

WEST SACRAMENTO LAND FOR INFILL DEVELOPMENT

851 SACRAMENTO AVENUE



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THE OFFERING

± 8.16 ACRES
490 UNITS POSSIBLE
\$8,888,888

851 Sacramento Avenue is a rare, large-format infill residential opportunity along the Sacramento Avenue corridor—one of West Sacramento’s key east/west connections now targeted for reinvestment and redesign.

The Property comprises approximately 8.16 acres (±355,450 land square feet) and is zoned MU-NC (Mixed Use Neighborhood Commercial). MU-NC is expressly intended to support pedestrian-oriented neighborhood mixed use—featuring townhomes, condominiums, and apartments complemented by neighborhood-serving retail/office and open space. For developers seeking scale, MU-NC allows standalone residential density up to

60 dwelling units per acre, supporting an assumed maximum yield of approximately 490 units on the subject site (subject to project design and City review).

Beyond unit count, MU-NC supports an urban form that can deliver a true neighborhood destination. The zoning standards allow meaningful intensity through maximum building height of 65 feet and maximum FAR of 1.5 (with FAR-based flexibility when residential is integrated into mixed-use configurations). The result is a regulatory framework aligned with contemporary multifamily product types—podium or wrap formats, stacked flats, and townhome/live-work edges that

can activate frontage and create a cohesive streetscape.

Offered at \$8,888,888 (approximately \$25.00 per land square foot), 851 Sacramento Avenue delivers compelling basis metrics for a central-city infill site with scale. At the assumed 490-unit capacity, the land basis equates to roughly \$18,100 per entitled unit—an attractive entry point for developers and capital partners pursuing high-density housing with a thoughtful amenity and open-space program.

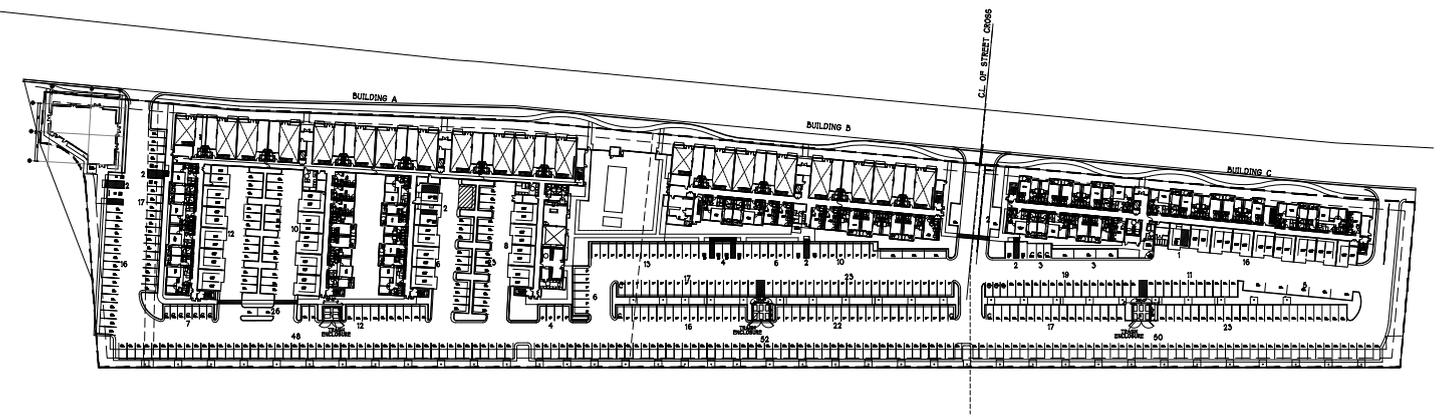




POTENTIAL DEVELOPMENT

1 THE OFFERING
851 SACRAMENTO AVE

POTENTIAL DEVELOPMENT



DEVELOPMENT OPPORTUNITY

DEVELOPMENT POTENTIAL

MU-NC supports a “complete neighborhood” approach—housing anchored by daily-needs services and inviting outdoor space rather than a single-use, auto-oriented project. The site is well suited for an urban multifamily community that blends efficient unit layouts with a strong amenity stack (clubroom, fitness, co-working, pool/courtyard programming, rooftop decks, and paseo-style open space). A mixed-use concept can further enhance value by introducing live/work units and small-format neighborhood retail at strategic frontage—supporting resident convenience while strengthening the project’s identity and leasing story.

HUD QCT TRACT

HUD designates Qualified Census Tracts (QCTs) each year based on federal income/poverty thresholds used in the Low-Income Housing Tax Credit (LIHTC) program. Projects located in a QCT may qualify for an increase in LIHTC eligible basis up to 130% (a 30% basis boost), potentially generating additional tax credit equity and strengthening overall development economics. QCT/DDAs are updated annually (the 2026 designations are effective January 1, 2026).

MARKET TAILWINDS AND CONNECTIVITY

West Sacramento continues to build on a record of public/private investment aimed at creating walkable urban districts and strengthening connections to the region’s core. The City’s Bridge District planning framework describes an ongoing transition from an industrial past to a waterfront-oriented, urban mixed-use district—evidence of sustained momentum for higher-density housing and placemaking. Regional mobility is also advancing: SacRT is progressing the Downtown Riverfront Streetcar Project, a 1.8-mile connection between West Sacramento and Downtown Sacramento designed to improve regional accessibility and connectivity to key destinations.



1 ST BRIDGE DEVELOPMENT



All information is conceptual and based on publicly available sources; buyer to verify zoning, density, entitlement pathway, infrastructure capacity, and development feasibility through independent due diligence.

THE DETAILS

PROPERTY DETAILS

ADDRESS: 851 SACRAMENTO, AVENUE
WEST SACRAMENTO, CA 95605

COUNTY: YOLO

APN: 010-320-038

PARCEL SIZE: ±8.16 ACRES OR ±355,450 SF

ZONING: MU-NC

HUD QCT: YES

PRICING DETAILS

PURCHASE PRICE: \$8,888,888.00

PURCHASE PRICE PER LAND SF: \$25.00

UTILITY DETAILS

ELECTRICITY: PG&E

GAS: PG&E

WATER/SEWAGE/TRASH:

STORM DRAIN:

SEISMIC EXPOSURE: N/A PER CALOES

FLOOD ZONE: FEMA MAP 0607280005B

NEIGHBORING PROPERTY USES

NORTH: COMMERCIAL AND MULTI-FAMILY

EAST: INDUSTRIAL AND VACANT LAND

SOUTH: COMMERCIAL AND INDUSTRIAL

WEST: COMMERCIAL AND RESIDENTIAL



DEVELOPMENT GUIDELINES

 1.5:1 FAR
 MU-NC ZONING
 QCT TRACT

WHAT THE MU-NC ZONE IS FOR

MU-NC is intended for lower-intensity, pedestrian-oriented mixed use: medium-density housing supported by neighborhood-serving retail, office, and open space, with daily services and recreation within walking distance of nearby neighborhoods. City of West Sacramento zoning code states a residential density range of 12 to 60 units/acre for the zone.

LAND USE STRUCTURE

The MU-NC zone allows a mix of residential and non-residential uses, but the zoning code includes an important “how the mix is arranged” rule for typical residential types (attached single-unit, two-unit, multi-unit):

- Residential is generally permitted on upper stories and toward the rear of the site when non-residential space is provided along the majority street frontage with a minimum 45-foot depth.
- Residential-only development (and street-fronting residential where >50% of the frontage is residential) is allowed subject to Conditional Use Permit (CUP) approval.
- Live/work units along the ground floor can count toward the “commercial requirement.”

MAXIMUM DENSITY ALLOWED

In MU-NC, the allowed density range is:

- Minimum: 12 dwelling units/acre
- Maximum: 60 dwelling units/acre

MAXIMUM UNITS ON 8.16 ACRES

(standalone residential)

1. Max density = 60 du/ac
2. Site area = 8.16 ac
3. Max units = 60 × 8.16 = 489.6 units
4. The zoning code’s rounding rule says fractions greater than 0.5 round up - 489.6 rounds to 490 units

So, for a residential-only project, the maximum is ~490 dwelling units (based on 8.16 acres).

CORE MU-NC DEVELOPMENT STANDARDS

MU-NC base standards include:

Density vs. FAR (important difference)

- If it’s standalone residential (residential-only building), it must comply with 12–60 du/ac.
- If housing is part of a mixed-use building, it follows the FAR range instead (not the du/ac range).

Floor Area Ratio (FAR)

- Minimum FAR: 0.3
- Maximum FAR: 1.5

Height

- Maximum height: 65 ft (with additional limits near residential zones—see next section)

Setbacks (minimums)

- Front: 0 ft (but “build-to” rules apply; see below)
- Street side: 0 ft
- Interior side: 0 ft
- Rear: 10 ft
- Alley: 0 ft

Residential open space

- Total: 150 sf per unit
- Private: min 50 sf for 50% of units
- Common: min 75 sf per unit

MU-NC DESIGN AND PEDESTRIAN-ORIENTED STANDARDS

These apply broadly in the Commercial and Mixed Use chapter and are especially relevant for MU-NC street frontage design:

Building articulation

- Buildings over 125 ft wide must be broken down to read as segments no wider than 75 ft.
- Orientation + privacy near housing
- Buildings face streets/walkways and generally run parallel.
- Design/orientation must minimize visual intrusion into adjoining residential properties (direct balconies/windows away from adjacent residential window areas).

Entrances

- Primary entrance faces a public sidewalk.
- Corner entrances should typically be at a 45-degree angle with distinct architectural treatment.
- Interior units/buildings need pedestrian-walkway entrances connected to the public sidewalk.

Exterior materials

- Unified palette of quality materials on all sides.
- Materials include stone/brick/stucco/concrete block/painted wood or metal clapboard (or other durable materials approved).
- If stucco is used, it can’t exceed 50% of the front ground-floor façade.

PARKING FLEXIBILITY + LIMITS

Because parking can make or break small infill mixed-use, MU-NC has a few notable citywide rules:

- Maximum parking cap (MU-NC included): in MU-NC (and CBD/MU-C/WF/specific plan areas), on-site parking generally can’t exceed 2.6 spaces per 1,000 sf or 150% of required, whichever is greater (modifiable via findings).
- Parking reduction: the first 5,000 sf of a ground-floor non-residential use in MU-NC is exempt from parking requirements.
- Off-site parking allowed: for MU-NC, off-site parking can be within 1,350 ft (along a pedestrian route) of the principal entrance, with evidence of right-to-use.

INCLUSIONARY REQUIREMENT:

The City of West Sacramento requires 10% of the projects units to be “affordable” for projects larger than five (5) units. For a project of ±490 units, that would dictate 49 units would have to be affordable, split evenly between lower income and very low income thresholds. However, in West Sacramento, “Participation in the Housing Trust Fund Program (HTFP)” is basically the City’s approved “in-lieu fee” path. Instead of building some/all of your required inclusionary units on-site, a developer may opt to pay into a City-administered Housing Trust Fund, and the City uses those dollars to help finance affordable housing elsewhere (typically as gap financing). **Those fees are estimated to be \$7,900 per unit.**

NOTE:

Potential LIHTC Advantage: 851 Sacramento Avenue falls within a HUD-designated Qualified Census Tract (QCT), so an affordable (or mixed-income) housing project may be eligible for up to a 30% LIHTC “basis boost” (eligible basis up to 130%), which can materially improve project feasibility and equity proceeds.

THE LOCATION



LOCATED IN WEST SACRAMENTO
PATH OF DEVELOPMENT
5 MINS TO DOWNTOWN

West Sacramento has quietly become one of the region's most compelling growth stories—an energetic, pro-investment city where the riverfront is transforming into a true urban neighborhood with housing, hospitality, entertainment, and walkable amenities that compete with the best districts in the central city. At the center of that momentum is The Bridge District, a long-planned, waterfront-oriented mixed-use district on the west bank of the Sacramento River, directly adjacent to Downtown Sacramento.

The City's vision for the Bridge District is clear: convert legacy industrial land into a well-planned, riverfront urban district—and that transition is

“well under way.” Backed by major infrastructure investment and coordinated public/private planning, the Bridge District spans roughly 188 acres, stretching from the Tower Bridge Gateway area south toward Highway 50, with the Sacramento River as the eastern edge. The Federal Highway Administration profile highlights that the district was intentionally designed to prioritize pedestrian, bicycle, transit, and walkable street frontage—exactly the kind of urban framework that supports high-performing multifamily communities and modern neighborhood retail.

What makes West Sacramento especially compelling for a residential developer is that the wa-

terfront is no longer “future tense”—it's already an established lifestyle destination that continues to accelerate. The Bridge District's buildout vision is significant, with infrastructure sized for millions of square feet of residential and commercial development over time, reinforcing the City's long-term commitment to a dense, mixed-use urban center on the river.

A major amenity anchor is Sutter Health Park, a riverfront ballpark that has become one of the region's most visible entertainment assets. The venue is the home of the Sacramento River Cats and—beginning in 2025—also the temporary home for Major League Baseball's Athletics,

bringing national visibility and consistent game-day energy to West Sacramento for multiple seasons. Beyond baseball, the park hosts a steady calendar of community events and gatherings, further strengthening the district as a year-round destination.

Layered onto the stadium energy is a rapidly growing waterfront mix of food, beverage, and social destinations—exactly what today's renters and urban residents value. Recent coverage underscores how the riverfront is evolving into an evening-long ecosystem where people can “bounce around” from one stop to the next. Drake's: The Barn is already a signature regional

draw, and continued development is intensifying the district with more residents, more visitors, and more daily activity.

Importantly, West Sacramento's waterfront is also adding hospitality and new housing that further deepens the amenity base. In January 2026, the City approved the first phase of River One, a major riverfront project near the Tower Bridge area that includes a 7-story hotel and housing program with hotel rooms, condos, retail, and activated outdoor amenities oriented to the Sacramento River. That kind of investment is a strong signal: West Sacramento is building a true waterfront neighborhood—one that supports higher-density

living with the restaurants, entertainment, and public realm improvements that drive long-term growth and sustained demand.

For a multifamily developer, the story is simple: West Sacramento offers the rare combination of urban adjacency, waterfront placemaking, and real, existing destination energy—with a pipeline of public and private projects that continues to raise the district's profile. With the Bridge District's momentum, the draw of Sutter Health Park, and the accelerating mix of riverfront amenities and new investment, West Sacramento is increasingly positioned as the region's next great live-work-play address.



WEST SAC'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.



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.



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.



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.



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.



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.



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.



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.



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



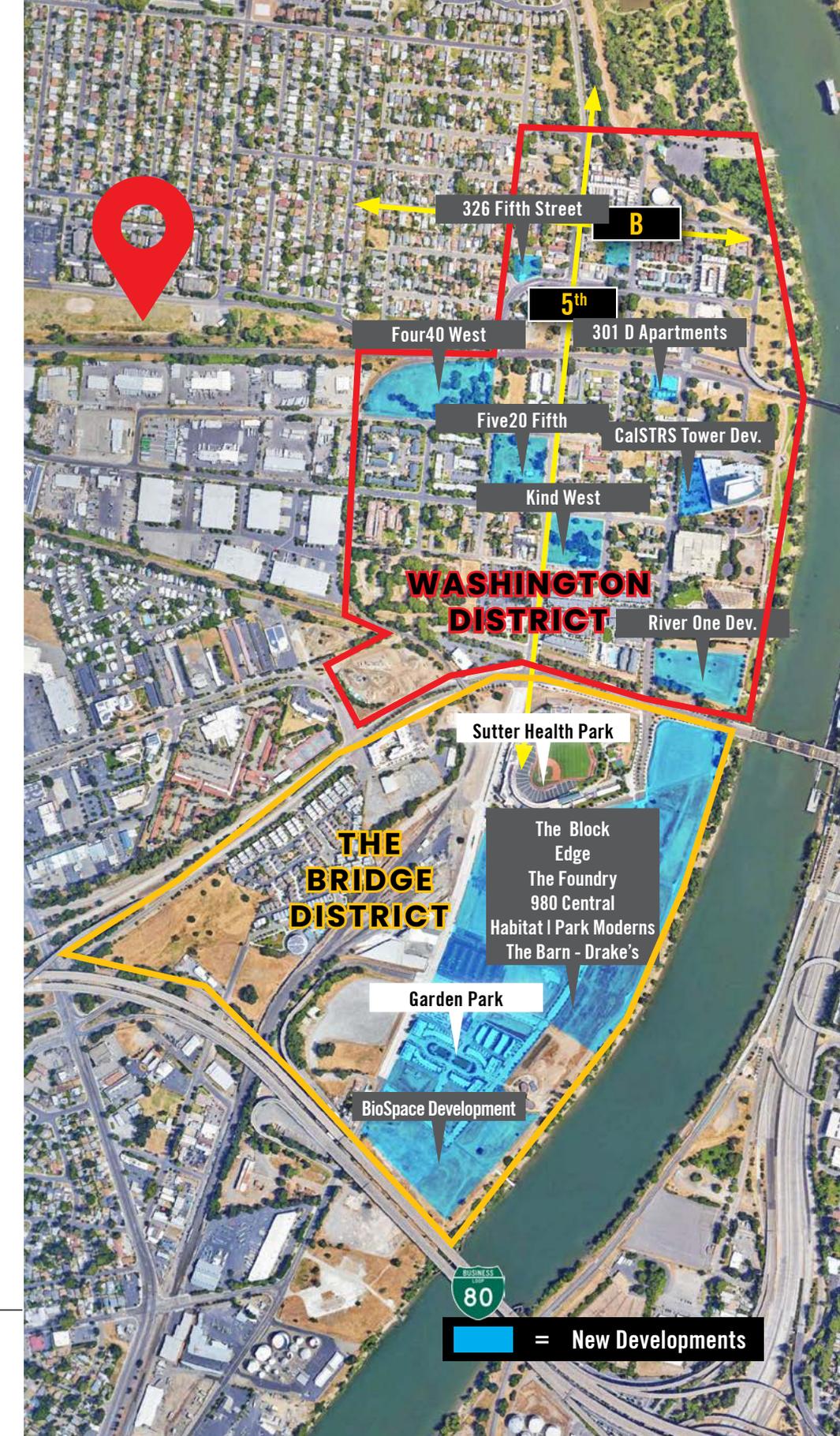
BioSpace - Life Science Campus (Underway)
A 1,400,000 SF mixed-use development that will anchor the Sacramento Region's Life Science initiatives.



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.



SACRAMENTO



2.62 MILLION POPULATION
#2 IN U.S FOR INCLUSION
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,

the region reached 2.62 million residents (Greater Sacramento), 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, 851 Sacramento Avenue presents a rare opportunity: a river-adjacent infill site in a growing metro with foot traffic, visibility, and demand for new places to live, stay, and gather. With immediate access to core infrastructure and citywide momentum, the district is well-positioned for long-term value.



SAC 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:

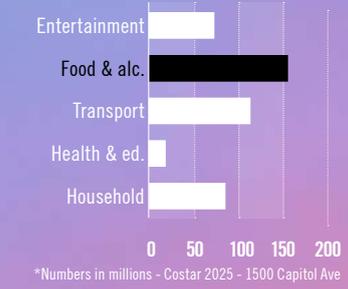
69%

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

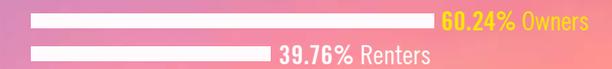
GSEC 2025
Applied Geographic Solutions 2024

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

