

FOR SALE

**817 + 829 - 849  
JEFFERSON BLVD**

WEST SACRAMENTO, CA

VALUE-ADD RETAIL INVESTMENT OR DEVELOPMENT SITE





# TURTON

COMMERCIAL REAL ESTATE

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# THE OFFERING

-  2 RETAIL ASSETS FOR SALE
-  81,509 SF TOTAL LAND
-  25,380 SF TOTAL BUILDINGS

## A DUAL OFFERING

817 Jefferson Boulevard and 829–849 Jefferson Boulevard present a rare opportunity to acquire two prominent retail assets in the heart of West Sacramento's Central Business District (CBD). Together, the sites total 81,509 square feet of land, strategically positioned at the corner of Jefferson Boulevard and Merkley Avenue, one of the city's primary commercial corridors, just south of West Capitol Avenue. The properties can be purchased individually or as a portfolio, offering flexibility for investors and developers. [Income today, growth tomorrow.](#)

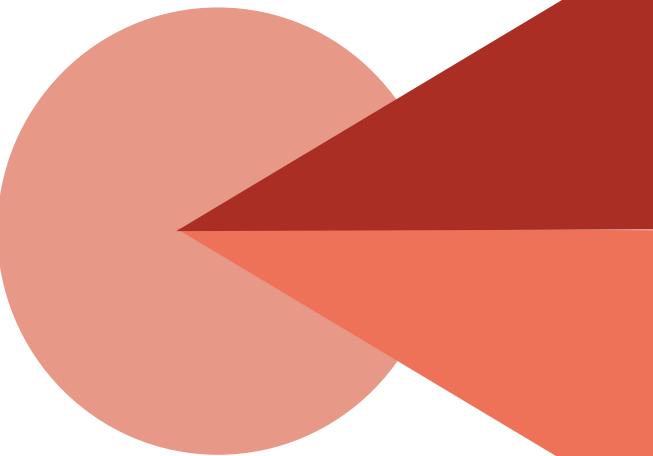
## STRATEGIC LOCATION & ADJACENCY

The sites sit just blocks from The Bridge District, one of the region's most transformative mixed-use waterfront neighborhoods, and are minutes from Sutter Health Park, home of the Sacramento River Cats and a hub for year-round events. With direct access to the Tower Bridge, the properties are also seamlessly connected to Downtown Sacramento, DOCO, and Golden 1 Center, creating a highly desirable location for both existing retail tenants and future mixed-use development.





1 THE OFFERING  
JEFFERSON BLVD PORTFOLIO



817 JEFFERSON BLVD - \$2.67M   
829-849 JEFFERSON BLVD - \$4.8M   
TOTAL PURCHASE PRICE - \$7.47M 



## VALUE-ADD RETAIL INVESTMENT POTENTIAL

- Existing rents provide immediate income with significant upside through vacancy lease-up and rent adjustments
- Positioned to capture long-term value from the growth of West Sac's Washington District, Bridge District, and Downtown Sacramento
- Tenants benefit from strong visibility, high traffic counts, and proximity to major arterials and freeways

## REDEVELOPMENT & MIXED-USE POTENTIAL

- CBD zoning supports a wide range of commercial and vertical mixed-use development
- With allowable density at 20 to 60 dwelling units per acre, the sites can support a large-scale project with multifamily, retail, or mixed-use components
- Combined, the properties total  $\pm 81,509$  SF of land, equating to development potential of  $\pm 240,000$  SF
- Surrounded by ongoing development momentum, the sites are ideally positioned for mid-to-long-term redevelopment

Whether held as value-add retail assets with stable income and clear leasing upside, or as covered land plays primed for redevelopment, 817 Jefferson Boulevard and 829–849 Jefferson Boulevard offer an unmatched opportunity in the fast-growing West Sacramento market. Seller will sign a 5 year lease at close on 817 Jefferson for \$1.78/SF/Mo NNN.

## 817 JEFFERSON BOULEVARD - VALUE-ADD RETAIL

APNs:	067-310-018
City:	West Sacramento, Yolo County
Zoning:	CBD
Parcel Size:	$\pm 25,234$ SF / $\pm 0.58$ acres
Building Size:	$\pm 8,200$ SF
Price:	\$2,670,000
Price Per Building SF:	\$325.61
Price Per Land SF:	\$105.81
Cap Rate:	7.0%
NOI:	\$186,960 (inclusive of a 5.0% vacancy reserve)
Allowable Residential Density:	20 to 60 DU/acre
Tenancy:	Single-tenant retail building currently occupied by Liberty Safe
Investment Story:	Seller will sign a 5 year lease at close on JUST this building \$1.78/SF/Mo NNN
Highlights:	Prime visibility on Jefferson Blvd, within minutes of Downtown Sacramento and the Port of West Sacramento

## 829-849 JEFFERSON BOULEVARD - MULTI-TENANT CENTER

APNs:	067-310-018 (829-845 Jefferson Boulevard) 067-310-019 (849 Jefferson Boulevard)
City:	West Sacramento, Yolo County
Zoning:	CBD
Parcel Size:	$\pm 40,075$ SF / $\pm 0.92$ acres (829-845 Jefferson Boulevard) <u><math>\pm 16,200</math> SF / <math>\pm 0.37</math> acres (849 Jefferson Boulevard)</u> <b><math>\pm 56,275</math> SF / <math>\pm 1.29</math> acres</b>
Total Parcel Size	
Building Size:	$\pm 11,280$ SF (829-845 Jefferson Boulevard) $\pm 5,900$ SF (849 Jefferson Boulevard)
Total Building Size:	<b><math>\pm 17,180</math> SF</b>
Price:	\$4,800,000
Price Per Building SF:	\$279.39
Price Per Land SF:	\$85.30
Allowable Residential Density:	20 to 60 DU/acre
Tenancy:	Multi-tenant center with mix of restaurants, retail, and service tenants, including La Bou & Liberty Safe
Vacancy:	Two retail spaces currently vacant ( $\pm 3,915$ SF and $\pm 3,000$ SF), providing lease-up upside
Highlights:	Value-add opportunity through increased occupancy, re-tenanting, and rent growth

## PORTFOLIO SALE

Total Purchase Price:	\$7,470,000
Total Building Size:	$\pm 25,380$ SF
Price Per Building SF:	\$294.33
Total Land Area:	$\pm 81,509$ SF / $\pm 1.87$ acres
Price Per Land SF:	\$91.65



## UTILITY DETAILS

Electricity:	PG&E
Gas:	PG&E
Water/Sewer:	City of West Sacramento and Sacramento Area Sewer District
Trash:	Waste Management

## SEISMIC / FLOOD

Fault Zone:	N/A
FEMA Map:	0607280005B

## NEIGHBORING USES

North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial



# ECONOMICS

## 817 JEFFERSON BLVD - INVESTMENT PRO FORMA

### SCHEDULED REVENUE

Unit	Tenant	Size (SF)	Base Rent Per SF (NNN)	Monthly Base Rent (NNN)	Annual Base Rent (NNN)
817	Vacant	6,200	\$2.00	\$12,400.00	\$148,800.00
817 Mezz	Vacant	2,000	\$1.50	\$3,000.00	\$36,000.00
<b>Totals</b>		<b>8,200</b>		<b>\$15,400.00</b>	<b>\$184,800.00</b>
<b>w/ 5% Vacancy Reserve</b>					
					<b>\$175,560.00</b>

### FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 7.00%	\$2,508,000.00
Value at 7.50%	\$2,340,800.00
<b>Avg. Value 7.25%</b>	<b>\$2,421,517.24</b>

### TENANT IMPROVEMENT EXPENSES

Unit	Size (SF)	Amount Per SF	Amount
817	6,200	\$7.50	\$46,500
817 Mezz	2,000	\$7.50	\$15,000
<b>Subtotal</b>			<b>\$61,500</b>

### FREE RENT + DOWNTIME EXPENSES

Unit	Size (SF)	Downtime (Months)	Free Rent (Months)	Base Rent Per SF (NNN)	Amount
817	6,200	9	4	\$2.00	\$161,200
817 Mezz	2,000	9	4	\$1.50	\$39,000
<b>Subtotal</b>					<b>\$200,200</b>

### LEASING COMMISSIONS

Unit	Size (SF)	Term (Months)	Total Commission %	Avg. Base Rent Per SF (NNN)	Amount
817	6,200	60	6.00%	\$2.19	\$48,779
817 Mezz	2,000	60	6.00%	\$1.64	\$11,801
<b>Subtotal</b>					<b>\$60,581</b>

### 2025 AS-IS VALUE

	Value
Value Less Lease-Up Expenses	\$2,099,236.46
Less Investor Opportunity Cost	\$251,908.37
<b>2025 As-Is Value</b>	<b>\$1,847,328.08</b>

## 829-849 JEFFERSON BLVD - INVESTMENT PRO FORMA

### SCHEDULED REVENUE

Unit	Tenant	Size (SF)	Base Rent Per SF (NNN)	Monthly Base Rent (NNN)	Annual Base Rent (NNN)
821	Dr. Archana Wakode DDS	1,680	\$1.96	\$3,296.00	\$39,552.00
825	Little Caesars Pizza	1,680	\$1.67	\$2,805.60	\$33,667.20
827	Boost Mobile	1,240	\$1.21	\$1,500.00	\$18,000.00
829	Peace Cuisine	1,360	\$1.49	\$2,021.55	\$24,258.60
837	Engstrom Properties	1,405	\$1.75	\$2,458.75	\$29,505.00
845	<i>Vacant</i>	3,915	\$2.00	\$7,830.00	\$93,960.00
849-101	<i>Vacant</i>	3,000	\$3.00	\$9,000.00	\$108,000.00
849-102	H&R Block	1,700	\$2.44	\$4,155.00	\$49,860.00
849-103	Havey's Barber Shop	600	\$2.73	\$1,638.32	\$19,659.84
849-104	Nisha's Sarees	600	\$2.13	\$1,275.00	\$15,300.00
<b>Totals</b>		<b>17,180</b>		<b>\$35,980.22</b>	<b>\$431,762.64</b>
<b>w/ 5% Vacancy Reserve</b>					
					<b>\$410,174.51</b>

### FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 6.75%	\$6,076,659.38
Value at 7.25%	\$5,657,579.42
<b>Avg. Value 7.00%</b>	<b>\$5,859,635.83</b>

### TENANT IMPROVEMENT EXPENSES

Unit	Size (SF)	Amount Per SF	Amount
845	3,915	\$20	\$78,300
849-101	3,000	\$35	\$105,000
<b>Subtotal</b>			<b>\$183,300</b>

### FREE RENT + DOWNTIME EXPENSES

Unit	Size (SF)	Downtime (Months)	Free Rent (Months)	Base Rent Per SF (NNN)	Amount
845	3,915	4	4	\$2.00	\$62,640
849-101	3,000	4	6	\$3.00	\$90,000
<b>Subtotal</b>					<b>\$152,640</b>

### LEASING COMMISSIONS

Unit	Size (SF)	Term (Months)	Total Commission %	Avg. Base Rent Per SF (NNN)	Amount
845	3,915	60	6.00%	\$2.19	\$30,802
849-101	3,000	60	6.00%	\$3.28	\$35,404
<b>Subtotal</b>					<b>\$66,206</b>

### 2025 AS-IS VALUE

	Value
Value Less Lease-Up Expenses	\$5,457,489.69
Less Investor Opportunity Cost	\$654,898.76
<b>2025 As-Is Value</b>	<b>\$4,802,590.92</b>

# DEVELOPMENT POTENTIAL

 CBD ZONING

 20 TO 60 DWELLING UNITS/ACRE

The properties at 817, 829–845, and 849 Jefferson Boulevard represent a rare and highly strategic development opportunity in the heart of West Sacramento. Together, the three parcels total 81,509 square feet of land and are zoned CBD (Central Business District), offering a wide range of potential commercial, mixed-use, and residential development pathways. The CBD zoning is specifically designed to encourage dense, pedestrian-oriented projects that foster a vibrant, downtown-style environment. This flexibility provides developers the ability to pursue a transformative project that can capitalize on the rapid growth and evolution of West Sacramento's urban core.

Positioned prominently at the corner of Jefferson Boulevard and Merkley Avenue,

the site enjoys outstanding visibility and accessibility. Jefferson Boulevard is one of the city's primary north–south corridors, carrying strong daily traffic counts and connecting directly to Sowntown Sacramento via the Tower Bridge Gateway. This prime frontage ensures a future development will benefit from both local neighborhood traffic and regional connectivity, making it an ideal location for retailers, restaurants, and service-oriented tenants seeking maximum exposure.

In addition to its zoning and location, the property benefits from being situated within a growing district of West Sacramento that has seen significant public and private investment. The proximity to civic uses, established neighborhoods, and the city's

broader downtown revitalization efforts makes the site a logical anchor point for a mixed-use project. With nearly two acres of contiguous land on a highly visible corner, the property can accommodate a range of potential configurations—whether that be ground-floor retail with residential or office above, hospitality uses, or a large-format commercial concept.

Overall, this portfolio provides a developer with the rare combination of scale, zoning flexibility, and prime corner positioning in West Sacramento's core. With strong fundamentals, high visibility, and access to the Sacramento region's growing population base, these parcels are well positioned to support a catalytic project that can help define the next chapter of the city's growth.



## DEVELOPMENT HIGHLIGHTS

### TOTAL SITE SIZE:

81,509 SF (approx. 1.87 acres across three contiguous parcels)

### ZONING:

CBD – Central Business District, allowing for a wide range of commercial, residential, and mixed-use development.

### CORNER LOCATION:

Prominent intersection at Jefferson Boulevard & Merkley Avenue, one of West Sacramento's busiest corridors.

### VISIBILITY & ACCESS:

High-traffic frontage along Jefferson Boulevard with direct connectivity to Downtown Sacramento via Tower Bridge Gateway.

### ALLOWABLE DENSITY:

20 to 60 dwelling units per acre.

### NEARBY AMENITIES:

Close to civic facilities, established neighborhoods, shopping centers, and regional employment hubs.

### URBAN CORE GROWTH:

Within West Sacramento's evolving downtown district, which has benefited from major public and private investment in recent years.

### CONTIGUOUS LAND ASSEMBLAGE:

Rare nearly 2-acre block in the city center, suitable for a catalytic project.

### FLEXIBLE DEVELOPMENT POTENTIAL:

- Ground-floor retail/restaurant opportunities with residential or office above
- Hospitality or large-format commercial uses
- Mixed-use urban infill project supporting West Sacramento's long-term growth vision

# THE LOCATION

-  LOCATED IN WEST SACRAMENTO
-  PATH OF DEVELOPMENT
-  2 MINS TO DOWNTOWN

Located in Yolo County, the City of West Sacramento has emerged as one of the most forward-looking municipalities in Northern California. Once known primarily for its industrial and port activity, the city has undergone a major transformation over the past two decades. Focused investment along the riverfront, particularly within the Washington and Bridge Districts, has redefined the city's identity and positioned it as a central player in the region's urban development narrative.

Under longtime mayor Christopher Cabaldon, who served from 1998 to 2020, West Sacramento built a national

reputation for progressive city-building, public-private partnerships, and waterfront revitalization. That legacy continues today through strategic infrastructure upgrades, new housing, and a wave of mixed-use development along the Sacramento River. The result is a rare blend of livability, urban potential, and relative affordability—drawing interest from developers, employers, and residents seeking walkable, connected communities.

The site's location, just across the Tower Bridge from Downtown Sacramento, offers seamless access to some of the region's most prominent destinations. With-

in minutes are Golden 1 Center, Old Sacramento Waterfront, and the expanding Sacramento Railyards, one of the largest urban infill projects in the country. The area is also home to the California State Capitol, the SAFE Credit Union Convention Center, and the SAFE Credit Union Performing Arts Center, reinforcing the city's importance as the political, cultural, and entertainment heart of the region. As Sacramento's urban core continues to grow, West Sacramento has become a natural extension of that momentum, offering room to build, riverfront visibility, and immediate regional connectivity.



## STRATEGIC LOCATION IN WEST SACRAMENTO



## NEARBY AMENITIES

Food & Beverage:			
Aloha Poke and Ramen	Hula Hawaiian BBQ	The Midway Bar and Grill	Supercuts
Altos Cantina, Inc.	Jackrabbit Brewing	Thick Vatos and Tacos	Sutter Health Walk-In Clinic
Baker Family Wines	Jamba Juice	Tsuki Sushi	Verizon Wireless
Big Kahuna Frozen Yogurt	Oishii Teriyaki	Vince's Bar & Restaurant	Wells Fargo Bank <sup>4</sup>
Bike Dog Brewing	Oscar's Very Mexican Food	West Sac Bread Co.	West Sacramento Urgent Care
Burgers and Brew	Panda Express	West Sac Sports Bar & Grill	Yolo Federal Credit Union
Chando's Tacos	Pooja Indian Grill	<b>Service:</b>	
Chuyita	Roco Taproom	Akasha Yoga	
Cold Stone	Round Table Pizza	Anytime Fitness	<b>Entertainment:</b>
Crumbl Cookie	Savoury	Bank of America	Sutter Health Park
Drake's @ The Barn	Starbucks	FedEx Office Print & Ship Center	Golden1 Center
East Side Chef	Streets of London Pub	Metro PCS	<b>Hospitality:</b>
Franquette	Subway	OneMain Financial	Hampton Inn & Suites West Sac
		SAFE Credit Union	Home2 Suites by Hilton

	Retail:
	CVS Pharmacy
	Dollar Tree
	GNC
	HumanScale
	IKEA West Sacramento
	Lowe's
	Nugget Markets
	Perfect Union
	Rivian
	Roco Wine and Spirits
	Smile Business Products
	Target
	Walmart





-  1,097 APTS IN WASHINGTON DIST.
-  1,098 APTS IN BRIDGE DISTRICT
-  1,003 UNITS PROPOSED (BOTH MARKETS)

## RIDE THE WAVE OF NEARBY RIVERFRONT DEVELOPMENT

The nearby Washington District and The Bridge District are at the center of West Sacramento's transformation; two adjacent riverfront neighborhoods shaped by more than a decade of public and private investment. Historically industrial, both districts have evolved into high-density, mixed-use communities supported by major infrastructure improvements and thoughtful planning.

In 2019, the City of West Sacramento completed the Washington District Sustainable Community Infrastructure Project (WDSCIP), a \$5.7 million initiative that upgraded water, sewer, and storm drain systems, improved sidewalks and bike lanes, underground utilities,

and prepared key corridors for future streetcar service. Funded by the California Strategic Growth Council, the Active Transportation Program, and local match dollars, these upgrades have paved the way for projects in the district, increasing the vibrancy and attractability in West Sacramento as a whole.

Positioned within close proximity of both districts, the site is surrounded by growing residential density, civic amenities, and a built-in framework for future development.

To the northeast, the Bridge District has become a model for contemporary infill. Since the early 2010s, Fulcrum Property has led development with projects like The Block, West, and

Garden Park, collectively delivering over 500 new residential units. These communities emphasize thoughtful architecture, public space, and connectivity, with retail and hospitality uses phased in to support long-term activation.

Together, the Washington and Bridge Districts reflect a shared vision for the future of West Sacramento, where strategic investment, design-forward development, and riverfront access converge. The Jefferson Blvd Portfolio presents a rare chance to capitalize on West Sacramento's momentum, delivering housing or mixed-use in one of the city's most burgeoning areas.



## WEST SACRAMENTO'S WATERFRONT DEVELOPMENT PROJECTS



**The Block - 52 Units** (Completed)  
52 unit apartment building with a communal rooftop shared space. This building also includes ground-floor retail.



**The Foundry - 69 units** (Completed)  
Home to 69 modern residences. Woven into the design are communal bocce courts, an edible landscape, outdoor decks and 59 parking spaces.



**Park Moderns - 32 Single Family Homes** (Completed)  
These 32 single-family homes surround Garden Park to create the sense of an outdoor room. Development was designed with California Urban Core living in mind.



**Kind West - 156 Units** (Completed)  
Two identical three-story buildings. Each building consists of 78 units for a total of 156 housing apartments for rent. Affordable by design without income restrictions.



**980 Central - 55 Units** (Completed)  
Architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes. Offers its tenants a beautiful semi-private courtyard and communal fireplace.



**The Barn** (Completed)  
Designed by Dutch designer Jerry van Eyck and his urban design and landscape architecture firm !Melk, The Barn provides 9,100 SF under canopy shade while patrons enjoy craft drinks by Drake's Brewing.



**Edge - 67 Units** (Completed)  
Edge is the latest addition to the neighborhood with 67 units that hugs a communal backyard space with seating and barbecues.



**Habitat Apartments - 96 Units** (Underway)  
The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk.



**CalSTRS Tower** (Completed)  
275,000 SF expansion of the CA State Teachers' Retirement System headquarters connected to the 15-year-old headquarters by a skybridge called The Link.



**Four40 West Single Family Homes** (Completed)  
106 home sites, the tri-level single-family homes offer a fresh take on modern living. Includes luxurious pool lounge, outdoor kitchen, fire pit, and



**BioSpace - Life Science Campus** (Underway)  
A 1,400,000 SF mixed-use development that will anchor the Sacramento Region's Life Science initiatives.



**River One - 95 Units** (Proposed)  
River One will feature two seven-story buildings: a 193-room hotel, a 57-room condo tower overlooking the Sacramento River and a five-story building with 95 apartment units.



**I Street Bridge Replacement** (Proposed)  
Bridge upstream of the existing I St Bridge. Will provide a new connection across the River between the Railyards and Washington Neighborhood planned developments.





- 53,100 EMPLOYEES
- 8,500 RESIDENTS
- 5.3M OUT OF MARKET VISITORS

## TAP INTO DOWNTOWN'S RENEWED ENERGY

Just across the Tower Bridge, Downtown Sacramento functions as the economic and civic heart of the region. Home to more than 53,100 employees, the area hosts a concentration of state government offices, legal firms, professional services, and creative industries. The proximity to this employment base makes the the Jefferson Blvd Portfolio an attractive option for residents seeking housing near work—without sacrificing walkability or riverfront access.

Downtown also serves as the region's cultural and entertainment core. Major venues include

the Golden 1 Center, home to the Sacramento Kings and a year-round host for concerts and touring shows; the SAFE Credit Union Convention Center, which brings thousands of visitors for conferences and trade events; and the SAFE Credit Union Performing Arts Center, anchoring the city's performing arts scene with Broadway productions, ballet, and symphony performances.

Frequent public events, festivals, and markets activate the streets of the Old Sacramento Waterfront, Capitol Mall, and Downtown Commons (DOCO)—all within a short drive of

the subject properties. As Downtown continues to densify with residential towers and retail activation, West Sacramento offers nearby relief in the form of new housing, quieter streets, and a direct connection to the region's busiest urban destinations.

With unmatched access to jobs, culture, transit, and regional visibility, Downtown Sacramento provides a powerful amenity base that enhances the value and livability of the Washington District.





**4 THE LOCATION**  
JEFFERSON BLVD PORTFOLIO

## DOWNTOWN DEVELOPMENT PROJECTS



**The Frederic** (Completed)  
Eight-story project with 162 apartment units and 7,000 square feet of retail, plus parking.



**Sacramento Commons** (Completed)  
436 apartments in two mid-rise structures in a four-square block residential area.



**301 Capitol Mall** (Proposed)  
Shingle Springs Band of Miwok Indians introducing a proposal for the site first half of 2025.



**Hyatt Centric** (Completed)  
Conversion of former Hotel Marshall and construction of new 11-story building to create 173-room hotel and first-floor retail space.



**Railyards** (Underway / Proposed)  
Conversion of former Hotel Marshall and construction of new 11-story building to create 173-room hotel and first-floor retail space.



**The Digs** (Proposed)  
10,000 SF of commercial space, 25,000 of mini storage, 5,000 of creative office space and 1,100 hotel keys.



**Envoy** (Completed)  
153 new multi-family apartments, 102 parking stalls and 10,250 SF of retail space in a new 7-story building



**Sac County Courthouse** (Underway)  
Seventeen-story building to replace existing Sacramento County Courthouse a few blocks to the east.



**DGS Office Building** (Underway)  
20 stories and ± 838,000 SF will include office, assembly, parking, retail, and commercial food service space.

# SACRAMENTO COUNTY

 1.6 MILLION RESIDENTS  
 762,000 EMPLOYEES  
 4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets, combining the influence 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 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, Sacramento reached 1.6 million residents (Placer AI), reflecting a wave of professionals and families drawn to space, affordability, and access to opportunity.

That momentum is driving demand across multifamily, retail, and hospitality. Sacramento has become a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and activating the city's core. Major draws like Aftershock, Ironman, the

Farm-to-Fork Festival, and the California International Marathon bring hundreds of thousands of visitors annually.

Sacramento's food and creative scenes deepen its appeal. As the Farm-to-Fork Capital, the city has earned national recognition for fresh ingredients, a vibrant restaurant landscape, and strong local pride.

For developers, the Jefferson Blvd Portfolio presents a rare opportunity: a infill site in a growing metro with foot traffic, visibility, and demand for new places to live, stay, and gather.

Placer AI 2025



## 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
<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 Midsized 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

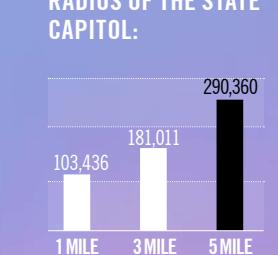
GSEC 2025  
Applied Geographic Solutions 2024

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

# 69%

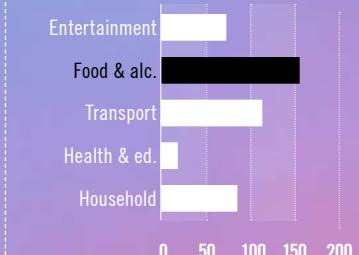
GSEC 2025  
Applied Geographic Solutions 2024

### 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

### 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

WALK  
SCORE:  
**98**  
Walker's  
Paradise

BIKE  
SCORE:  
**62**  
Biker's  
Paradise

TRANSIT  
SCORE:  
**96**  
Good  
Transit

walkscore.com

1500 Capitol

### SACRAMENTO OWNERS VS. RENTERS

60.24% Owners
39.76% 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

