

# LAND FOR SALE

1340-1414 DEL PASO BLVD, SACRAMENTO, CA



**45,000**

SF OF LAND

**3,900**

SF COMMERCIAL BUILDING

**4**

PARCELS

**OZ**

IN OPPORTUNITY ZONE

*Transit-connected infill site in North Sacramento's core, primed for mixed-use redevelopment with Opportunity Zone advantages*

## Property Overview

- ±45,000 SF across four parcels with a 3,900 SF brick building
- Zoned C2-TO-SPD for residential, retail, office, or mixed-use
- Located in a federally designated Opportunity Zone
- Strong visibility along Del Paso Boulevard
- Ideal for infill or redevelopment by committed developers

## Property Location

- Two blocks from Globe Ave and Arden/Del Paso light rail stations
- Quick access to Hwy 160 and 80
- Near King Cong Brewing, Chando's, and Shift Coffee
- Walkable stretch in North Sacramento's core
- Close to REI, Walgreens, and local services

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