2281 SIERRA BLVD

TURTON
COMMERCIAL REAL ESTATE

DEVELOPMENT SITE FOR SALE NEAR SIERRA OAKS NEIGHBORHOOD | SACRAMENTO, CA

PRICE REDUCED!

TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

KEN TURTON
PRESIDENT - *LIC. 01219637*
916.573.3300
KENTURTON@TURTONCRE.COM

JON LANG
SENIOR VICE PRESIDENT - *LIC. 01934934*
916.573.3302
JONLANG@TURTONCRE.COM

THE OPPORTUNITY

HIGH PROFILE DEVELOPMENT SITE

2.92 ACRE PARCEL

$1,650,000 - PRICE REDUCED!

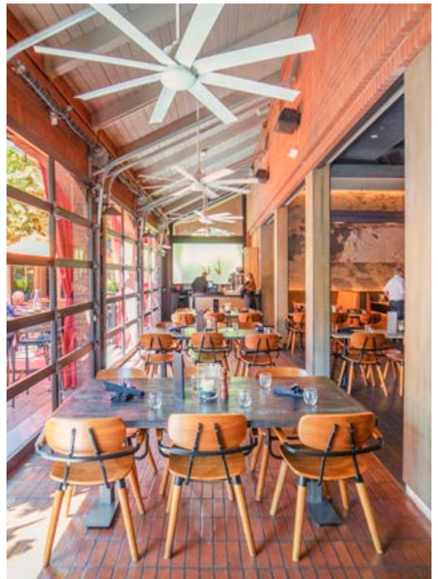
2281 Sierra Blvd (the "Subject Property") is a suburban development site measuring approximate 127,195 (2.92 acres) square feet located off Sierra Blvd in the Campus Commons/Sierra Oaks/Woodside neighborhood of Sacramento County.

The Subject Property is zoned RD-30 High Density Multifamily Residence which permits a maximum density of 30 dwelling units per acre under the Sacramento County Zoning Code. The zoning code permits by right a myriad of different housing and density options under this zoning including a duplex, single-family attached and detached houses, dense multifamily housing, residential care homes up to 20 patients, SROs, Fraternity and Sorority houses, and child & adult care centers.

The Subject Property features a two-story single-family residence with 7 bedrooms and 2 bathrooms that was constructed in 1962. The residence served as a fraternity house for many decades but has most recently been leased to and occupied by a group home for adults with disabilities. The existing lease expires in September 2026 with the tenant paying approximately $3,500 per month. We assume that the residence does not hold any historical significance or significant monetary value, thus it

SIERRA OAKS IS HOME TO HIGH-END RETAIL AND RESTAURANTS

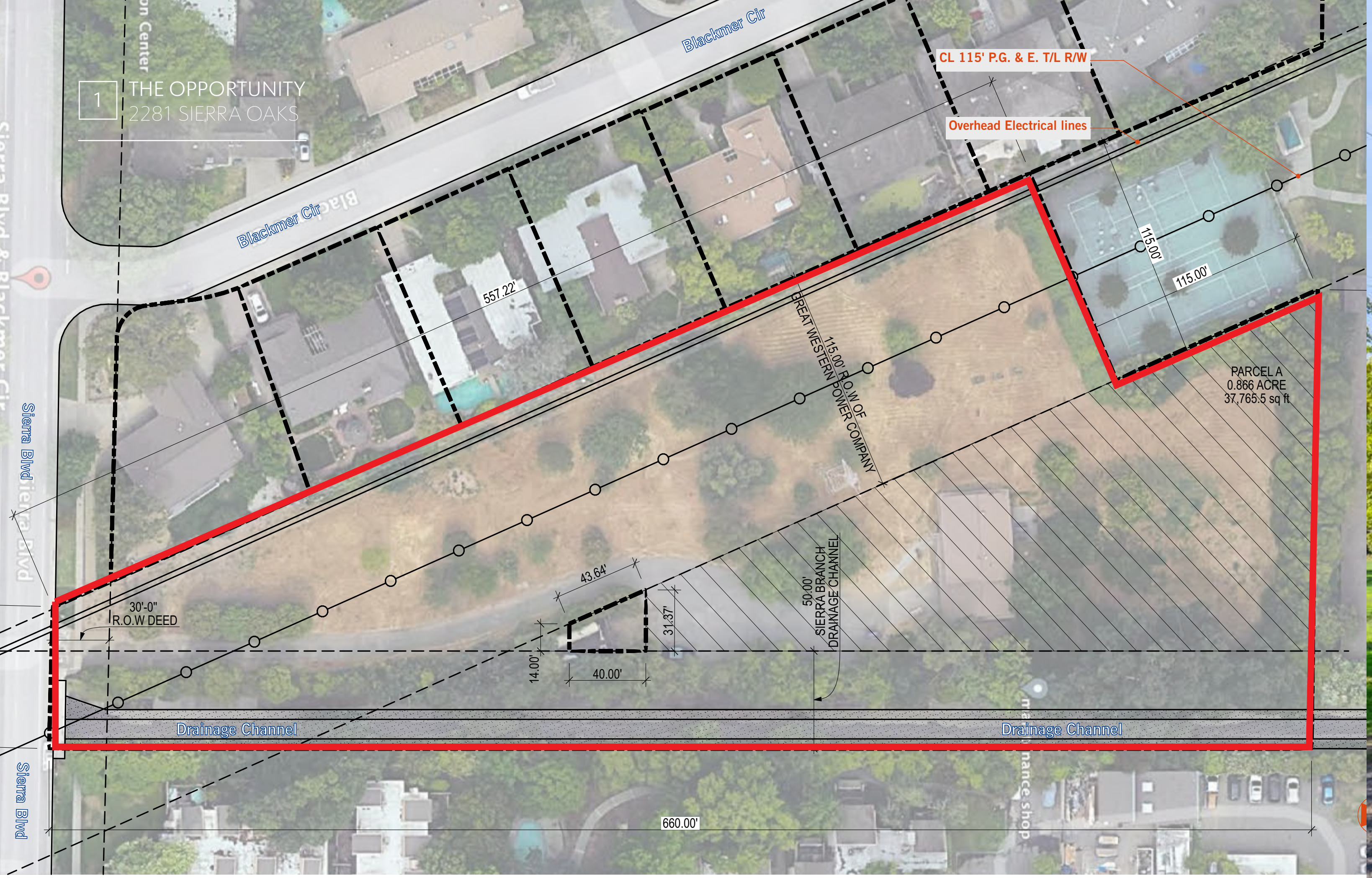
RD-30 HIGH DENSITY ZONING
INCOME THROUGH SEPT 2026
0.87 ACRE OF DEVELOPABLE LAND



could be demolished to make way for a new development on the site.

The Subject Property is encumbered by a utility easement by Great Western Power Company, with power lines and poles running nearly the entire north-south length of the Subject Property. The land beneath the powerlines cannot generally be developed although it can likely house common area amenities and parking facilities for the multifamily or commercial development. The developable land measures approximately 37,765.50 square feet (.87 acre) on the northeast corner of the Subject Property.

The Subject Property is bordered by residential uses on the east, west, and north sides of the site. There is a mix of residential and commercial uses to the south of the site, most notably the Shalom School and Mosaic Law Congregation. The intersection of Howe Ave and Sierra Blvd is approximately .25 miles west of the Subject Property and the high-visibility corner of Fair Oaks Blvd and Howe Ave is approximately .6 miles away. The Subject Property is surrounded by many amenities, easy access to freeways, and near the Sacramento central business district.



THE DETAILS

Address:	2281 Sierra Blvd, Sacramento, CA 95825
Submarket:	Campus Commons / Howe Corridor / Sierra Oaks
Price:	$1,650,000 - PRICE REDUCED!
Price per Square Foot:	$12.97
Total Land Size:	127,195 SF (2.92 AC)
Buildable Land Size:	37,765.50 SF (.87 AC)
Zoning:	RD-30 High Density Multifamily
Existing Income:	$3,500/month through 9/2026

THE LOCATION

$129,700 MEDIAN HH INCOME
$956,611 MEDIAN HOUSE VALUE

Sierra Oaks is one of Sacramento's most constrained submarkets, defined by long-term ownership, virtually no turnover, and nonexistent developable land. Originally established in 1929 with large lots, 50-foot setbacks, and generous spacing between homes, the neighborhood was intentionally planned to feel refined, open, and enduring—an identity that has held for nearly a century. Early Normandy and English Tudor residences attracted many of Sacramento's most prominent families, creating a legacy of stability and prestige. Located in the Woodside neighborhood and immediately adjacent to Sierra Oaks, 2281 Sierra Blvd is a rare development opportunity in an area where sites like this almost never become available.

The property's surroundings further elevate its appeal. The Pavilions offers some of the area's most recognizable dining and retail, including Piatti, Julius, and Williams-Sonoma, alongside boutique shops and café options that keep the center consistently active. Further down Fair Oaks Boulevard, Loehmann's Plaza delivers essential neighborhood services such as UPS and Save Mart, along with everyday dining like Smashburger and a mix of specialty retailers like GNC and Bah & Body Works. Together, these two centers form a well-established retail corridor that adds meaningful convenience and value to any redevelopment vision for 2281 Sierra Blvd.

Connectivity is another strategic advantage. From 2281 Sierra Blvd, East Sacramento and Midtown are minutes away, placing major employers, healthcare campuses, universities, and the region's strongest dining and cultural destinations within easy reach. Sacramento State sits just to the south, contributing a significant institutional presence and steady year-round activity. The site also benefits from direct access to Howe Avenue and Arden Way—two key arteries that connect quickly to Highway 50 and Interstate 80, offering efficient travel across the city and to surrounding suburbs. Arden Fair Mall, one of Sacramento's primary regional shopping destinations, is also a short drive away.

Altogether, this blend of historic character, unmatched neighborhood stability, premium retail adjacency, and exceptional regional access positions 2281 Sierra Blvd as a truly rare chance to create something meaningful in one of Sacramento's most established


UV
THE COURT


ARDEN FAIR MALL
CAL EXPO
HOWE 'BOUT ARDEN
THE PROPERTY
WOODSIDE NEIGHBORHOOD
SAVEMART
PETFOOD EXPRESS
JACK'S URBAN EATS
LEMON GRASS REST.
THAI HOUSE
BOUDIN SF
BENTO BOX
BATH & BODYWORKS
BANK OF THE WEST
MASSAGE ENVY
UPS
NOODLES & CO.
CHIPOTLE
NOAH'S BAGELS
FAIR OAKS BLVD – 25,213 CPD
SIERRA OAKS VISTA NEIGHBORHOOD
HOWE AVE – 52,388 CPD
SIERRA BLVD – 2,945 CPD
SAFEWAY
CAPITOL BEER
ZOCALO
BUCKHORN GRILL
RUTH'S CHRIS
WILLIAMS-SONOMA
HAMILTON'S JEWELERS
JULIUS
MADAME BUTTERFLY
CHICO'S
PIATTI
WILDWOOD KITCHEN
TALBOTS
PAVILIONS
LOEHMAN'S PLAZA
RIVER PARK NEIGHBORHOOD
RALEYS
CVS
STARBUCKS
SAFEWAY
ZOCALO
BUCKHORN GRILL
BENNETT'S
FAIR OAKS BLVD – 22,696 CPD
THE UV
US BANK
TOKYO FRO'S
STARBUCKS
CIRCLE-K
BOSTON MARKET
SUBWAY
MCDONALD'S
WELLS FARGO
MYAGI SUSHI
PEET'S COFFEE
BEYOND NAPA WINE
YO-YO YOGURT
BANK OF AMERICA
RIO DEL ORO RACQUET CLUB
SIERRA OAKS NEIGHBORHOOD
SAC STATE UNIV.
EAST SACRAMENTO
MIDTOWN
DOWNTOWN
CAMPUS COMMONS NEIGHBORHOOD

SACRAMENTO

Greater Sacramento

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

Sacramento is increasingly recognized as one of California's most promising growth markets, combining the advantages 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 a shopping and dining destination in its own right. Businesses are drawn by the balance of affordability, population growth, and cultural vibrancy. As the nation's Farm-to-Fork Capital, Sacramento's strong food culture and access to local ingredients support year-round experiences like the Farm-to-Fork Festival, Tower Bridge Dinner, and Michelin Guide events.

While other major California 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, the metro area reached 2.27 million residents, up 1.16% year-over-year (Macrotrends, 2025). This steady inflow of professionals and families reflects a desire for space and affordability—without sacrificing access to culture, entertainment, or community.

The region's expanding population fuels consistent demand for retail, dining, and experiential spaces. From the Midtown Farmers Market to GoldenSky Country Music Festival, Aftershock, and Wide Open Walls, Sacramento's calendar is filled with events that attract thousands of locals and visitors alike. Consumers here are educated, diverse, and loyal, with strong civic pride and spending power that benefit local businesses. For those looking to establish a presence in Northern California, Sacramento offers a rare combination of momentum, character, and opportunity.









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 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

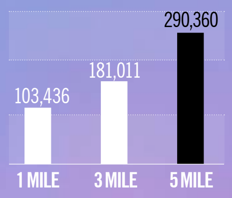
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

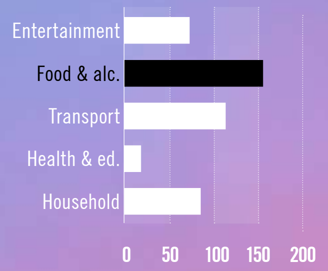
GSEC 2025
Applied Geographic Solutions 2024

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

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

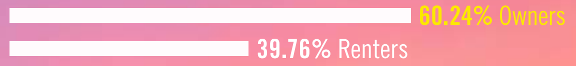
GSEC 2025
Applied Geographic Solutions 2024

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

TURTON
COMMERCIAL REAL ESTATE

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

KEN TURTON
PRESIDENT - *LIC. 01219637*
916.573.3300
KENTURTON@TURTONCRE.COM

JON LANG
SENIOR VICE PRESIDENT - *LIC. 01934934*
916.573.3302
JONLANG@TURTONCRE.COM

TURTON
COMMERCIAL REAL ESTATE