



TURTON
COMMERCIAL REAL ESTATE

Cabana Townhomes

Entitled 16 townhome infill development project in
Sacramento's Pocket-Greenhaven neighborhood for Sale

AI RENDERING: BUILDING DESIGN
SUBJECT TO CHANGE



RIVERSIDE BLVD: OVER 43,400 CARS/DAY



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The Opportunity

± 0.81	± 35,391	\$2,650,000	\$75	R-3
ACRE	SF	PURCHASE PRICE	PSF	ZONING

ENTITLED 16 “FOR SALE” TOWNHOMES IN POCKET-GREENHAVEN NEAR THE RIVER

Cabana Townhomes (the “Project”) is a fully entitled residential development in the heart of Sacramento’s storied Pocket-Greenhaven neighborhood. The Project is comprised of sixteen for-sale single-family residences, ranging from 1,652-1,674 square feet, and thoughtfully designed with modern layouts, rooftop terraces, and community-oriented streetscapes.

The Pocket-Greenhaven community is celebrated for its family-friendly character, inclusivity, top-tier public schools, and abundant natural amenities. For decades, demand for ownership housing in the neighborhood has consistently outpaced supply, making this project both timely and

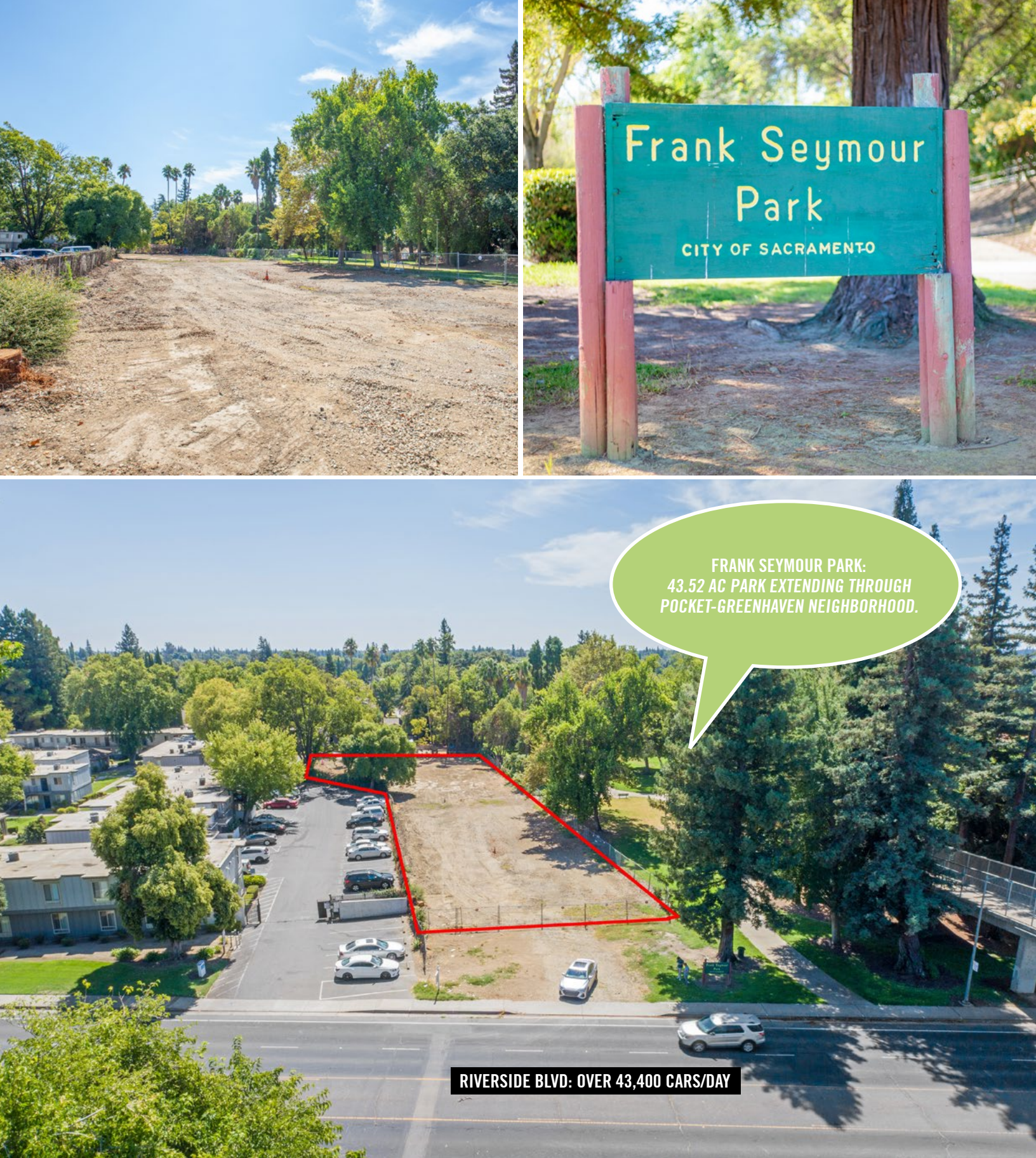
highly desirable.

Adding to its unique appeal is the nostalgia of the original Cabana Club, a private swimming club and neighborhood landmark, and the site’s reactivation as Cabana Townhomes is expected to resonate warmly with the immediate residents and larger community stakeholders. The project provides both a connection to the past and a gateway to future growth, allowing young families, professionals, and retirees the opportunity to own in a highly constrained neighborhood and market.

With these strengths—statewide housing shortages, an exceptional location, and enduring neighborhood desirability—

Cabana Townhomes positions itself as a rare opportunity for a developer-builder to achieve top-of-market unit pricing on premium single-family townhomes.

Cabana Townhomes represents a near shovel-ready, infill ownership housing opportunity in one of Sacramento’s most supply-constrained submarkets. The entitlements will secure 16 fee-simple lots, each with private garage parking, rooftop deck, and modern architectural finishes. With site plan approvals, unit footprints, and design parameters fully established, a builder can move directly into final construction drawings, break ground, and move towards delivery.



FRANK SEYMOUR PARK:
43.52 AC PARK EXTENDING THROUGH
POCKET-GREENHAVEN NEIGHBORHOOD.

RIVERSIDE BLVD: OVER 43,400 CARS/DAY

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Property Details

Address: 6207 Riverside Boulevard
Sacramento, CA 95831
APN: 030-0361-002-0000

PRICING DETAILS:

Purchase Price: \$2,650,000
Price Per SF: \$75.00

EXISTING INFRASTRUCTURE:

Curbs/Gutters/Sidewalks:

Offsite: YES
Onsite: NO
Electricity: NO
Gas: NO
Water/Sewer: NO
Storm Drain: NO

UTILITY PROVIDER DETAILS:

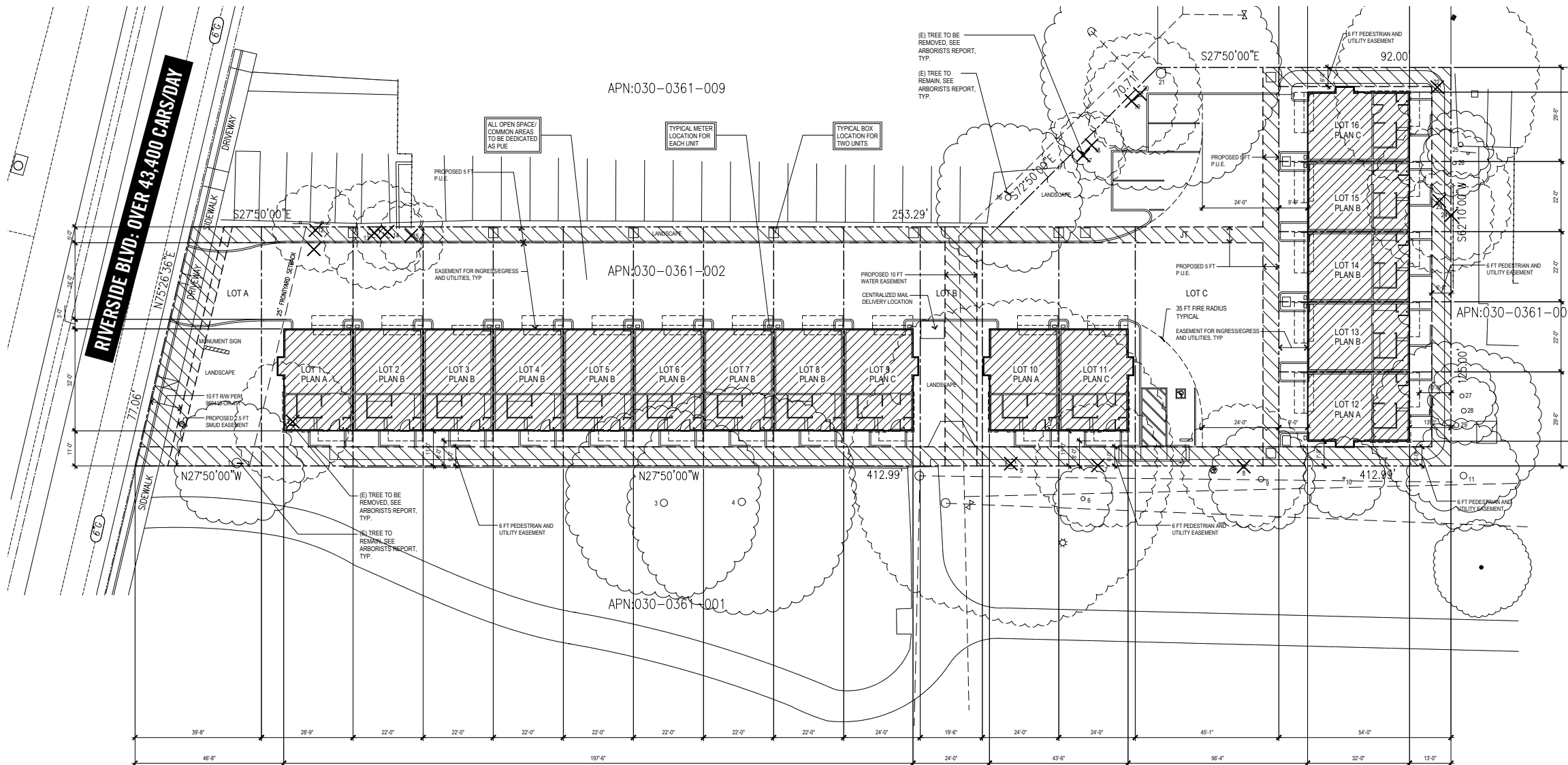
Electricity: SMUD
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: City of Sacramento

SEISMIC/FLOOD:

Fault Zone: N/A (per State of California Dept. of Conservation)
Flood Zone: Zone X (FEMA Map 06067C0170H, effective on 8/16/2012)

- **PREMIUM PRICING EXPECTED:** Based on the neighborhood's historic undersupply of ownership housing, top-of-market unit pricing is achievable.
- **ENTITLEMENT ADVANTAGE:** Fully entitled status significantly reduces timeline risk.
- **MARKET DRIVERS:** Pocket-Greenhaven's family-friendly reputation, proximity to the Sacramento River, and strong school district support high absorption rates.

Site Plan



THE PROJECT IN A NUTSHELL

Project Type:	16 for-sale single family residences (townhomes)
Entitlement Status:	Fully entitled
Site Area:	± 35,391 SF (0.81 acres)
Total Units:	16
Unit Plans:	Plan A (3 units): 1,652 SF + 475 SF garage Plan B (10 units): 1,674 SF + 475 SF garage Plan C (3 units): 1,674 SF + 475 SF garage
Total Habitable SF:	± 26,960 SF
Additional Parking:	21 surface spaces (4 standard visitor, 1 accessible, 16 garage spaces=37 total)
Lot Coverage:	± 30%
Building Height:	± 36' (3 stories + rooftop decks)
Open Space:	Private rooftop: ± 206 SF per unit Balconies: ± 172 SF per unit
Community Amenities:	Monument sign, centralized mail delivery, landscaped frontage along Riverside Blvd

Project Overview



AI RENDERING: BUILDING DESIGN
SUBJECT TO CHANGE

ENTITLEMENTS & SITE

- Fully entitled project for 16 for-sale single family residences on APN 030-0361-002.
- Site area: $\pm$ 35,391 SF (0.81 acres)
- Lot coverage: approx. 30% with centralized open space and landscape buffers.
- Vehicular access via 24' drive aisle with adequate fire turn radius (35').
- Project includes common area landscaping, monument signage, and centralized mail delivery.
- All utilities, ingress/egress, and pedestrian easements have been integrated into the approved plan.

UNIT MIX & FLOOR PLANS

- Three plan types (A, B, C):
 - Plan A (3 units): $\pm$ 1,652 SF habitable + 475 SF garage; rooftop terrace $\pm$ 206 SF; balcony $\pm$ 172 SF.
 - Plan B (10 units): $\pm$ 1,674 SF habitable + 475 SF garage; rooftop terrace $\pm$ 206 SF; balcony $\pm$ 172 SF.
 - Plan C (3 units): $\pm$ 1,674 SF habitable + 475 SF garage; rooftop terrace $\pm$ 206 SF; balcony $\pm$ 172 SF.
- Total habitable square footage: approx. 26,960 SF.
- Private 2-car garages provided for each unit, plus visitor and accessible surface spaces (37 total parking stalls including garages).

ARCHITECTURE & DESIGN FEATURES

- Building height: up to $\pm$ 36' with parapet; 3 stories plus rooftop deck.
- Exterior materials: cement plaster (SW Panda White), vertical wood siding (SW Balanced Beige), corrugated metal panels (SW Argos), sectional metal garage doors (SW Moth Wing), and metal awnings/sunshades in accent colors (SW Commodore & SW Blackberry).
- Roof terraces provide private outdoor living and views.
- Architectural elevations include modern flat-roof design, metal railings, and shade structures.

INFRASTRUCTURE & SITE IMPROVEMENTS

- Dedicated water easements and SMUD utility easements incorporated.
- Landscape plan (Fuhrman Leamy Land Group) includes preservation of select existing trees and new plantings to screen parking and soften building frontages.
- Centralized pedestrian circulation and 6' sidewalk easements integrated across the site.



Pocket / Greenhaven



± 45,700
RESIDENTS



\$96,509
MEDIAN HOUSEHOLD INCOME



\$627,099
MEDIAN HOME VALUE

QUICK & EASY ACCESS TO MIDTOWN AND DOWNTOWN SACRAMENTO

CITY OF SACRAMENTO
POINT2HOMES + ZILLOW

The well-established neighborhoods of Pocket/Greenhaven, offers a unique blend of suburban comfort and city convenience, with Delta Shores Shopping complex being a 5-minute drive away and Midtown being a short 15-minute drive away. The residents enjoy easy access to the city's thriving cultural scene, including the Golden 1 Center, Downtown Commons, and a variety of entertainment venues such as the new

Channel24 music venue. The availability of numerous coffee shops, restaurants, bars, and cafes further enhances the area's appeal. Fun fact: residents can spot the Sacramento King's purple beam from their door steps!

Pocket/Greenhaven residents enjoy a laid-back, family-friendly, and community-oriented lifestyle. There are a variety of recreational options, such as access to

parks and the Sacramento River, sports facilities, and the nearby Garcia Bend Park, which is popular for hiking, tennis and pickleball, and fishing.

As the demand for housing in Sacramento continues to rise, particularly in desirable neighborhoods like Pocket and Greenhaven, the opportunity to develop fully entitled land in these untapped areas presents a rare and valuable investment.

WHY THE DEMAND FOR NEW HOUSING IS VALUABLE



4.0% AVERAGE VACANCY RATE



0 UNITS UNDER CONSTRUCTION



223 VACANT UNITS OUT OF 5,567 EXISTING UNITS



BORDERED BY THE SACRAMENTO RIVER AND I-5

Due to its bounded geography flanked by the Sacramento River to the west and I-5 to the east, Pocket/Greenhaven faces significant supply constraints, intensifying competition for existing apartments/homes. In addition to the geographic limitation, there is a lack of developable land, making the neighborhood effectively "built out." This positions 6207 Riverside Blvd to be highly valuable!

MULTIFAMILY: COSTAR 2025





Nearby Amenities

SITUATED ON THE NORTH END OF POCKET/GREENHAVEN, CABANA TOWNHOMES AT 6027 RIVERSIDE BOULEVARD IS NEAR MANY AMENITIES THAT FUTURE RESIDENTS AND VISITORS CAN ENJOY (NOT ALL ARE MENTIONED HERE):

Banzai Sushi	Edokko	(Frisbee Golf & Skate Park)	Round Table Pizza
Baskin-Robbins	Elk's Lodge	Le Crossaint Factory	Sacramento Bike Trail
Bel Air	Frank Seymour Park	Little Cafe	Sai Varee Thai
Big 5	Giovanni's Pizza	L&L	SF Market
Boba Meet Up	Golden 1 Credit Union	Manley's Donuts	Subway
Bodega Kitchen & Cocktails	Goodwill	Mountain Mike's Pizza	Superior Pet Grooming
Brookfield Private School	Greenhaven Hardware	Neighborhood Bike Shop	Starbucks
Cacio	Grocery Outlet	New China	Taco Bell
Caffe Latte	Greenhaven Hardware	New York Pizza	The Trap
Chopsticks Express	Homeros Mexican Food	Nugget Markets	USPS
City of Trees Animal Hospital	Hop Junction	Papa Murphy's	Vientos Mexican Grill
CVS	Incredible Pets	Poke Ichii	Vista Veterinary Specialists
Dim Dim Food	In-Shape Family Fitness	QTea Boba	Walgreens
Dollar Tree	John F. Kennedy High School	Ramen House Tenjin	NY Pizza
Dumpling Yo!	Joseph Reichmuth Park	Robbie Waters Library	24 Hour Fitness



