



Contact agents:



5652 Broadway - Sacramento, CA

For Sale: Renovated Duplex on 19,200 SF Parcel of Land

5652 Broadway



PROPERTY OVERVIEW

5652 Broadway, Sacramento CA 95820

Renovated Duplex on 19,200 SF Parcel of Land - \$950,000

- 2 residential units each featuring 2 bedrooms and 1 bathroom
- 2 contiguous parcels totaling 19,200 square feet
- Ability to Construct 6 Additional Units
- Existing Units Completely Remodeled in 2023
- Gated driveway off Broadway
- Excellent Tahoe Park Location

Get here:



THE OPPORTUNITY

5652 Broadway is a 2-parcel development opportunity that includes two existing residential units spread across 19,200 square feet of land. The ownership has completed preliminary plans to construct 6 additional units on the property, for a total residential count of 8 units maintaining at least one on-site parking stall for each unit. Both units have been extensively updated within the last five years and are both currently rented for \$2,650 per month.

Turton Commercial is pleased to market for sale 5652 Broadway (the “Property”), a two-parcel portfolio sale in the Tahoe Park neighborhood of Sacramento. The Property features a single-story duplex situated on a 12,800 square foot parcel of land and an additional 6,400 square foot parcel of land located immediately behind the duplex. The interiors of both units were renovated in 2023 including new kitchens, bathrooms, flooring, lighting, and interior paint. Additionally, several “big ticket” capital improvements have been completed within the last ten years including the roof, gutters, dual pane windows, plumbing work, electrical wiring, exterior stucco, and exterior paint. The duplex is situated on two contiguous parcels measuring approximately 19,200 square feet (.44 AC). The ownership has completed preliminary plans

to construct 6 additional residential units on the residual land, which would increase the total residential count to 8 units. The six proposed units include one duplex (2 units) and four accessory dwelling units (ADUs) measuring 599 square feet, all featuring one bedroom and one bathroom. Since the ADUs are less than 600 square feet, the development process is streamlined, and development fees are significantly mitigated. Sewer and water tie-ins are located along Broadway and sit below the new units, allowing natural flow to the street. Perhaps no aspect of the Property is more valuable than the location though. The Property is located squarely in Tahoe Park, a predominately single-family residential neighborhood located adjacent to East Sacramento and Oak Park. The Property is located 0.2 miles (a five-minute walk) from Tahoe Park, a

19-acre public park that features large gathering areas, a community pool, softball and soccer fields, and a perimeter walking trail. The Property is also located less than 1 mile from Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Officially opened in May 2025, Aggie Square features 680,000 square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion. Aggie Square will employ thousands of highly paid and skilled professionals from all over the world, bringing an influx of qualified tenants and homeowners to the immediately surrounding area.



PROPERTY DETAILS

- **Address:** 5652 Broadway, Sacramento, CA 95820
- **APN:** 0150061030; and 0150061031
- **Price:** \$950,000
- **Number of Existing Residential Units:** 2
- **Number of Planned Residential Units:** 6
- **Number of Total Units (existing and potential):** 8
- **Parcel Area:** 19,200 SF (.44 AC)
- **Price PSF on Land:** \$49 PSF
- **Year Built:** 1934 / 1954
- **Year Renovated:** 2023

THE POTENTIAL

Existing Unit Renovation Information

The Property currently features two existing residential units. The duplex is situated on a 12,800 square foot parcel of land and includes an adjacent 6,400 square foot parcel immediately to the south. Together, the total size of the land is 19,200 square feet. The duplex is located behind a single-family residence but has access via easement on a gated driveway. The duplex features two identical two-bedroom and one-bathroom units measuring 1,040 square feet each. Each duplex unit is currently leased for \$2,650 per month. The interiors of both units were renovated in 2023 including new kitchens, bathrooms, flooring, lighting, and interior paint. Additionally, several “big ticket” capital improvements have been completed within the last ten years including the roof, gutters, dual pane windows, plumbing work, electrical wiring, exterior stucco, and exterior paint.

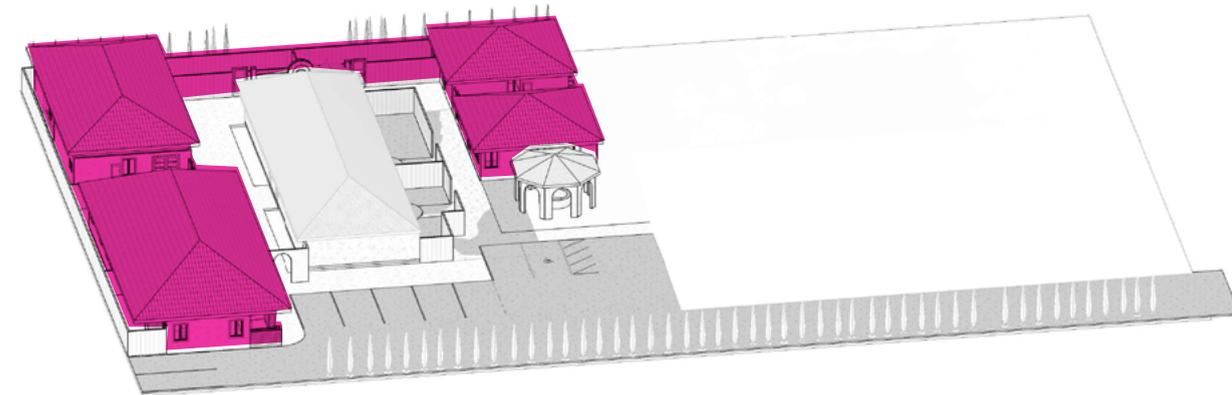
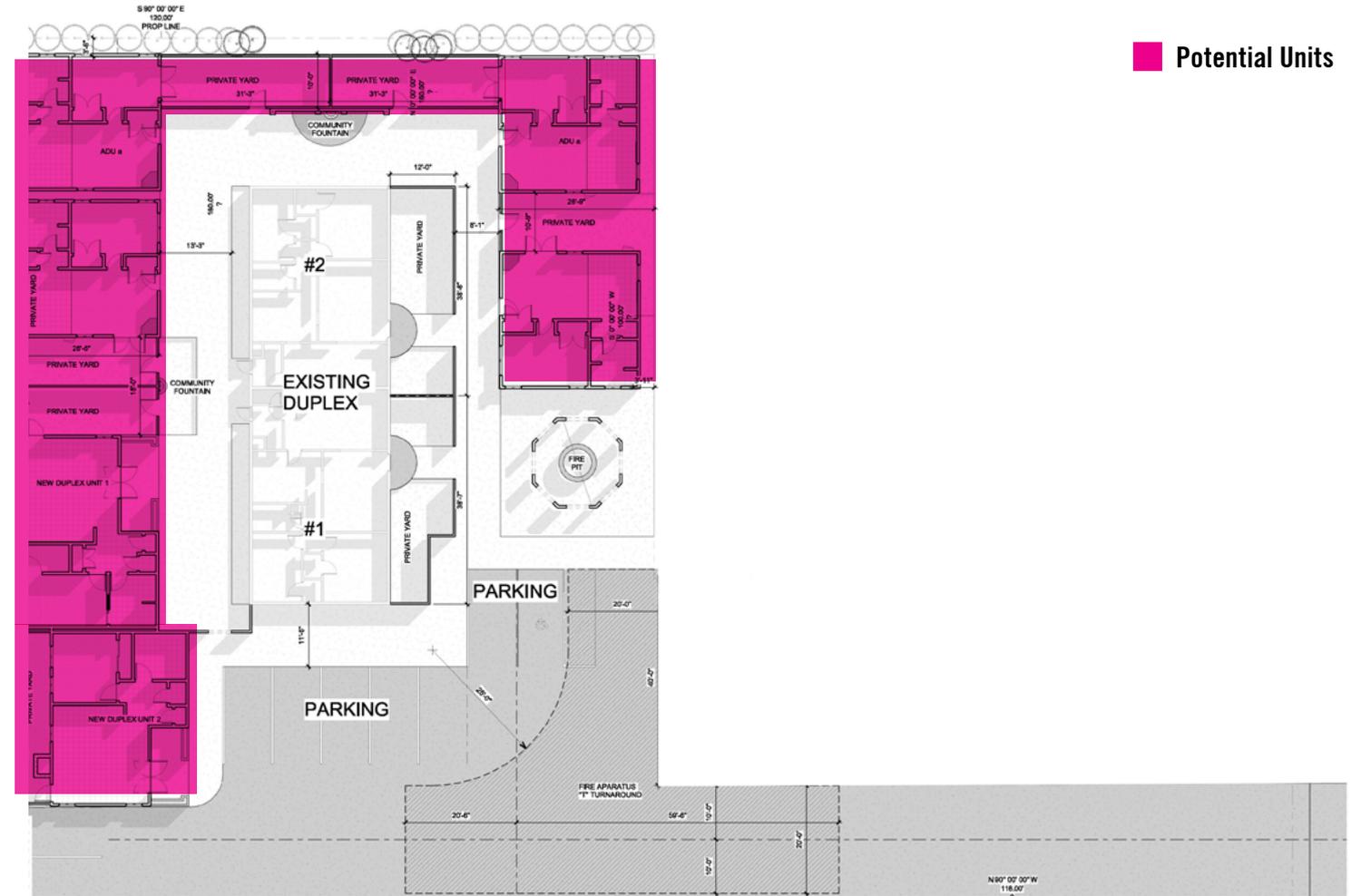
5652-5654 Broadway (Duplex)

Price	\$950,000
Market Rent	\$2,650 per month
Year Constructed	1954
Year Renovated	2023
Building Size	2,080 SF (1,040 SF each unit)
Parcel Size	19,200 SF
Bedrooms	2 bedrooms each unit
Bathrooms	1 bathroom each unit
Stories	1
Zoning	R-1 Single Family

New Project Information

The duplex is situated on two contiguous parcels measuring 19,200 square feet. The ownership has completed preliminary plans to construct six (6) additional residential units on the property, which would increase the total residential count to 8 units. All six new units would be one-bedroom and one-bathroom and measure 599 square feet, just below the 600 square foot threshold to be considered an “Accessory Dwelling Unit.” Since all 6 new units would be considered ADUs, the planning process is streamlined, and development fees are less than a traditional development. The proposed development plan is thoughtfully designed so that each unit has a dedicated backyard, at least one parking stall, two community fountain seating areas, a common fire pit, and the ingress and egress are designed to meet fire regulations.

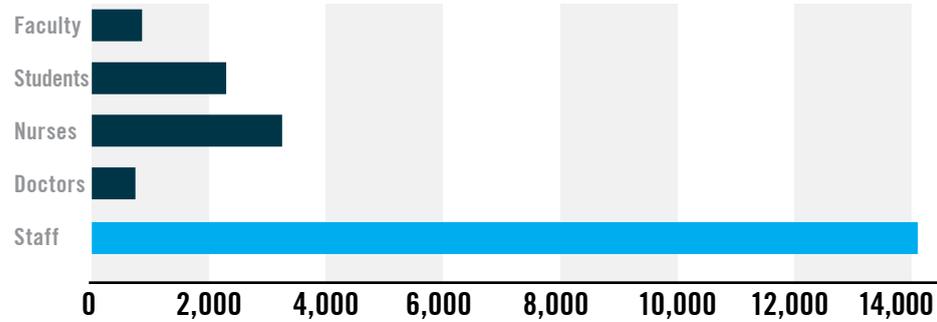
■ Potential Units



NEARBY DATA BITES

Medical center expansion is driving increased demand for nearby housing

Nearby UC Davis Medical Center has a large quantity of faculty, staff and students.

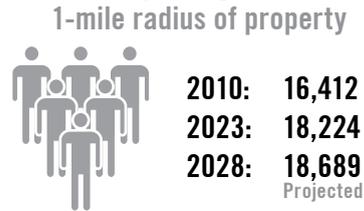


⇒ **\$86,677** ⇐ **Average Household Income**
2-mile radius of property

Psychographic Profile

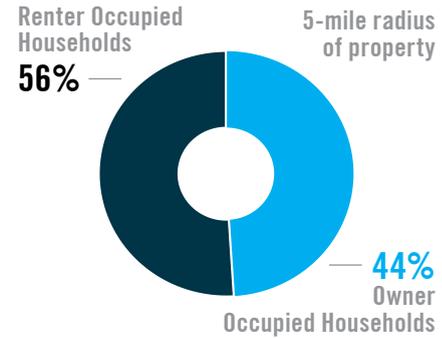
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Beourgeois Melting Pot**
Middle-aged, established couples living in suburban homes
- Flourishing Families**
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

Nearby Population



24,428 **Employees**
1-mile radius of property

5652 Broadway



Cost of living in Sacramento vs. San Francisco

\$100K base salary



Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less



Education Levels



2.63M

Greater Sac Population

Data from: Placer AI, Costar, GSEC 2023



5652 Broadway

AGGIE SQUARE



The property is located less than one mile from UC Davis Medical Center and Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Aggie Square will feature 680,000

square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion.

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