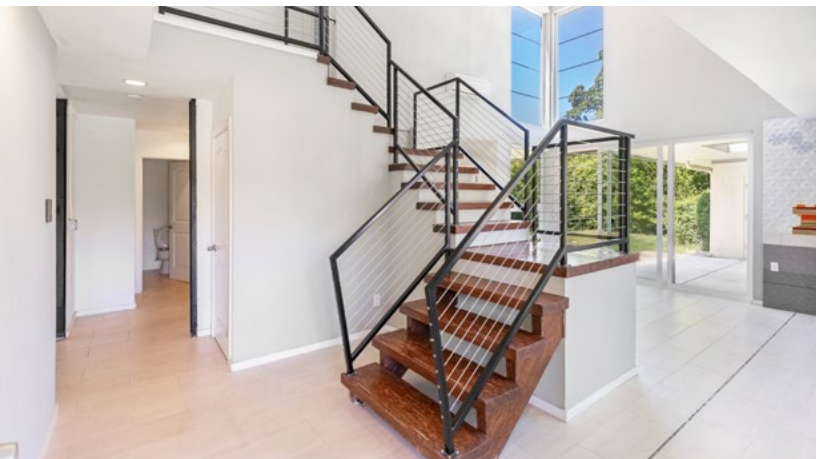


FOR SALE

1449 CLAREMONT WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



3,361
SF DUPLEX



4 BD, 6 BA
ACROSS 2 UNITS



\$1.095M
PURCHASE PRICE

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

Well-maintained duplex on a large corner lot in the highly desirable South Land Park neighborhood, perfect for an owner-occupant or investment

JACK SCURFIELD

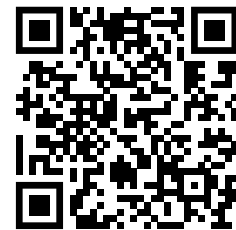
SENIOR DIRECTOR - LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCRE.COM

Property Overview

- 1449 Claremont & 4730 Monterey Way offers two spacious 2-bedroom units with in-unit laundry, private backyards, dedicated garages, and flexible den/office space
- 1449 Claremont is currently leased; 4730 Monterey Way is available now
- Price per SF: \$326/SF
- Built in 1950; Mid-century and contemporary architecture style
- Bright interiors with soaring ceilings and abundant natural light
- Short drive or bike ride to William Land Park, Sprouts, Oto's, Raley's, Mendocino Farms, Buckhorn Grill, Habit Burger, Pet Food Express, and much more!



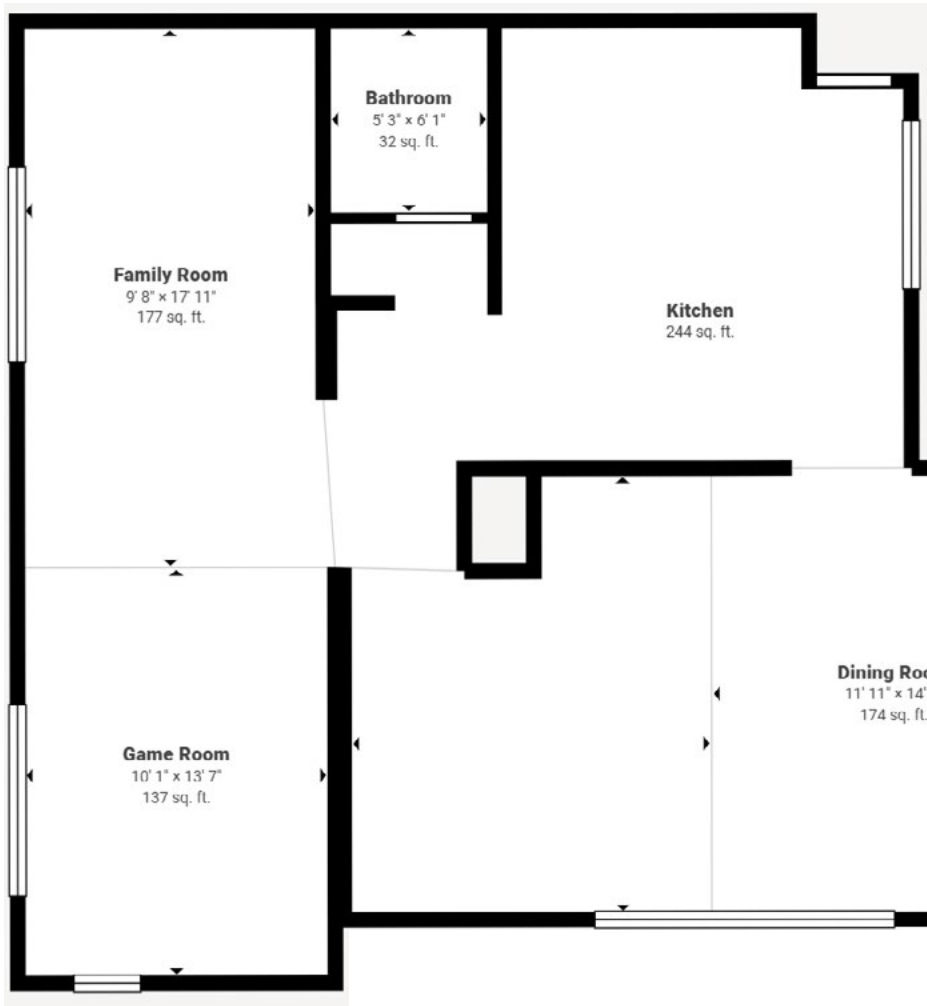
SCAN OR CLICK FOR
ZILLOW LISTING

THE FLOOR PLANS

1449 CLAREMONT WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



**4730 MONTEREY WAY - VACANT
FIRST FLOOR**

**AVAILABLE NOW FOR AN OWNER TO OCCUPY
OR RE-LEASE AT A SUGGESTED MARKET RENT OF
\$3,000/MONTH*

- 1 HALF BATHROOM**
- OPEN LIVING ROOM**
- KITCHEN**
- DEN**
- BACKYARD W/ CARPORT AND DETACHED GARAGE**

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

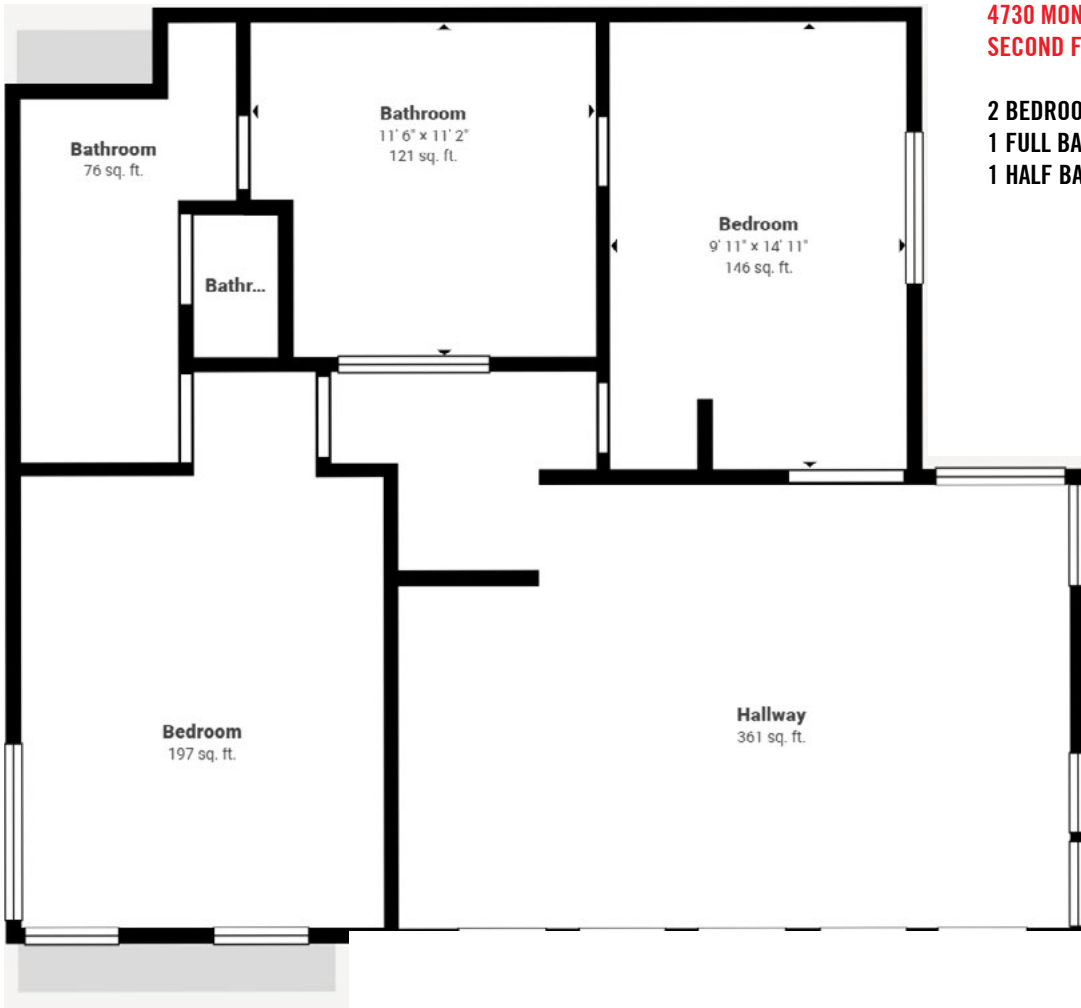
2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

THE FLOOR PLANS

1449 CLAREMONT WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



**4730 MONTEREY WAY - VACANT
SECOND FLOOR**

**2 BEDROOMS
1 FULL BATHROOM W/ SHOWER + JETTED TUB
1 HALF BATHROOM**

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

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

CURTIS PARK & LAND PARK

SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



16.8K
RESIDENTS



18.8K
DAYTIME POPULATION



\$145.85
MEDIAN HH INCOME



705
TOTAL BUSINESSES

Land Park and Curtis Park are affluent, supply-constrained neighborhoods that drive strong tenant demand and long-term value

Location Overview

- Established, affluent neighborhoods with high homeownership rates and stable household incomes
- Neighborhood anchors include the 160-acre William Land Park, William Land golf course, 18-acre Curtis Park, The Sacramento Zoo, and several educational institutions
- Easy access to main freeways and is bordered by The Sacramento River, Midtown, and Oak Park
- Long-term residents and loyal customer base support retail and service-oriented tenants

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

THE LOCATION

1449 CLAREMONT WAY, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



JACK SCURFIELD

SENIOR DIRECTOR - LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCRE.COM

2131 CAPITOL AVE, STE 100

SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM