



6140 Lemon Hill Ave

For Sale: High Density Infill Development Land Near Aggie Square



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

± 3.32
ACRES

\$5,650,000
PURCHASE PRICE

2
CONTIGUOUS PARCELS

R-3-R
ZONING/NEIGHBORHOOD GENERAL PLAN

LOCATED WITHIN AN ESTABLISHED RESIDENTIAL AND COMMERCIAL NEIGHBORHOOD

6140-6150 Lemon Hill Avenue is a ±3.32-acre (±144,619 SF) infill development opportunity located just east of the Stockton Boulevard corridor in South Sacramento. Comprised of two contiguous parcels, the vacant site is positioned within an established residential and commercial neighborhood and offers convenient access to nearby

restaurants, retailers, schools, community services, and major employment centers. The Property's R-3-R zoning and Neighborhood General Plan designation support higher-density residential and mixed-use development, creating flexibility for multifamily, affordable housing, senior housing, and other community-serving concepts.

The Property is located near one of Sacramento's most active emerging development corridors. UC Davis Health continues to expand its presence in the area, while the nearby Aggie Square innovation district is bringing new research facilities, classrooms, businesses, housing, and employment to the Stockton Boulevard corridor. Public

investment through the Stockton Boulevard Specific Plan, transportation improvements, streetscape enhancements, and economic-development initiatives is intended to encourage additional housing, commercial activity, and neighborhood reinvestment throughout the surrounding area.

With a maximum floor area ratio of

2.0, the Property may accommodate approximately 202,000 square feet of development under the assumptions outlined in this analysis, before considering potential state density bonuses or affordable-housing incentives. Its substantial acreage, contiguous configuration, and comparatively attainable land basis distinguish the site from smaller

and more constrained urban infill opportunities. 6140-6150 Lemon Hill Avenue represents an opportunity to participate in the continued evolution of South Sacramento and deliver a meaningful housing or mixed-use project within a diverse and growing community.





1 THE OPPORTUNITY
6140 LEMON HILL AVE

DEVELOPMENT OPPORTUNITY

The Property's R-3-R zoning and Neighborhood General Plan designation support higher-density residential development, with a minimum residential density of 18 dwelling units per net acre, a minimum floor area ratio of 0.50, and a maximum floor area ratio of 2.00. The site's size and contiguous configuration provide developers with flexibility to evaluate a variety of project types, including market-rate apartments, affordable housing, workforce housing, senior housing, mixed-income communities, and residentially oriented mixed-use development.

Based on a preliminary planning assumption that approximately 30% of the site is allocated to parking, circulation, landscaping, utilities, open space, and other supporting improvements, approximately 101,234 square feet may remain available for ground-up construction. Applying the maximum 2.00 FAR could support up to approximately 202,468 square feet of development, subject to final design, entitlement, infrastructure capacity, and applicable development standards.

The Property may also offer opportunities to enhance project density or streamline the en-

titlement process through California's Density Bonus Law, SB 35, and other state and local housing programs. Its substantial acreage, attainable land basis, and proximity to major institutional investment make 6140-6150 Lemon Hill Avenue well positioned for a developer seeking scale, flexibility, and long-term growth potential in the Sacramento market.

PROPERTY DETAILS

Purchase Price:	\$5,650,000
List Price Per SF:	\$39.07
Property Type:	Vacant Infill Development Land
Zoning:	R-3-R
General Plan Designation:	Neighborhood
Municipality / County:	City of Sacramento, Sacramento County

PARCEL DETAILS:

6140 Lemon Hill Ave (038-0091-005-0000)	125,888 SF, ± 2.89 Acres
6150 Lemon Hill Ave (038-0091-006-0000)	18,731 SF, ± 0.43 Acres
Total:	144,619 SF, 3.32 Acres

DEVELOPMENT DETAILS:

Minimum Residential Density:	18 DU per Net Acre
Minimum FAR:	0.50
Maximum FAR:	2.00
Estimated Buildable Land Area:	101,234 SF
Potential Building Area:	202,468 SF
Potential Uses:	Multifamily, Mixed-Use, Affordable or Senior Housing

SITE DETAILS:

Current Condition:	Vacant and Unimproved
Parcel Configuration:	Two Contiguous Parcels
Location:	South Sacramento
Nearby Corridor:	Stockton Boulevard
Nearby Anchors:	UC Davis Health, Aggie Square

UTILITY PROVIDERS:

Electricity:	Sacramento Municipal Utility District
Gas:	Pacific Gas and Electric Company
Water/Sewer/Trash:	City of Sacramento Utilities Department

SEISMIC/FLOOD:

Fault Zone:	Not located within a designated Alquist-Priolo Earthquake Fault Zone (per California Department of Conservation, subject to Buyer verification)
Flood Zone:	Zone X (FEMA Map 06067C0195H, effective August 16, 2012)

THE LOCATION



1.1M
VISITS



FAMILY UNION
HIGHEST VISITOR GROUP



10 MIN DRIVE
TO AGGIE SQUARE / MED CENTER

Positioned near the highly visible corner of Stockton Boulevard and Lemon Hill Avenue, this infill development opportunity offers two contiguous parcels in one of Sacramento's most active growth corridors.

Stockton Boulevard is a major north-south arterial with strong daily traffic counts, providing excellent visibility and accessibility for the existing retail building. This built-in exposure supports stable tenancy and consistent cash flow, while the surrounding neighborhood and communities continue to experience steady residential and commercial demand.

A key benefit is its proximity to Aggie Square and the UC Davis Medical Center, just a short 10 minute drive away. Aggie Square is a transformative mixed-use innovation district that is rapidly becoming

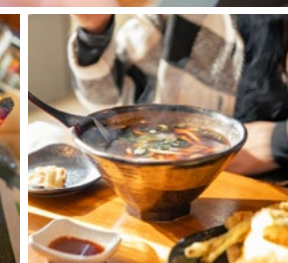
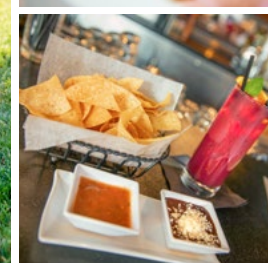
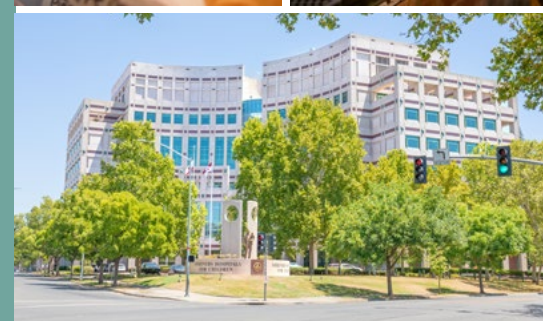
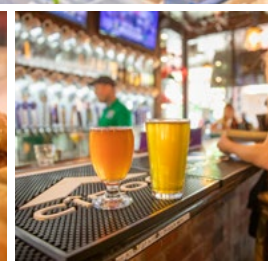
a hub for life sciences, technology, and research, attracting a highly educated workforce and significant investment into the surrounding area.

The UC Davis Medical Center is one of the region's largest employers, bringing a constant flow of professionals, patients, and visitors. Together, these anchors create sustained demand for housing, neighborhood-serving retail, and supporting services.

The site's infill designation further enhances its value, as it is located within an established urban area where infrastructure is already in place. This reduces development hurdles and allows investors to capitalize on Sacramento's pro-housing initiatives and increasing demand for well-located residential units.

With appropriate entitlements, the land offers the potential to be redeveloped into multifamily or mixed-use housing, catering to professionals seeking convenient access to Aggie Square, the medical campuses, and Downtown Sacramento.

By combining an existing retail asset with redevelopment potential, this property provides a flexible investment strategy: generate income in the near term while planning for future residential or mixed-use development. Its strategic location, strong connectivity, and proximity to major employment centers make it an ideal opportunity for investors and developers looking to participate in Sacramento's continued growth and urban transformation.



2 THE LOCATION
6140 LEMON HILL AVE

EAST SACRAMENTO

SACRAMENTO STATE
Students: 31,307
On-Campus Housing: 3,290
Housing Requests: 4,100
Enrollment Growth: 6.7%

MED CENTER

ANOVA AGGIE SQUARE
1 min drive to Aggie Square
Total Units: 190; Beds: 252
In the Med Center
Accepting applications

UC Davis Medical Center,
Emergency Department
Shriners Hospital
UC Davis School of
Medicine

CURTIS PARK

SACRAMENTO CITY COLLEGE
Students: ~ 21,000
On-Campus Housing: None

LAND PARK

LAND PARK

OAK PARK

FRUITRIDGE POCKET

Roma's Pizzeria
Rick's Hacienda
La Esperanza
El Michoacano
Molcajetes Apatzingan

THE HEIGHTS ON STOCKTON
5 min drive to Aggie Square
Total Units: 198
New and affordable housing
Accepting applications

The Spot
Taqueria Hecho
Capitol Liquor
Goldstar Supermarket
Mariscos Los Caracoles
Quan Nem Ninh Hoa

New Happy Garden
Starbucks
NY Gyros & Phillys
Pho Xe Lua
Dutch Bros Coffee
Planet Fitness

BING MALONEY
GOLF COURSE

LEMON HILL

Vinh Phat Supermarket

47TH AVE

Sacramento City
Unified School
District Centers

El Pollo Loco

LEMON HILL AVE

ELDER CREEK RD

HOUSING SHORTAGE

A student housing gap already exists. Starting 2026, Sacramento State freshmen are expected to live on campus for 2 years. Exemptions exist, but the housing gap is about to get bigger. Even with new housing underway, Sacramento State doesn't have the capacity to keep up. Demand will continue to push off campus and the Stockton Blvd Corridor is a next viable choice.

There are very few apartment complexes between the Property and Aggie Square with over 50 units that are geared towards student housing.





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