for various types of use including:

- Retail/Restaurant (9,187 sf of interior space with estimated 1,100 sf of patio space)
- Brewery / other food related uses
- Entertainment
- Multifamily mixed-use
- Commercial zoning allows upper story residential with minimum density of 5.1 units/acre and a maximum density of 18 units/acre. FAR range is .25-.5, the front setback is 0’ and the rear setback is 10’.

Further, reuse and development proposals shall include portions of the original building and facade into the development proposal.

The Property is offered at \$3,200,000.00, equating to \$348 per square foot or \$34.20 per land square foot. Assuming market rate restaurant/retail rents of not less than \$3.00 per square foot, NNN, or \$36.00 per square foot, NNN, annually, it is reasonable to assume the selected buyer could purchase the property and add \$150 per square foot in improvements while still yielding a return on investment of approximately 8.0%. This does not even account for the value proposition of the residual land.

**All proposals are due no later than 5:00 PM Friday, March 29, 2024.**



## Property Highlights

- Situated on the premier corner of Southport Town Center, a 255,000 SF, Target and Nugget Market anchored shopping center
- Existing restaurant including grease traps, hoods, cold storage, food prep area, etc
- Additional dry and cold storage area of approximately 1,942 SF that can be redeveloped into an additional restaurant or hospitality destination
- Daily traffic counts exceeding 25,000 cars per day (Costar)
- Pad corner fronting Southport Town Center - 2.7M visitors annually (Placer AI)



# LOCATION

**3,000+**  
UNITS UNDER DEVELOPMENT NEARBY

**70+**  
NEARBY AMENITIES

**± 2,700,000**  
ANNUAL VISITS

Located just across the river from Downtown Sacramento, West Sacramento is one of the region's most up-and-coming real estate markets. The Southport neighborhood touts some of the best demographics in the entire city, featuring a \$715,000 median home price (realtor.com). Specifically, the Subject Property is located in West Sacramento's most popular shopping center, Southport Town Center, which sees more than 2,700,000 annual visitors. The broad variety of businesses in the center serves the entire community and has the potential to support thousands of new residents.

The historic Club Pheasant site also benefits from its proximity to new multifamily development. Located within a minute's walk of the Property, the Kinect at Southport development will deliver 322 market-rate apartment units in May 2024. Future development looks to be even brighter. The Stone Locks and Pioneer Bluff projects will eventually house thousands of new residents across 100 acres within walking and cycling distance from the Property.

Vehicular access to the site is efficient, being roughly equidistant to Interstate 80 via the Jefferson Boulevard and Harbor Boulevard entrances/exits.

The property is located a short distance from the Clarksburg Wine Appellation, with 15+ wineries just minutes down Jefferson. The region boasts many award winning wines across several varietals, including some 45,000 tons of grapes annually, but is perhaps best known for having the largest Chenin Blanc production outside of France.

West Sacramento also boasts a dynamic brewery scene, with Drake's in The Bridge District and Bike Dog and Jackrabbit in the Port District, offering experimental brews, canine-friendly spaces and community-focused gatherings. This diverse range of options makes West Sacramento a haven for beer enthusiasts seeking unique and inclusive experiences. The opportunity to capture business from this wine and brewery tourism, both before and after, is significant for any food and beverage business at the historic Club Pheasant site.

The site sits adjacent to the Clarksburg Branch Line Trail, a paved multi-modal path that connects to the upcoming Southport Levee Recreation trail and offers a 10-mile loop along the Sacramento River. This will provide non-motorized access to the Southport Town Center and Project site for thousands of patrons.

As further testament to the growing development and housing markets in West Sacramento, Sacra-

mento-based Fulcrum Property has added to their growing Bridge District development portfolio, having recently completed a number of projects, including:

- The Foundry (69 units completed in 2020)
- The Block (52 units completed in 2020)
- The Edge (67 units completed in 2021)

They have also recently added a very popular new amenity (in addition to Drake's: The Barn): Franquette cafe and wine bar.

In addition, 805 Riverfront just delivered 285 units to the market in late 2023.

The housing market is booming, with The Bridge District having the potential to house millions of square feet of residential and commercial development.

Additionally, there are more than 3,000 housing units planned or under construction, with projects like Grand Gateway, Four40 West, River One set to transform dozens of acres within the city. Proposed developments at Pioneer Bluff, Stone Lock, Liberty, Yarbrough and River Park will effectively create new communities with thousands of units and unique infrastructure and amenity improvements across hundreds of acres throughout the city.



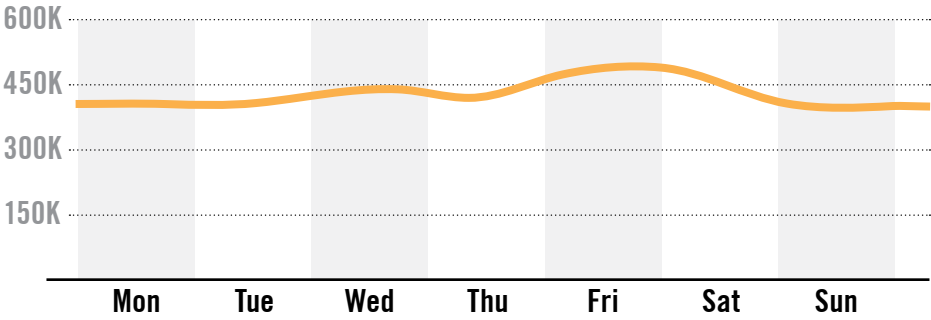


# AREA DEMOGRAPHICS

West Sacramento’s most heavily trafficked corridor featuring some of the area’s busiest retailers

Data from: Placer AI, Costar 2023, and West Sac Chamber of Commerce

Annual visitors in this location by day of week



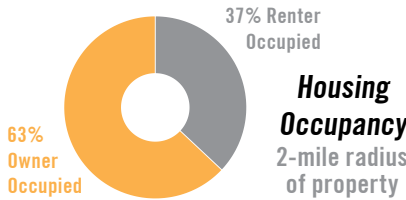
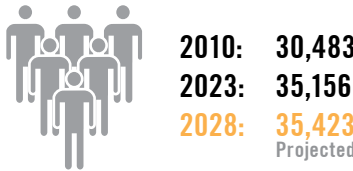
➡️ **\$95,699** ⬅️ **Average Household Income**  
5-mile radius of property

## Psychographic Profile

- Singles & Starters**  
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**  
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Golden Year Guardians**  
Retirees living in old homes, settled residences and communities

## Nearby Population

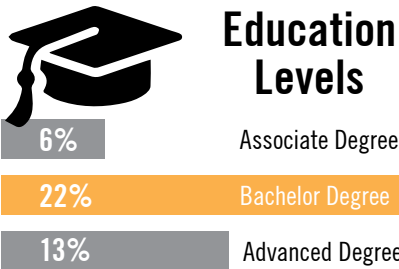
2-mile radius of property



## Nearby Food & Bev



**Annual Consumer Spending**  
in billions  
5-mile radius of property



**2.7M**  
**Total Yearly Visits**  
Southport Town Center





# NEARBY MAJOR AMENITIES



## All Nearby Amenities

### Food & Beverage:

Aloha Poke and Ramen  
Altos Cantina, Inc.  
Baker Family Wines  
Big Kahuna Frozen Yogurt  
Bike Dog Brewing  
Burgers and Brew  
Chando's Tacos  
Chuyita  
Cold Stone  
Crumbli Cookie  
Drake's @ The Barn  
East Side Chef  
Franquette

Hula Hawaiian BBQ  
Jackrabbit Brewing  
Jamba Juice  
Marco's Pizza  
Oishii Teriyaki  
Oscar's Very Mexican Food  
Panda Express  
Pooja Indian Grill  
Roco Taproom  
Round Table Pizza  
Savoury  
Starbucks  
Streets of London Pub  
Subway

The Midway Bar and Grill  
Thick Vatos and Tacos  
Tsuki Sushi  
Vince's Bar & Restaurant  
West Sac Bread Co.  
West Sac Sports Bar & Grill

### Service:

Akasha Yoga  
Anytime Fitness  
Bank of America  
FedEx Office Print & Ship Center  
Metro PCS  
OneMain Financial  
SAFE Credit Union

Supercuts  
Sutter Health Walk-In Clinic  
Verizon Wireless  
Wells Fargo Bank  
West Sacramento Urgent Care  
Yolo Federal Credit Union

### Entertainment:

Sutter Health Park  
Golden1 Center  
**Hospitality:**  
Hampton Inn & Suites West Sac  
Home2 Suites by Hilton  
Holiday Inn Express  
SpringHill Suites West Sacramento

### Retail:

CVS Pharmacy  
Dollar Tree  
GNC  
HumanScale  
IKEA West Sacramento  
Lowe's  
Nugget Markets  
Perfect Union  
Rivian  
Roco Wine and Spirits  
Smile Business Products  
Target  
Walmart



# WEST SACRAMENTO NEW RESIDENTIAL DEVELOPMENTS

3230 Evergreen - 38 units



Lewis Homes Promenade - 210 units



River One Phase 1 - 95 units + hotel



River One Phase 2 - 57 units



50 Waterfront Place - 165 units



The Bridge District Phase 6 - 260 units



Grand Street Apartments - 195 units



851 Sacramento Ave - 445 units



Kind- 148 units



219-221 5th Street - 18 units



Linden Point Live/Work - 10 units



Four 40 West - 106 units



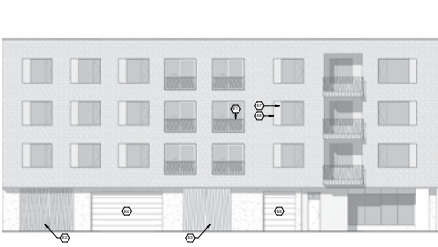
218 4th Street - 25 units



Kierland Subdivision - 16 units



Washington Commons - 35 units



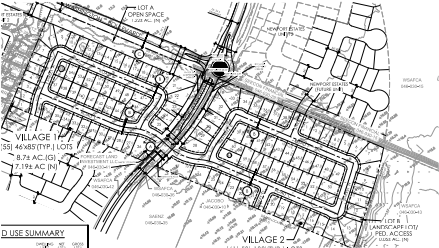
West Gateway Place Phase 2 - 60 units



Kinect - 322 units



River Oaks - 115 units



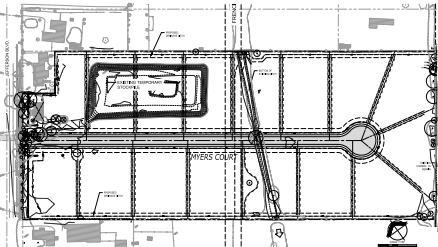
West - 285 units



Savoy - 25 units



Myer Ranch - 16 units



Grand Gateway - 300+ units



Newport Estates - 100 units





# THE PROPERTY

Overview

Address:	2525 Jefferson Boulevard, West Sacramento, CA, 95691
APN:	046-020-048
Zoning:	C-2
Year Built:	1912
Building 1 Size (Restaurant):	+/- 7,245 square feet
Building 2 Size (Unimproved Cold and Dry Storage):	1,942 square feet
Site Size:	+/- 2.15 acres or +/- 93,654 square feet
Linear Frontage along Jefferson Boulevard:	+/-
Linear Frontage along Lake Washington Boulevard:	+/-
Building Structure:	Wood frame with brick and stucco exterior (masonry).
Roof:	Spanish tile over wood sheathing.
Parking Stalls:	One-hundred twenty (120)
Historic Designation:	None

Economics

Price:	\$3,200,00.00
Price Per Building SF:	\$348
Price Per Land SF:	\$34.17
Occupancy:	0%

Utility Details

Electricity & Gas:	Pacific Gas & Electric (PG&E)
Water, Sewer, Trash, and Storm Drain:	City of West Sacramento
Fiber:	Possible
Internet Provider:	Wireless

Seismic / Flood / Environmental

Fault Zone:	This parcel is not within an Earthquake Fault Zone (per CA Dept. of Conservation)
Flood Zone:	X - Outside of 500-year floodplain
Environmental Status:	Phase 1 available to buyers, dated July 22, 2022.







# SITE HISTORY

## Significance of Club Pheasant to Sacramento - Past, Present, & Future

Originally built in 1912 the property became the Hideaway Cafe in 1935. Shortly thereafter, the business was then known as the Club Pheasant which operated for more than 87 years. Most of the dining rooms, the bar and the kitchen are part of the original building. The newest and largest room was built in 1977. It is named the Luisa Room and has a portrait of the restaurant's founder, Luisa Palamidessi, prominently displayed. In 1997, the "Patio" was built. Patrons were

surrounded by a beautiful waterfall, wrought iron patio furniture, and blooming seasonal flowers. While Luisa cooked and ran the bar, her four daughters helped serve customers. The friendly family atmosphere and Luisa's cooking brought people from miles around. The homemade ravioli were adorned by customers, and over 10,000 were made weekly. Shortly after Luisa and George opened the restaurant they were joined by a daughter and son-in-law, Angelina and John Rivera. After World War II,

Luisa and George retired and another daughter and son-in-law, Dina and Fred Andreotti, bought in. In 1976, the two couples retired and sold the restaurant to Peter Palamidessi, son of the founders, and Ronald Rivera, son of John and Angelina Rivera. In 1997 Peter and Ronald retired and sold the restaurant to Peter, Paul, Perry and Patti Palamidessi, grandchildren to the founders. In 1999 Perry left the restaurant to pursue other endeavors.





# YOLO LIFESTYLE

The Yolo County / Sacramento region continues  
to draw the largest net inflow of new residents  
in the nation.

Source: SACOG





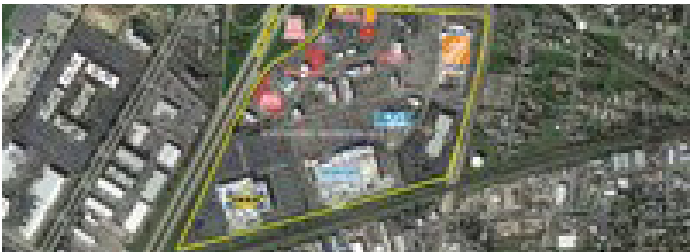
# SALES COMPS

## 810 Delta Lane



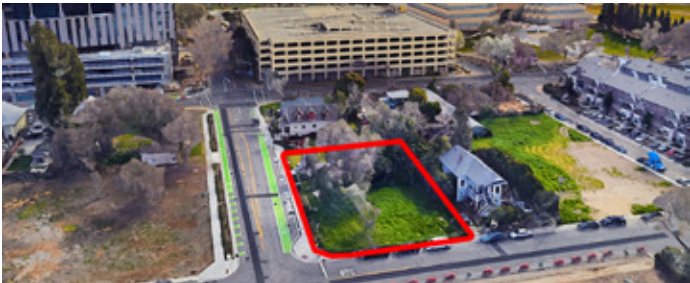
Sale Price: \$3,344,500  
Price per square foot: \$80.82/SF  
Zoning: WF/PD-41  
Size: +/-41,382 square feet  
Sale Date: March 2023  
Notes: Opportunity Zone

## 764 IKEA Court



Sale Price: \$2,550,000  
Price per square foot: \$72.27  
Zoning: C-3  
Size: +/-35,283 square feet  
Sale Date: July 2023

## 317-331 F Street



Sale Price: \$775,000  
Price per square foot: \$52.33  
Zoning: R-4  
Size: +/- 14,810 square feet  
Sale Date: September 2021  
Notes: Opportunity Zone

## 921 Riverfront Street



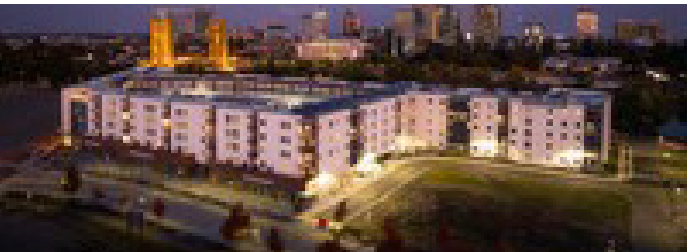
Sale Price: \$4,350,000  
Price per square foot: \$49.96  
Zoning: W-F  
Size: +/- 87,120 square feet  
Sale Date: August 2021  
Notes: Opportunity Zone

## 620 4th Street



Sale Price: \$1,477,778  
Price per square foot: \$33.93  
Zoning: R-3  
Size: +/-58,806 square feet  
Sale Date: January 2021  
Notes: Joint Venture, Opportunity Zone

## 805 Riverfront Street



Sale Price: \$10,050,000  
Price per square foot: \$52.32  
Zoning: W-F  
Size: +/-192,100 square feet  
Sale Date: December 2020  
Notes: Opportunity Zone

## 301 D Street



Sale Price: \$780,000  
Price per square foot: \$48.40  
Zoning: C-2  
Size: +/- 16,117 square feet  
Sale Date: September 2021  
Notes: Opportunity Zone





## PROPOSAL PROCESS

A pdf of the RFP Process and Instructions shall be provided in tandem with this Offering Memorandum. If you did not receive the RFP Process and Instructions pdf please request one by e-mail to:

- Ken Turton - [kenturton@turtoncom.com](mailto:kenturton@turtoncom.com)
- Scott Kingston - [scottkingston@turtoncom.com](mailto:scottkingston@turtoncom.com)
- Kimio Bazett - [kimiobazett@turtoncom.com](mailto:kimiobazett@turtoncom.com)

Buyers must submit one electronic copy of their proposal to TCRE on or before

**5:00 PM Friday, March 29, 2024.** Proposals shall be submitted by e-mail to Ken Turton [kenturton@turtoncom.com](mailto:kenturton@turtoncom.com).

Questions regarding this RFP are to be directed by e-mail to Ken Turton [kenturton@turtoncom.com](mailto:kenturton@turtoncom.com), Scott Kingston [scottkingston@turtoncom.com](mailto:scottkingston@turtoncom.com) and/or Kimio Bazett [kimiobazett@turtoncom.com](mailto:kimiobazett@turtoncom.com). Such contact shall be for clarification purposes only. TCRE must receive all questions no later than **5:00 PM PST, Friday, March 15, 2024.** The City reserves the right to modify or extend the proposal deadline.



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