

NORTH SACRAMENTO

1340-1414

DEL PASO BOULEVARD

LAND FOR SALE IN OPPORTUNITY ZONE



TURTON
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THE PROPERTY

4	45,000	3,900	C2-T0-SPD
PARCELS	SF OF LAND	SF OF BUILDINGS	ZONING

1340-1414 DEL PASO BOULEVARD

Turton Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in the City of Sacramento Redevelopment Agency Successor Agency land located at 1340 Del Paso Blvd and 1400-1414 Del Paso Blvd (the "Subject Properties").

The offering consists of four parcels of land totaling 45,000 square feet, or 1.033 acres, including one commercial building that is

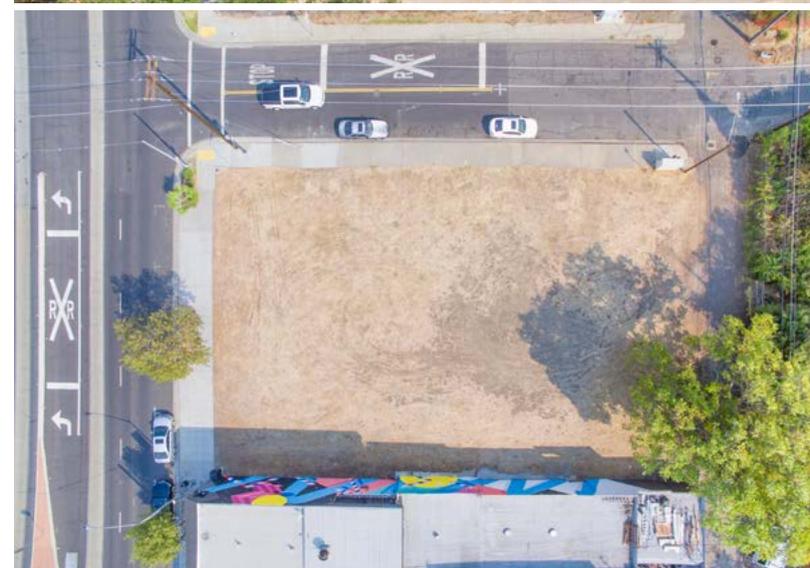
3,900 square feet with exposed brick interiors. The properties are located in the City of Sacramento and are highly visible parcels located along the Del Paso Boulevard corridor, a highly accessible, transit-oriented area that caters to residential, mixed-use or commercial infill development. The Subject Properties are two blocks from light rail.

The Subject Properties are zoned C2-T0-SPD, which permits a myriad of commercial

uses ranging from single and multi-family residential units; office and retail or mixed-use development.

The ownership would prefer to sell all four contiguous parcels together to a developer who will commit to a development project that activates and adds to the character of the neighborhood.

FOUR PARCELS OF LAND INCLUDING ONE COMMERCIAL BUILDING ON DEL PASO BOULEVARD



PROPERTY INFORMATION

Section One: The Property

DEL PASO

ADDRESS: 1340 Del Paso Blvd

SF: 15,000

ACRES: 0.344

ZONING: C-2-TO-SPD

DIMENSIONS: 100' x 150'

ADDRESS: 1400-1410 Del Paso Blvd

APN: 275-0125-001-0000 &

275-0125-028-0000

SF: 7,500 + 15,000 (TOTAL: 22,500)

ACRES: 0.516

ZONING: C-2-TO-SPD

DIMENSIONS: 150' x 150'

ADDRESS: 1414 Del Paso Blvd

APN: 275-0125-004-0000

BLDG. SF: 3,900

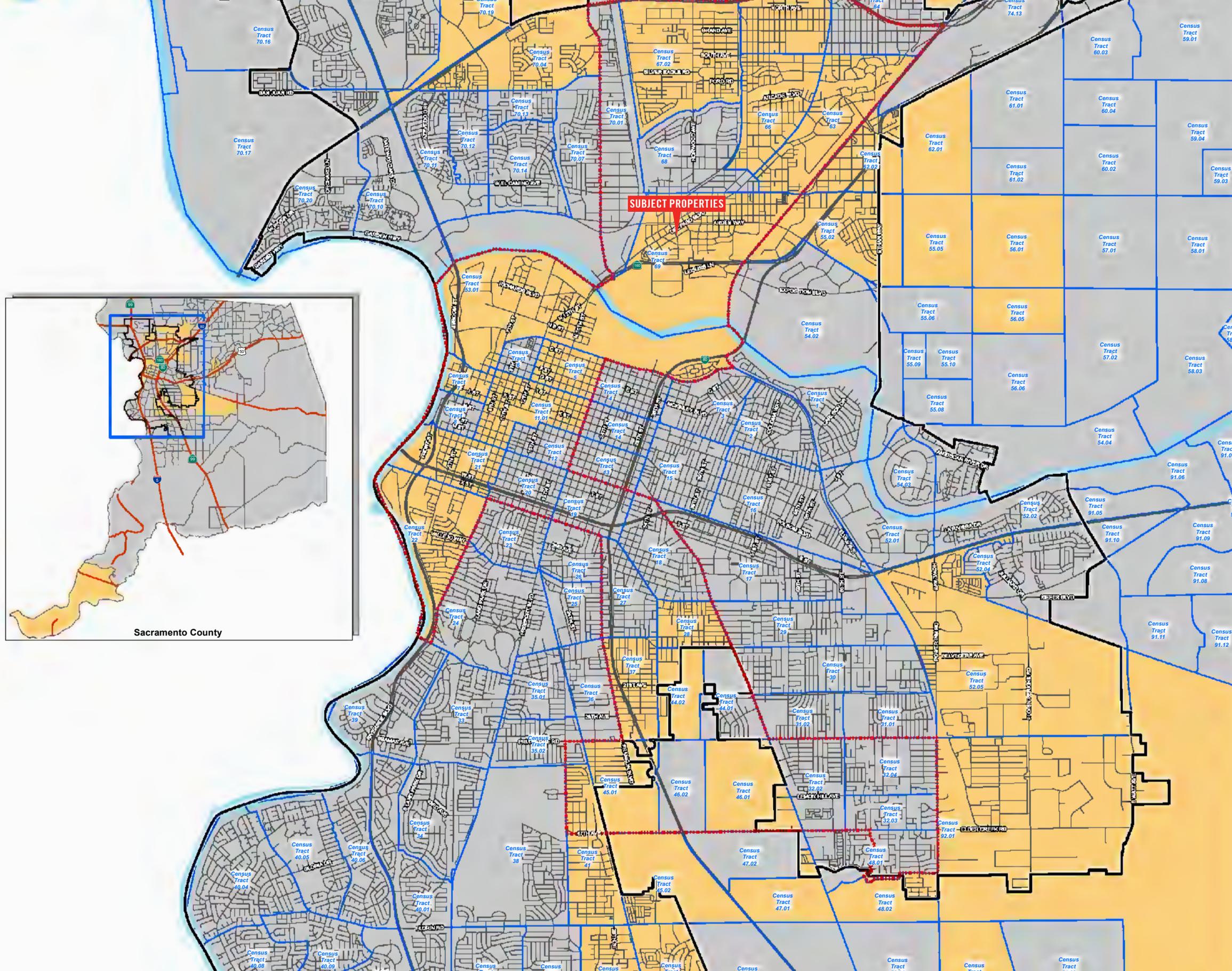
SF: 7,500

ACRES: 0.172

ZONING: C-2-TO-SPD

DIMENSIONS: 50' x 150'





LAND OF OPPORTUNITY

1340–1414 Del Paso Blvd is situated in the heart of the Downtown Opportunity Zone, an economic development tool enacted by the Tax Cuts and Job Acts of 2017. The Opportunity Zone program provides a federal tax incentive for those who invest in real estate projects and operate businesses located in designated communities through deferral and partial tax reductions of reinvested capital gains and forgiveness of tax on new capital gains.

Normally associated with low-income communities, the program also extends to many well developed and robust submarkets in Sacramento. This creates an opportunity where investors and developers are able to capitalize on prime locations like 1340–1414 Del Paso Blvd, while reaping economic benefits that allow them to offset development cost and increase margins.

To qualify for these incentives, an investor must make improvements equal to the purchase price of the property within 30 months of the purchase of the property. The program is indifferent to whether the use of funds is ground up development or redevelopment of an existing project.

TAX BENEFITS

TEMPORARY DEFERRAL

Deferral of the original capital gains taxes invested in a qualified opportunity fund until December 31, 2026 or upon the sale of the investment, whichever is first.

PERMANENT EXCLUSION

Tax free appreciation on the original capital gains if an investment is held for at least 10 years. The investor will pay no capital gains taxes on appreciation in the investment above the original capital gains investment.



THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

This infill development site offers efficient access to Downtown Sacramento, the Central City core, Highway 160, and Interstate 80. The property is located just two blocks from both the Globe and Arden/Del Paso Light Rail Stations, each served by the Blue Line. This regional transit line connects North Sacramento to the Downtown Central Business District, Sacramento City College, and Cosumnes River College in Elk Grove, providing strong connectivity throughout the city.

1 MINS TO ARDEN WAY	2 MINS TO WOODLAKE NEIGHBORHOOD	3 MINS TO HWY 160	3 MINS TO LIGHT RAIL STOP	4 MINS TO INTERSTATE 80
4 MINS TO COSTCO / REI	6 MINS TO ARDEN MALL	6 MINS TO DOWNTOWN	10 MINS TO CAL EXPO	15 MINS TO CSUS





DEL PASO BOULEVARD

PBID

MANAGED DISTRICT

CLEAN & SAFE

SERVICES INCLUDED

ADVOCACY

AND ECONOMIC DEVELOPMENT

Located in North Sacramento, the Subject Properties sit along Del Paso Boulevard, one of the city's oldest commercial corridors and the historic spine of what was once the City of North Sacramento before its annexation in 1964. Originally developed as a streetcar suburb in the early 20th century, the area still reflects its traditional grid layout and urban development patterns. Del Paso Boulevard served as the primary business district and continues to hold that role today.

In recent years, the corridor has seen renewed interest from local entrepreneurs, non-profit organizations, and creative professionals drawn to its affordability, existing building stock, and accessible location. Artists and makers have established a presence through studios, galleries, and pop-up exhibitions, contributing to a growing identity rooted in art and culture.

The Subject Properties are located within the Del Paso Boulevard Partnership district,

a Property and Business Improvement District (PBID) that delivers enhanced services across more than 300 parcels. These include daily maintenance, private security, public art programming, and small business support. The Partnership's efforts have played a central role in reactivating the corridor and laying the groundwork for future development that builds on the area's history while supporting new investment.





SACRAMENTO

2,611,868
GREATER SAC POPULATION

#2
IN U.S. FOR INCLUSION

4
MAJOR UNIVERSITIES

SURROUNDED BY CITYWIDE MOMENTUM AND LONG-TERM URBAN REINVESTMENT

North Sacramento offers direct access to the city's most transformative projects and economic engines. Just minutes from the Central City grid, the neighborhood benefits from proximity to the State Capitol, Sacramento's growing life sciences cluster, and the city's expanding entertainment, transit, and residential base.

Ongoing development in Downtown and the nearby Railyards continues to push growth

northward. The 244-acre Railyards project, one of the largest urban infill developments in the country, is bringing thousands of new residential units, a Kaiser medical campus, retail, and the proposed new home of Sacramento Republic FC. That momentum is reinforced by the growth of nearby neighborhoods like the River District, East Sacramento, and the Richards Boulevard corridor, where new housing, hotel, and office

projects are redefining the urban edge.

North Sacramento's location offers unique positioning: close enough to benefit from citywide investment, yet still priced for opportunity. With access to light rail, Highway 160, and key employment centers, this area is increasingly on the radar for developers, entrepreneurs, and organizations looking for scalable space just outside the city core.



SACRAMENTO 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 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:

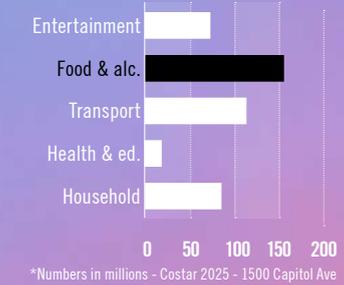
69%

GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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

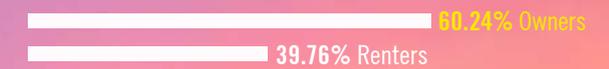
GSEC 2025
Applied Geographic Solutions 2024

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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