

**\$25,000**  
**PRICE REDUCTION**



**TURTON**  
COMMERCIAL REAL ESTATE

# 4322 4TH AVENUE

COMMERCIAL / HOME CARE / RESIDENTIAL INCOME PROPERTY IN OAK PARK, SACRAMENTO

FOR SALE



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCRE.COM

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCRE.COM

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCRE.COM

**KAYLYN IBARRA**  
DIRECTOR - LIC. 02350645  
916.573.3305  
KAYLYNIBARRA@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



**SHRINERS**  
3 MIN DRIVE

**UC DAVIS MED**  
5 MIN DRIVE

**UC DAVIS MED SCHOOL**  
4 MIN DRIVE

**AGGIE SQUARE**  
2 MIN DRIVE

**CA DEPARTMENT - JUSTICE**  
3 MIN DRIVE

# THE OPPORTUNITY

**PRICE  
REDUCTION!**

**\$874,000**  
PURCHASE PRICE

**4 BD/3.5 BA**  
SINGLE FAMILY HOME

**10,454**  
SF LOT SIZE

**R/O ZONING**  
RESIDENTIAL OR OFFICE ZONING

## STANDALONE CRAFTSMAN WITH A WIDE RANGE OF CREATIVE POSSIBILITIES

Discover 4322 4th Avenue — a rare, flexible-use property located in the heart of Sacramento's growing urban core. Set on a generous 10,454 square foot lot, this 2,016 square foot building offers a unique opportunity for owner-users, investors, or operators in search of adaptable space with ample on-site parking. Whether you're envisioning a boutique office, a short-term rental, a care facility, an Airbnb property, or a private residence, this property checks all the boxes for location, scale, and usability. Positioned near the intersection of Oak Park and Elmhurst, the property is just minutes from UC Davis Medical Center, Shriners, Midtown, and major freeway connections. The area continues to evolve with new residential development, medical services,

and local businesses — making 4322 4th Avenue a strategic hub for uses ranging from live-work space to client-facing operations. Its proximity to hospitals, schools, and transit also enhances the case for senior care, daycare, or therapy-related services. The building itself is two stories and highly efficient, offering a flexible floor plan that can be reconfigured to meet a wide variety of needs. Existing improvements are in usable condition, allowing for immediate occupancy, while the large parcel provides additional value through parking, outdoor amenity space, or future expansion potential. The site's underlying zoning and lot configuration support a wide range of creative possibilities. Whether

your vision includes a community-facing business, a short-term rental operation, a personal residence, or a hybrid use, the infrastructure is in place to bring it to life. This is the kind of property that grows with its owner — one that can evolve alongside changing needs and long-term plans. In a market where small, standalone properties with private parking are increasingly scarce, 4322 4th Avenue stands out. It offers both function and flexibility in a location primed for continued investment and growth. For buyers looking to occupy, invest, or reimagine, this is a rare chance to control a well-located asset in a dynamic and improving corridor.



## THE DETAILS

### PROPERTY DETAILS:

Address: 4322 4th Ave, Sacramento, CA 95817  
APN: 014-0163-057  
Zoning: RO-R  
Parcel Size: ± 10,454 SF  
Building Size: ± 2,016 SF  
Price: \$874,000

### 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 06067C0190H) Dated 8/16/2012



44TH STREET

4TH AVENUE

# PROPERTY HIGHLIGHTS

## FLEXIBLE ZONING FOR MULTIPLE USES

Whether you're envisioning office space, short-term rental, residential, or care-related uses, this property can accommodate it. Its zoning and layout provide the foundation for a wide range of commercial or residential applications.

## EFFICIENT, USABLE BUILDING FOOTPRINT

The 2,016 SF building is highly functional, with an open, adaptable layout that can be modified for a wide range of floor plans. Whether you're designing for live/work, care services, residential or creative office, the structure is move-in ready or easily reimaged.

## POTENTIAL FOR AIRBNB OR EXTENDED-STAY USE

With strong nearby demand driven by UC Davis Medical Center, traveling professionals, and family caregivers, the site is a prime candidate for Airbnb or extended-stay lodging. The large lot also offers outdoor space for additional amenities or private guest areas.

## GENEROUS LOT WITH PRIVATE PARKING

Situated on a 10,454 SF parcel, the property includes a sizable private and gated parking lot—rare for urban infill locations. This amenity supports higher-intensity uses such as daycare, commercial, or group care housing.

## RARE MID-SIZE PARCEL IN CENTRAL SACRAMENTO

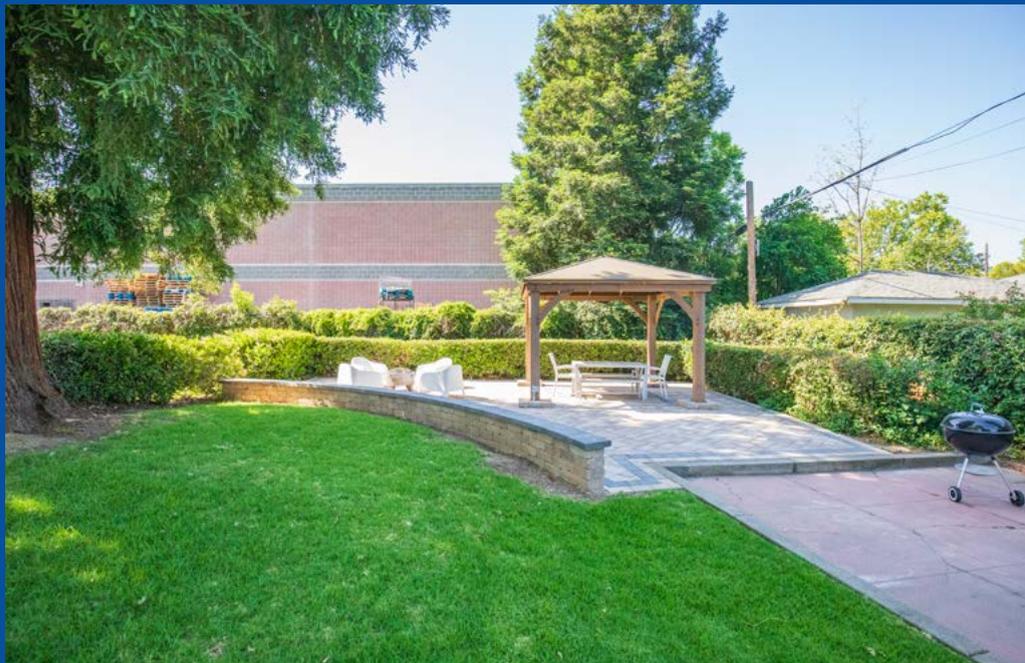
Parcels over 10,000 SF with existing improvements are hard to come by. The site offers expansion possibilities, enhanced parking layout, or future additional accessory dwelling unit(s).

## EXCELLENT URBAN INFILL LOCATION

Located in the Oak Park / Elmhurst corridor, this site enjoys close proximity to UC Davis Medical Center, Midtown, and Highway 50. The neighborhood continues to benefit from ongoing investment and residential growth.

## IDEAL FOR OWNER-USERS OR INVESTORS

This property presents a rare opportunity for a small business owner, nonprofit, or care provider to own real estate instead of leasing. Investors will also appreciate the flexibility to lease to a variety of tenant types.





# THE LOCATION



LOCATED IN OAK PARK/ELMHURST



3 MINS TO MED CENTER



10 MINS TO MIDTOWN

Centrally located in Sacramento's Oak Park/Elmhurst corridor, 4322 4th Avenue offers the best of urban accessibility and neighborhood charm. The property is just minutes from UC Davis Medical Center, one of the region's largest employment and healthcare hubs, as well as a short drive from Midtown Sacramento, East Sacramento, and Downtown. With quick access to Highway 50 and nearby transit lines, the site is well positioned for both local-serving and regionally oriented users.

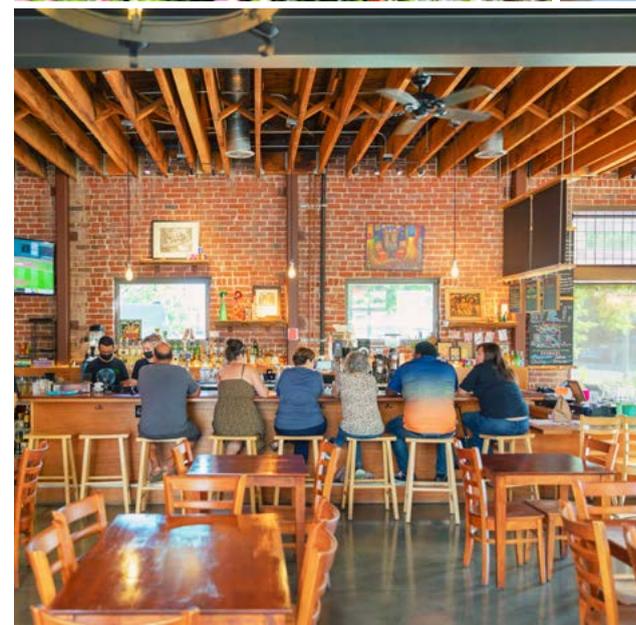
The surrounding neighborhood has seen sustained investment and revitalization in recent years. New single-family homes, infill multifamily projects,

and creative commercial spaces have transformed the area into a dynamic live/work environment. Independent coffee shops, restaurants, and wellness businesses are finding success here — a reflection of the neighborhood's emerging identity as both a residential enclave and a destination for lifestyle services.

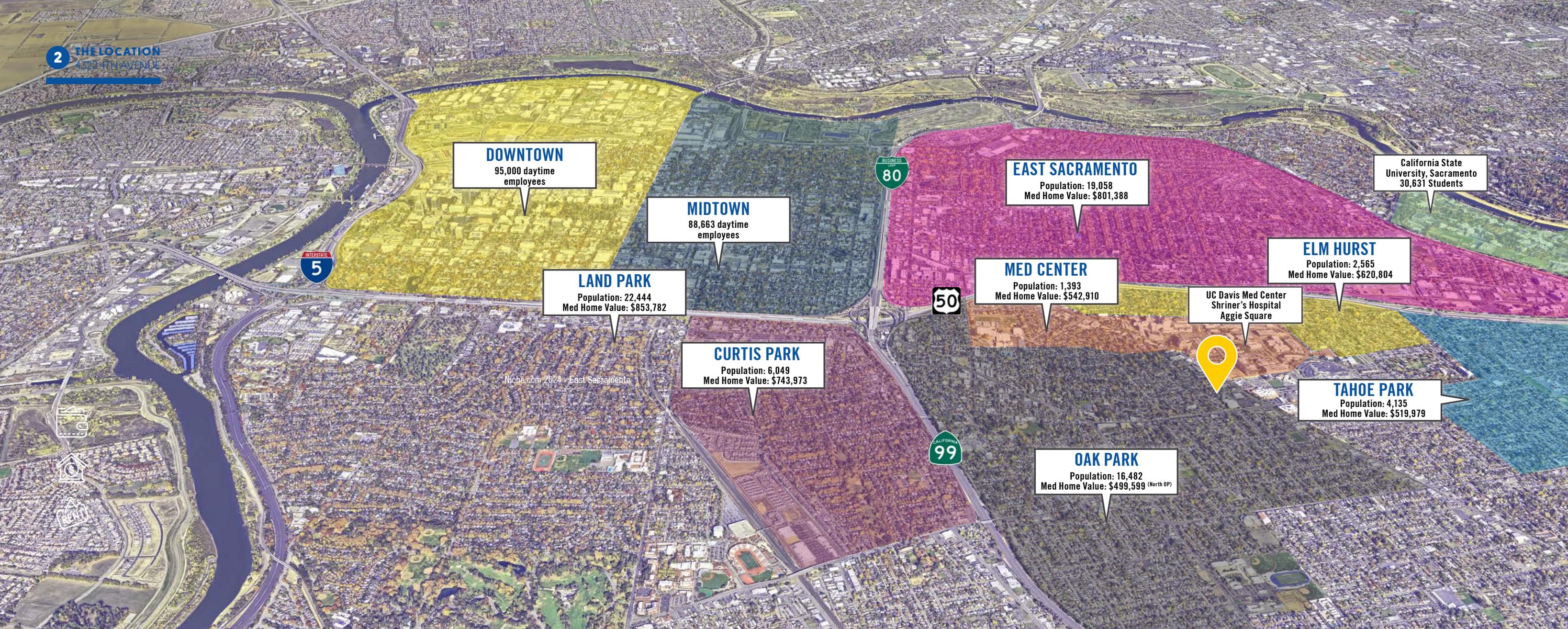
Proximity to major institutions further enhances the site's value. UC Davis Medical Center, Shriners Hospitals for Children, and California State University Sacramento are all within a short radius, bringing a steady influx of students, professionals, caregivers, and visitors to the area. This makes

the property an ideal candidate for uses such as extended-stay lodging, residential rentals, outpatient services, or professional office space serving the medical community.

The central location also supports long-term flexibility and resilience. As Sacramento continues to grow, well-located properties like 4322 4th Avenue will benefit from rising demand for small-scale, adaptable spaces that serve multiple functions — whether commercial, residential, or mixed-use. The site's connectivity, visibility, and proximity to evolving neighborhoods ensure it will remain relevant and valuable for years to come.



**2 THE LOCATION**  
4322 4TH AVENUE



\$66.8K MEDIAN HH INCOME  
 1.4M VISITS  
 226 TOTAL BUSINESSES

6.7K RESIDENT POPULATION  
 8.6K DAYTIME POPULATION  
 1.3K EMPLOYEES

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

visitaggiesquare.com

 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, 4322 4th Avenue presents a strategic opportunity to capture that momentum through care-related services.



# SACRAMENTO



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

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty. Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in new businesses,

according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement. New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry. Known as the "City of Trees" and the

"Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fourth-largest economy, Sacramento provides residents with numerous opportunities and resources. Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



# 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
<b>All Types</b>	<b>15,365</b>	<b>\$1,787</b>	<b>8.9%</b>	<b>532</b>

\* 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 Mid-sized 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%**

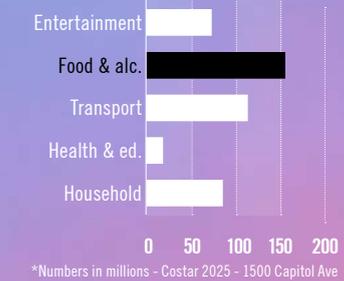
GSEC 2025  
Applied Geographic Solutions 2024

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



Costar 2025 - 1500 Capitol Ave

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



\*Numbers in millions - Costar 2025 - 1500 Capitol Ave

## 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

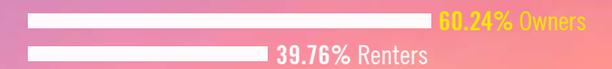
GSEC 2025  
Applied Geographic Solutions 2024

## 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



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

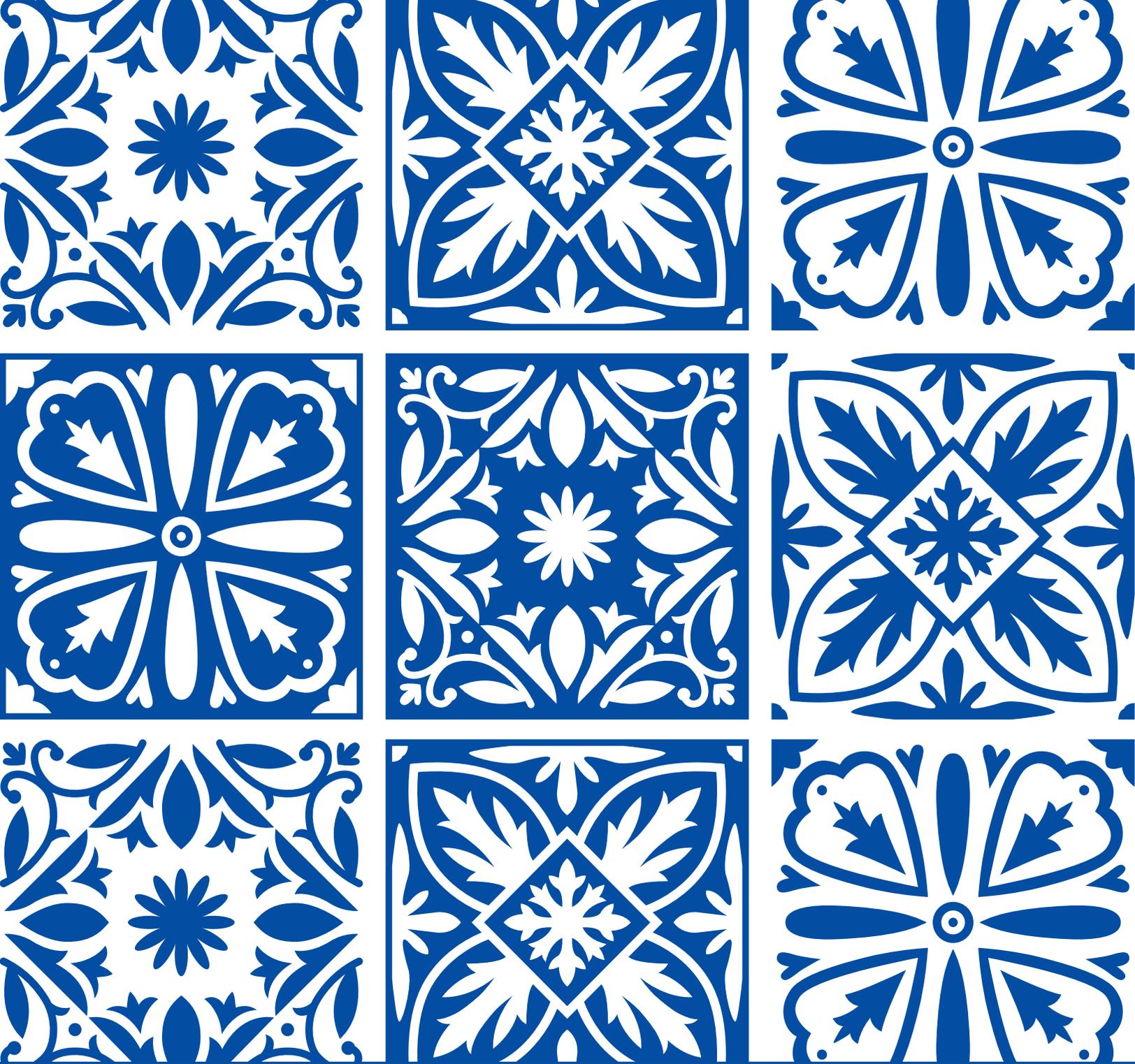
**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCRE.COM](mailto:SCOTTKINGSTON@TURTONCRE.COM)

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
[JACKSCURFIELD@TURTONCRE.COM](mailto:JACKSCURFIELD@TURTONCRE.COM)

**KAYLYN IBARRA**  
DIRECTOR - LIC. 02350645  
916.573.3305  
[KAYLYNIBARRA@TURTONCRE.COM](mailto:KAYLYNIBARRA@TURTONCRE.COM)

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





**TURTON**  
COMMERCIAL REAL ESTATE