

4830  
**J** STREET  
FOR  
SALE



**TURTON**  
COMMERCIAL REAL ESTATE



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# THE OFFERING

± 57,935 SF PARCEL  
± 16,863 SF BUILDING  
C-2 ZONING  
\$11,450,000

4830 J Street represents a rare opportunity to redevelop one of East Sacramento's most visible and well-located urban infill sites. Positioned at the intersection of J Street and 49th Street, the Property offers scale, zoning flexibility, and unmatched neighborhood prestige—elements rarely found together in one parcel within the city's most established residential submarket.

Whether envisioned as a mid-rise mixed-use multifamily community, hotel/hospitality, a blend of mixed-income or senior housing, or even an

anchor for neighborhood-serving retail, this site is positioned to accommodate and inspire transformative redevelopment.

The ±57,935 square foot parcel is currently improved with a ±16,863 square foot single-tenant retail building occupied by Rite Aid, which may offer short-term income stability with approximately two years remaining on its lease\*\*. However, the true value of the Property lies in its zoning and development potential. Zoned C-2 under the City of Sacramento's land

use framework and located in a district that allows up to a 4.0 FAR by right, the site can accommodate more than 230,000 buildable square feet—enough to support approximately 240–250 residential units, depending on unit configuration.

With limited available land in East Sacramento and virtually no other large-scale development sites remaining, 4830 J Street offers a first-mover advantage for forward-looking developers seeking to deliver the next great infill **CONT.**





**1 THE OPPORTUNITY**  
4830 J STREET

4:1 FAR   
POTENTIAL FOR 250 UNITS   
\$145,000 AVG HH INCOME 



community in Sacramento. The surrounding neighborhood is one of the region's most affluent and desirable, with average household incomes exceeding \$145,000 within a 1-mile radius. The area is characterized by a highly educated population, with over 50% of residents holding a bachelor's degree or higher, and boasts strong housing demand driven by its proximity to employment centers, walkable amenities, and prestigious public and private schools.

The property's location sits at the nexus of established affluence and evolving density. It benefits from adjacency to walkable commercial amenities, quick access to Midtown and Downtown Sacramento, and close proximity to top regional assets like UC Davis Medical Center, Dignity Hospital, and Sacramento State University. Its placement along a key arterial

roadway ensures both visibility and connectivity, while the surrounding fabric of tree-lined streets and high-quality single-family homes adds intrinsic long-term value to any well-executed residential or mixed-use vision.

Within a three-mile radius, the population exceeds 140,000 residents, supported by a strong renter demographic and East Sacramento median home values approaching \$835,000. The submarket's low residential vacancy rates and constrained pipeline of entitled multifamily projects underscore the urgency—and opportunity—of bringing new housing supply to this part of the city. As East Sacramento evolves to accommodate more density in alignment with the City's General Plan, 4830 J Street stands out as the most viable and prominent site for such progress.

For developers seeking to capture the momentum of Sacramento's growth while delivering a product that resonates with both public sector planners and private sector buyers or renters, 4830 J Street checks all the boxes. The property offers the scale needed to achieve operating efficiencies and design flexibility, the zoning needed to support entitlement ambitions, and the location needed to command market premiums.

This offering presents a rare chance to acquire and reposition a prime corner parcel in one of Sacramento's most storied neighborhoods. With zoning already in place, robust surrounding demographics, and a future vision aligned with both community needs and market demand, 4830 J Street is ready to be reimagined as a new cornerstone for East Sacramento.



## 1 THE OPPORTUNITY 4830 J STREET

# THE DETAILS

### PROPERTY DETAILS:

Address:	4830 J Street, Sacramento CA 95819
APN:	008-0161-027
Zoning:	C-2
Parcel Size:	± 57,935 SF
Building Size:	± 16,863 SF
Price:	\$11,450,000
Price Per Land SF:	\$184

### UTILITY DETAILS:

Electricity:	Sacramento Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

### SEISMIC/FLOOD:

Fault Zone:	This parcel is not within an Earthquake Fault Zone (per CA Dept. of Conservation)
Flood Zone:	Zone X (FEMA Map 06067C0180J)

### NEIGHBORING PROPERTY USES:

North:	Commercial and residential (single family and multifamily)
South:	Residential (single family)
East:	Commercial and residential (single family)
West:	Commercial

### SUMMARY OF RITE-AID LEASE:

Lease Expiration:	2/22/2027
Base Rent Per Mo NNN:	\$62,479.75
Base Rent Per Mo Per SF:	\$3.72 NNN
Options:	Three (3) ten (10) year options to renew



THE ANGELINO NEXT DOOR WAS BUILT IN 2019  
AND HAS ASKING APT RENT EXCEEDING \$3.00/SF

# DEVELOPMENT HIGHLIGHTS

## PREMIER EAST SACRAMENTO LOCATION

Positioned at the intersection of J Street and 48th Street in one of Sacramento's most established, walkable, and highly desirable neighborhoods.

## ENTITLED FOR DENSITY

Zoned C-2 with a General Plan designation that allows for up to 4.0 FAR—supporting a potential buildout of approximately ±231,740 square feet.

## LARGE CORNER PARCEL

Consists of approximately 57,935 square feet of land with excellent site configuration, high visibility, and favorable access from multiple frontages.

## MID-RISE MULTIFAMILY POTENTIAL

Conceptual density supports 240–250 residential units, with flexibility for market-rate, mixed-income, or senior housing.

## RARE INFILL OPPORTUNITY

One of the only large-scale redevelopment sites remaining in East Sacramento, with no comparable sites currently available for acquisition.

## AFFLUENT SURROUNDING DEMOGRAPHICS

Average household income exceeds \$145,000 within one mile, with strong demand for modern, amenity-rich housing options.

## PROXIMITY TO KEY ANCHORS

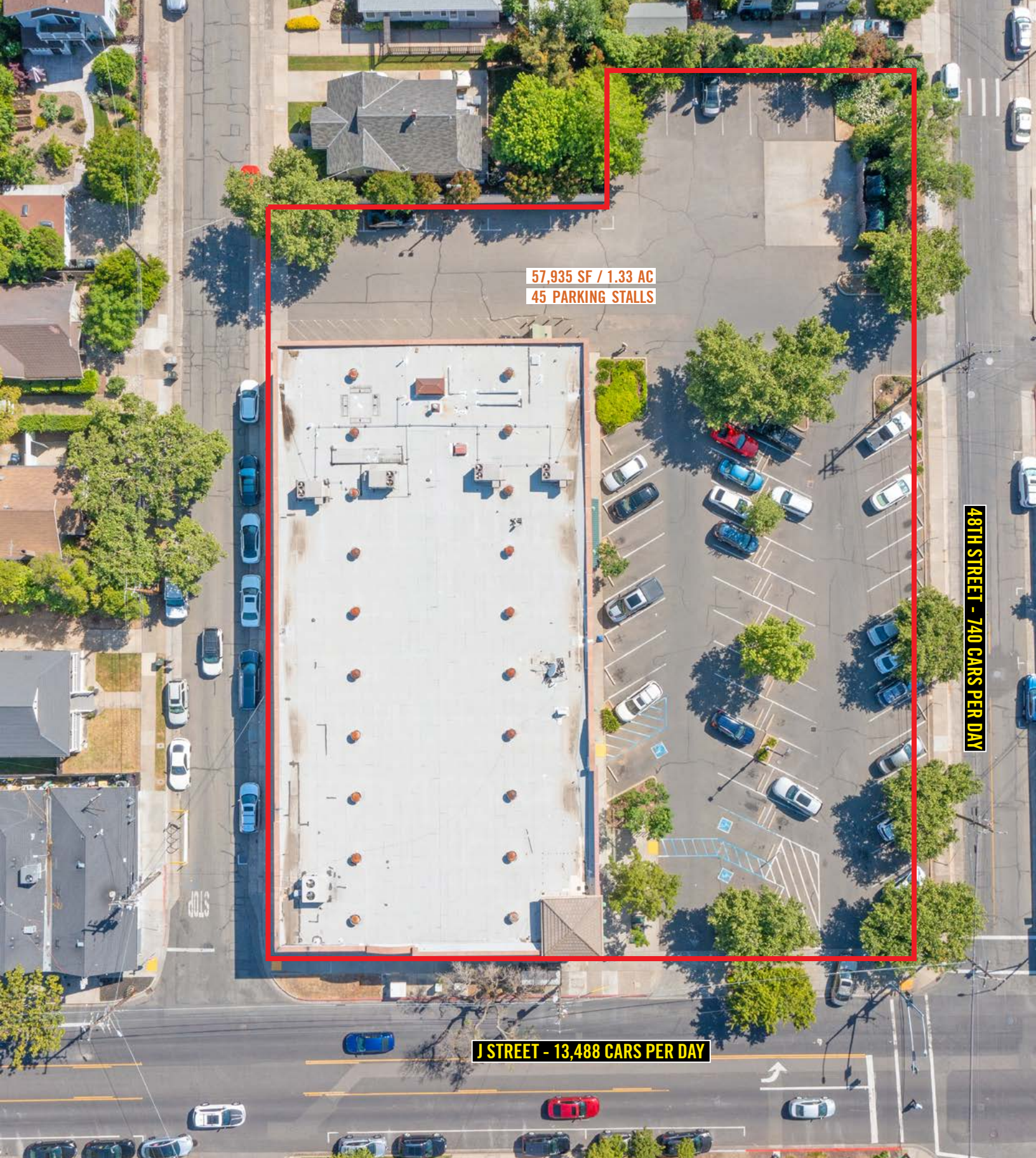
Just minutes from UC Davis Medical Center, Mercy General Hospital, Sacramento State University, and Midtown's vibrant commercial core.

## FLEXIBLE EXIT STRATEGIES

Ideal for developers pursuing build-for-rent, condo exit, or institutional stabilization strategies in a low-supply, high-demand submarket.

## HOSPITALITY DEVELOPMENT OPPORTUNITY

Zoning allows for a boutique or extended-stay hotel, ideally positioned to serve nearby hospitals and East Sacramento and Midtown visitors.



1

THE OPPORTUNITY  
4830 J STREET

# DEVELOPMENT GUIDELINES

PROPERTY	APN	008-0161-027
	Address	4830 J Street
	Square Feet	57,935
	Acres	1.330
	Other	--
GENERAL PLAN	Designation	Residential Mixed Use (RMU)
	Density	15
	FAR	0.3 to 4.0
	Community Plan	East Sacramento
	Housing Element	No
SPECIFIC PLAN	Plan	No
ZONING	Zone	General Commercial (C-2)
	Overlay	No
	SPD	No
	PUD	No
	District	Traditional
DESIGN REVIEW	District	Citywide
	Other	[not reviewed]
HISTORIC	Landmark	No
	District	No
LIGHT RAIL (MI)	Short Rte	>0.50
	Straight Ln	>0.50
AB 2097		Yes

BASED ON THE ABOVE-NOTED DESIGNATIONS, THE APPROXIMATELY 57,935 SQUARE FOOT (1.33 ACRE) SITE WOULD ALLOW FOR:			
DENSITY (RESIDENTIAL-ONLY DEVELOPMENT):		FAR (ALL DEVELOPMENT):	
Min:	15 du/ac (established by the General Plan)	Min:	0.3 (established by the General Plan)
Max:	None	Max:	4.0 (established by the General Plan)



## 1 THE OPPORTUNITY 4830 J STREET

# LAND SALE COMPARABLES



### 301 Capitol Mall

Sale Price: \$17,000,000 (\$163/SF)  
Size: ± 104,108 square feet  
Sale Date: April 2024



### Lot X

Sale Price: \$16,750,000 (\$148.87/SF)  
Size: ± 112,517 square feet  
Sale Date: October 2021



### NEC 16th and J Streets

Sale Price: \$3,700,000 (\$201/SF)  
Size: ± 18,400 square feet  
Sale Date: January 2022



### SEC 7th and I Streets

Sale Price: \$3,500,000 (\$260/SF)  
Size: ± 13,460 square feet  
Sale Date: February 2020



### 1705 I Street

Sale Price: \$5,000,000 (\$195/SF)  
Size: ± 25,600 square feet  
Sale Date: September 2022



### 905 S Street

Sale Price: \$7,900,000 (\$158/SF)  
Size: ± 49,867 square feet  
Sale Date: June 2022



### 1009 - 1023 J Street

Sale Price: \$7,000,000 (\$168/SF)  
Size: ± 41,735 square feet  
Sale Date: December 2022

# THE LOCATION



LOCATED IN EAST SACRAMENTO

6 MINS TO MIDTOWN

8 MINS TO MED CENTER

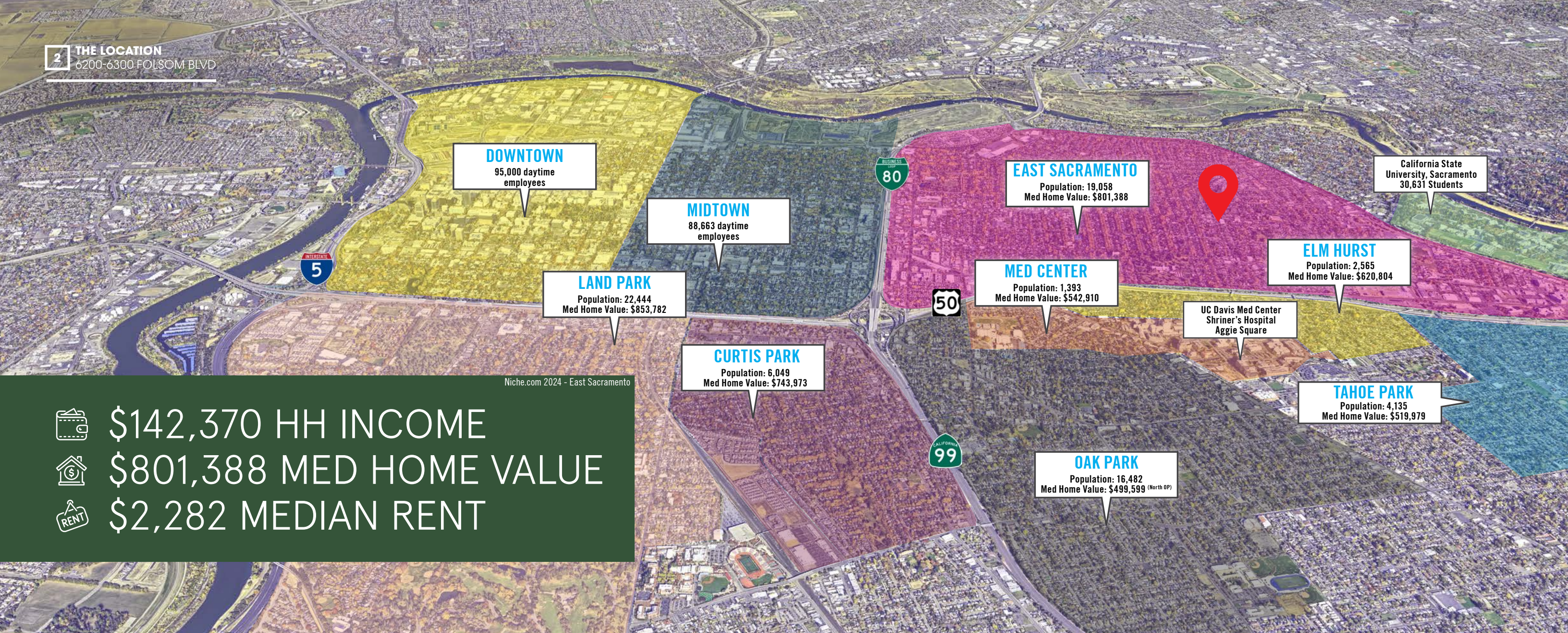
East Sacramento is one of the most highly sought-after and supply-constrained neighborhoods in the region. Bordered by Highway 50, Business 80, and the American River, this historic community has little to no land remaining for new development—making opportunities like this exceptionally rare. With consistent demand from high-income households, the area remains underserved by multifamily housing,

neighborhood retail, and other compatible uses.

Celebrated for its tree-lined streets, early 20th-century homes, and the iconic “Fab Forties,” East Sac continues to attract residents who value character, walkability, and proximity to Midtown and top-performing schools. Its enduring appeal and strong identity make it an ideal setting for thoughtful infill that adds to the neighborhood’s quality of life.

4830 J Street is positioned along a key arterial that connects the Midtown with high-income residential enclaves and regional employment hubs. The J Street corridor has long served as a natural spine for both residential density and neighborhood-serving retail. From this location, residents enjoy convenient access to a full spectrum of amenities, including top-rated schools, local cafés, grocery stores, fitness stu- **CONT.**





dios, and public parks—all within walking or biking distance.

The Property is strategically located just minutes from major institutional anchors such as UC Davis Medical Center, Mercy General Hospital, and California State University, Sacramen-

to. These institutions not only drive consistent demand for housing but also serve as stabilizing economic engines for the submarket. Access to Highway 50 and Interstate 80 also puts the rest of the metro region within easy reach, including the job centers of Downtown Sacra-

mento and the growing medical and research districts along Stockton Boulevard.

Demographically, East Sacramento is one of the most affluent and educated neighborhoods in the city. Within a one-mile radius of the site, the average household income exceeds

\$145,000, and more than half of residents hold a bachelor's degree or higher. These fundamentals create a deep demand pool for thoughtfully designed multifamily housing, particularly for empty nesters, medical professionals, and young professionals seeking an elevated urban

living experience with a suburban feel.

As Sacramento continues to urbanize and grow, East Sacramento remains one of the few neighborhoods where high-density infill projects can succeed without compromising neighborhood appeal. The offering at 4830 J Street

uniquely captures this balance—positioned at the intersection of lifestyle, connectivity, and long-term value creation.

# ENJOY THE BEST OF BOTH WORLDS WITH EASY ACCESS TO MIDTOWN



#1 FARMERS MARKET IN CA



120+ RESTAURANTS, CAFES, BARS



132+ EVENTS PER YEAR

East Sacramento remains a highly desirable residential neighborhood for those seeking close proximity to Sacramento's most active commercial and cultural districts. Just minutes away, Midtown serves as the city's core for dining, arts, and entertainment, anchored by prominent destinations such as the Handle District and Lavender Heights. The Midtown Farmers Market, held every Saturday at 20th & K, ranks #1 in California and #3 nationally, drawing thousands of

visitors each week and driving consistent foot traffic to surrounding businesses.

Recurring events like Second Saturday further contribute to Midtown's vibrancy, activating the streets with art openings, live music, and pop-up markets that support the area's eclectic business mix. From weekday lunch meetings to evening dining and weekend events, Midtown maintains strong appeal across a wide demographic.

J Street provides a direct connection from East Sacramento into the heart of Midtown, offering residents easy access to its energy and amenities. At the same time, East Sac delivers a more traditional residential setting with mature tree cover, historic housing stock, and long-term neighborhood stability—making it an ideal location for those who want daily access to the region's most vibrant districts while enjoying the benefits of a well-established community.



# DEMAND FOR MULTIFAMILY EXCEEDS SUPPLY

All Properties with 25+ Units  
East Sacramento - Costar 2025



**THE WEXLER** STUDENT HOUSING

Built in 2022, The Wexler is off-campus student housing with 200 apartments and 800 beds.



**ACADEMY 65** STUDENT HOUSING

Built in 2019, Academy 65 is off-campus student housing with 90 apartments and 270 beds.



**THE MEZZO**

Built in 2007, Mezzo Apartments, formerly Upper Eastside Lofts, has 140 market rate apartments for students and non-students.



**OAKMONT** ASSISTED LIVING

Built in 2021, Oakmont of East Sacramento has 146 senior housing units in a 1 3-story building.



**MCKINLEY MANOR**

Built in 1974, 3644 H Street Street has 42 units in 1 1-story building.



**LINQ**

Built in 2009, The LINQ is home to 275 market rate units across 3 buildings. On-site pool.



**3008-3014 O STREET**

Built in 1955 and renovated in 2007, 3008-3014 O Street has 26 units across 2 buildings.



**BURGUNDYWOOD**

Built in 1965, 3500-3504 J Street has 50 units across 2 buildings.



**1100 39TH STREET**

Built in 1960, 1100 39th Street has 42 units in 1 3-story building.



# MED CENTER'S AGGIE SQUARE INCREASES DEMAND FOR MULTIFAMILY & HOSPITALITY



767,000 SF 1A DEVELOPED



ANCHORED BY UC DAVIS



3,200 JOBS

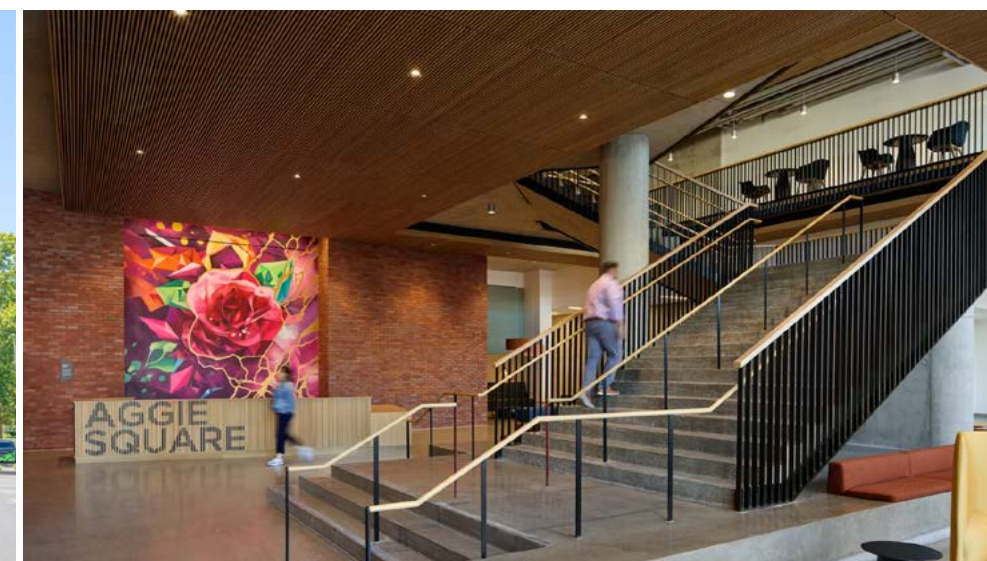
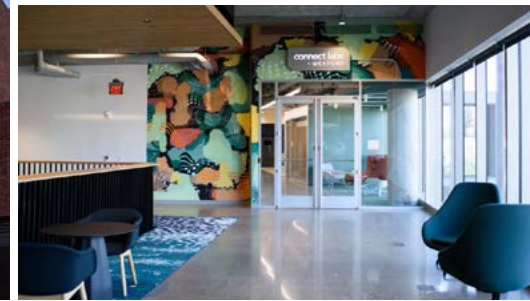
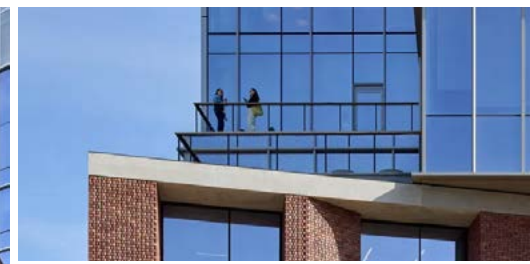
UC Davis Medical Center is more than a hospital—it functions as a full-scale medical campus and one of the most influential economic engines in the region. With 651 licensed beds and over 19,000 employees, the Med Center includes a nationally ranked teaching hospital, a Level I trauma center for both adults and children, and one of the country's leading burn units. The campus also includes Shriners Children's Northern California, further expanding its scope of specialized care. Each year, the Med Center handles more than 900,000 outpatient visits and roughly 30,000 inpatient admissions, bringing a steady flow of healthcare

professionals, researchers, students, patients, and visitors through its doors

Directly adjacent to the medical center, Aggie Square officially opened in May 2025, marking a major milestone in Sacramento's emergence as a hub for life sciences and innovation. Developed in partnership with Wexford Science & Technology, Phase I includes more than 767,000 square feet across three buildings—two focused on research and office space (200 and 300 Aggie Square) and one residential building, ANOVA Aggie Square, with 190 apartments and 252 beds. Future phases will bring the total buildout to over 1.2 million

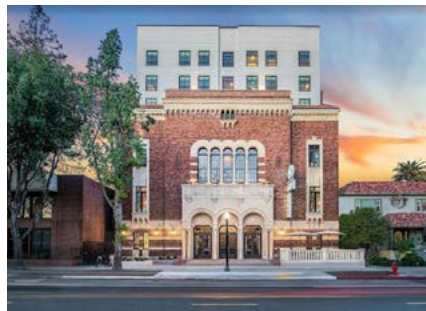
square feet. Anchored by UC Davis Health and programs in biomedical engineering and life sciences, Aggie Square is projected to generate more than \$500 million in annual economic output and support over 3,200 jobs.

Together, the Med Center and Aggie Square are fueling demand for housing, retail, and neighborhood-serving amenities. With close proximity to both campuses, this East Sacramento site presents a strategic opportunity to capture that momentum through well-positioned multifamily, mixed-use or hospitality development in a historically supply-constrained submarket.



# LIMITED HOSPITALITY OPTIONS IN THE HEALTHCARE TRIANGLE

Costar 2025



**HYATT HOUSE MIDTOWN**  
Rooms: 128 Upscale  
Year Built: 2023  
Submarket ADR: \$184  
Submarket RevPAR: \$128



**FORT SUTTER HOTEL** TAPESTRY BY HILTON  
Rooms: 105 Upper Upscale  
Year Built: 2021  
Submarket ADR: \$184  
Submarket RevPAR: \$128



**MOTEL 6 SACRAMENTO DOWNTOWN**  
Rooms: 94 Economy  
Year Built: 1965  
Submarket ADR: \$184  
Submarket RevPAR: \$128



**HOTEL MED PARK** ASCEND COLLECTION  
Rooms: 32 Upscale  
Year Built: 1992 (2009 Renovation)  
Submarket ADR: \$128  
Submarket RevPAR: \$84



**COURTYARD SACRAMENTO MIDTOWN**  
Rooms: 139 Upper  
Year Built: 2001 (2025 Renovation)  
Submarket ADR: \$128  
Submarket RevPAR: \$84



**MIDTOWNER HOTEL** SURESTAY BY BEST WESTERN  
Rooms: 83 Economy  
Year Built: 1957 (2024 Renovation)  
Submarket ADR: \$184  
Submarket RevPAR: \$128



Costar 2025

6 HOTELS IN THE HCT  
581 ROOMS  
\$128 SUBMARKET REVPAR



# SACRAMENTO

Greater Sacramento



2.62 MILLION POPULATION  
#2 IN U.S FOR INCLUSION  
4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than a midpoint; it's a destination with strong fundamentals and long-term investment potential.

While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios,

2024). In 2025, the region hit 2.27 million residents, up 1.16% from the prior year (Macro-trends, 2025). This growth reflects a wave of professionals and families drawn to space, affordability, and access to culture and opportunity.

That momentum is driving demand for new development across multifamily, retail, and hospitality. Sacramento is now a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and energizing the core. Major draws like After-shock, Ironman, the Farm-to-Fork Festival, and

the California International Marathon bring hundreds of thousands of visitors each year. The city's food and creative scenes continue to add to its appeal. As the Farm-to-Fork Capital, Sacramento has built a national reputation for its access to fresh ingredients, strong restaurant scene, and community pride—all of which contribute to a vibrant, experience-driven urban environment.

For developers, 4830 J Street offers a rare opportunity: a high-profile site in a metro with growth, foot traffic, and a clear need for new places to live, stay, and experience the city.



# SACRAMENTO'S CENTRALIZED LOCATION IS AN ADVANTAGE



60 MILES TO NAPA



85 MILES TO SAN FRANCISCO



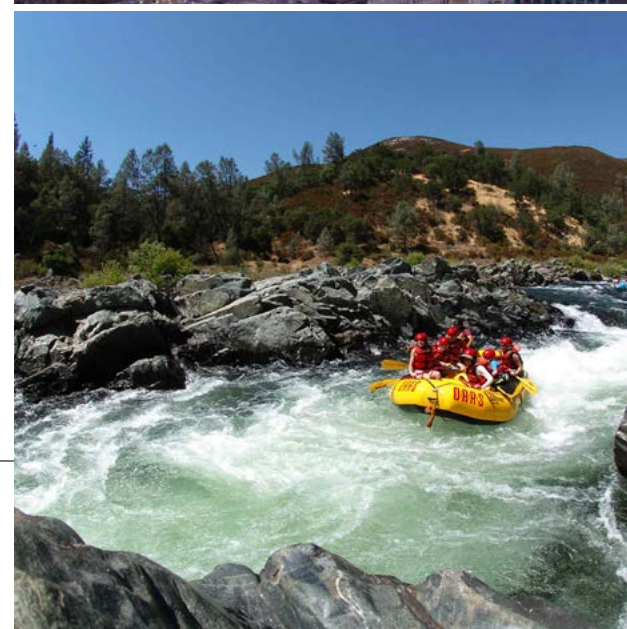
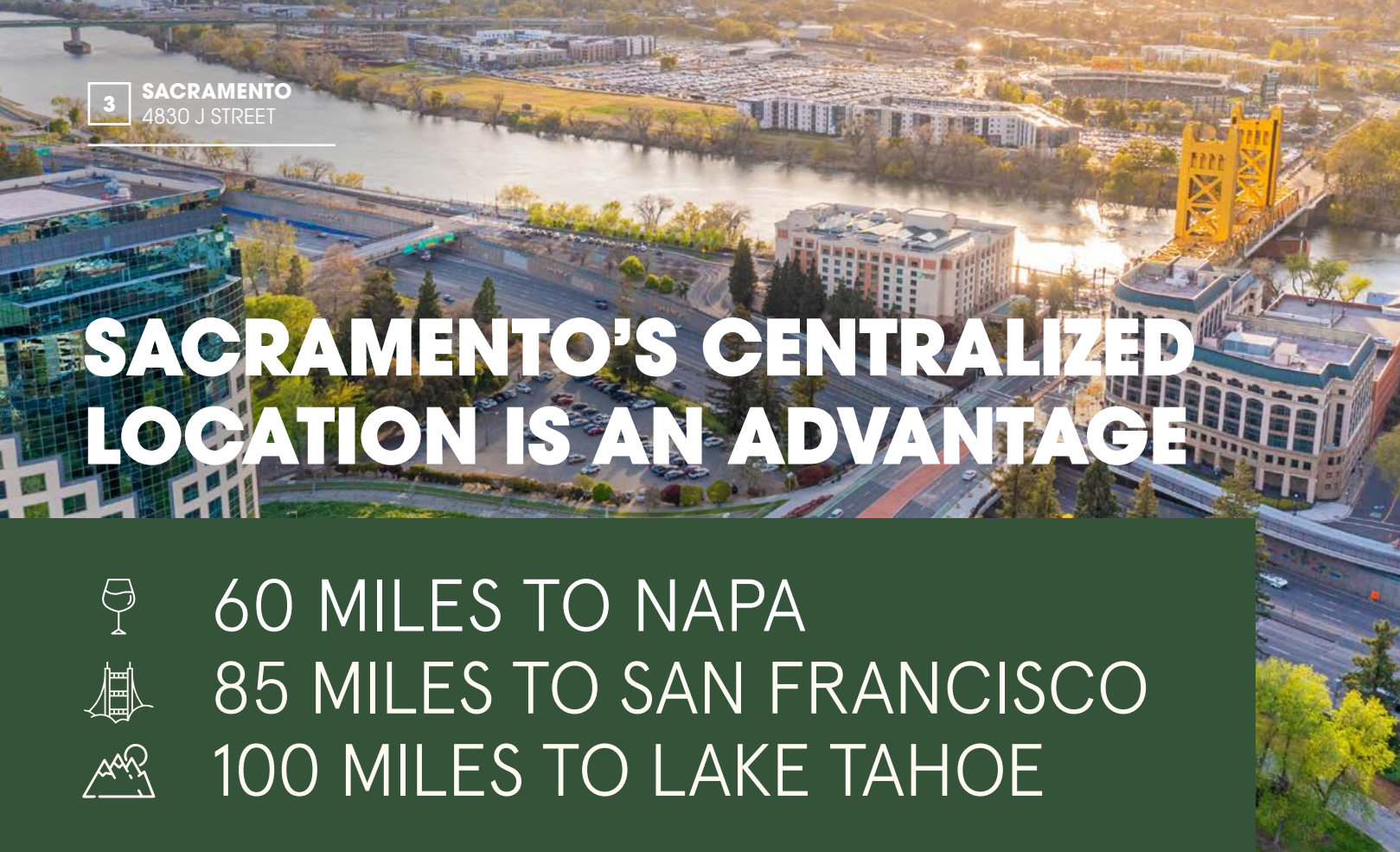
100 MILES TO LAKE TAHOE



Sacramento's location is one of its most valuable assets—and 4830 J Street sits at the center of it. Positioned on J Street with direct access to I-80 and Hwy 50, the site offers seamless regional connectivity and puts future development within reach of the entire Northern California megaregion. Just 85 miles from San Francisco and close to destinations like Lake Tahoe, Napa Valley, and Yosemite, Sacramento offers a central location that appeals to residents, visitors, and investors alike.

As the capital of California—the world's fourth largest economy—Sacramento plays a central role in statewide decision-making and serves as a logistical hub for business, travel, and governance. That strategic role is supported by a growing international airport with nonstop flights to major domestic markets, a strong freight and passenger rail network, and expanding public transit options including light rail.

Tourism continues to play a key role in Sacramento's economy, with millions visiting each year to experience its rich history, award-winning food scene, and vibrant year-round events. From Golden 1 Center concerts to conventions and cultural festivals, the city continues to attract visitors seeking both entertainment and connection. Healthcare tourism is also growing, with UC Davis Medical Center drawing patients and families from across the country for its nationally recognized care and research. For those looking to live here, this same energy—paired with access to parks, restaurants, and institutions—makes Sacramento an increasingly appealing choice.



# SAC DATA BITES

## MULTIFAMILY RENTAL TRENDS -URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

\* Brand new projects recently completed adding to this vacancy rate.  
Studio30, The Richmond, 1928 21st Street

\*\* Under construction: The A.J. (345 Units), Cypress (98 Units)

\*\*\* The Sequoia (89 Units)

Past 12 Months, 4/2025  
Costar, Multifamily All Unit Mixes

## SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

## POPULATION GREATER SACRAMENTO REGION

2,611,868

GSEC 2025

Applied Geographic Solutions 2024

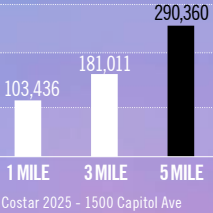
## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

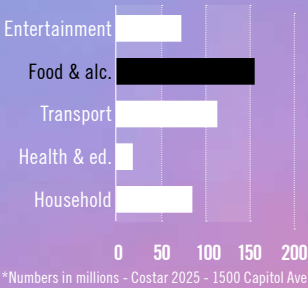
GSEC 2025

Applied Geographic Solutions 2024

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



## COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025

Applied Geographic Solutions 2024

## SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025

Applied Geographic Solutions 2024

## SACRAMENTO OWNERS VS. RENTERS



GSEC 2025

Applied Geographic Solutions 2024

## MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust

2024

WALK  
SCORE:

98

Walker's  
Paradise

BIKE  
SCORE:

62

Biker's  
Paradise

TRANSIT  
SCORE:

96

Good  
Transit

walkscore.com

1500 Capitol



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