TURTON
COMMERCIAL REAL ESTATE

1212

DEL PASO BOULEVARD

SACRAMENTO, CA

TRANSIT ORIENTED DEVELOPMENT SITE FOR SALE

TURTON
COMMERCIAL REAL ESTATE

SCOTT KINGSTON

SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

JACK SCURFIELD

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

© 2026 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/ or pictures are displayed for visual purposes only and are the property of their respective owners.

TRANSIT ORIENTED DEVELOPMENT

THE OPPORTUNITY

150+	$1,495,000	4:1	42,334
POTENTIAL UNITS	PURCHASE PRICE	MAXIMUM FAR	SF

TRANSIT-ORIENTED DENSITY. NO REZONE REQUIRED.

Turton Commercial Real Estate is pleased to present the opportunity to acquire a transit-oriented multifamily development site on Del Paso Boulevard in North Sacramento with the potential for up to 158 residential units. The offering consists of five contiguous parcels totaling approximately 42,334 square feet (0.97 acres) of level, unimproved land with frontage on both Del Paso Boulevard and Southgate Road.

The site is zoned C-2-TO-SPD (General Commercial, Transit Overlay, Del Paso Boulevard Special Planning District), which supports high-density residential development at up to a 4.0:1 floor area ratio, roughly 169,000 buildable square feet, with reduced parking requirements and no rezone required. A 2023 conceptual site study prepared by C2K Architecture illustrates a four-story, 158-unit building with a mix of studios, one-bedroom and two-bedroom homes organized around a central courtyard.

The site is offered unentitled, giving a buyer the flexibility to shape the program, unit mix and affordability strategy to its own capital stack. A flat, cleared site requiring no major grading or demolition, standard utilities available from the surrounding grid, and a zoning framework that already contemplates dense residential use provide a clean starting point for design and entitlement.

Del Paso Boulevard is a long-designated transit-oriented redevelopment corridor that the City has targeted for revitalization. The Boulevard's arts district identity, walking-distance access to the Arden/Del Paso light rail station, and quick connections to Interstate 80, State Route 160 and Downtown Sacramento (±3 miles) make the ocation well suited to workforce and affordable housing product that the region continues to under-supply.

The site is especially well positioned for an affordable or mixed-income program. Current 80% AMI rent ceilings approximate achievable market rents along the corridor, so an income-restricted program sacrifices little revenue while unlocking tax-exempt bonds and LIHTC financing, State density bonus and streamlining provisions, and transit-oriented funding programs such as AHSC.

Offered at $1,495,000 ($35.31 per square foot of land, or under $10,000 per potential unit at the 158-unit concept).



Concept Rendering



PROPERTY DETAILS

OVERVIEW	
Address:	1212, 1224, 1310 and 1314 Del Paso Boulevard
APN:	275-0123-003, 023, 024, 026, and 027
Zoning:	C-2-TO-SPD
Parcel Size:	±42,334 SF (0.97 ACRES)
Parcels:	Five (5) contiguous
Year Built:	SMUD
Stories:	PG&E
Price:	$1,495,000
Opportunity Zone:	No
HUD QCT:	No
HUD DDA:	No
Maximum FAR:	4:1 (+/- 169,336 sf of building area)
Entitlements:	None
UTILITY DETAILS	SMUD
Electricity:	Pacific Gas & Electric
Gas:	City of Sacramento
Water/Sewer/Storm:	City of Sacramento
SEISMIC/FLOOD	
Fault Zone:	N/A (per USGS)
Flood Zone:	Zone X (per FEMA)
NEIGHBORING USES	
North:	Commercial
South:	Commercial
East:	Commercial / Residential
West:	Commercial





Concept Rendering

DEVELOPMENT ECONOMICS



Concept Rendering

INPUTS	
Purchase price	$1,495,000
Land area (SF)	42,334
Land area (acres)	0.97
Max FAR	4.0:1
Buildable SF (FAR max)	169,336
Assessed taxable value	$527,127
Annual property taxes (est.)	$11,551

UNIT COUNT SCENARIOS	
Units (likely path)	150

UNIT PROGRAM (150 units)		
Unit type	**Units**	**Mix %**
Studios	53	35.3%
One-bedroom	75	50.0%
Two-bedroom	22	14.7%
Total units	**150**	**100.0%**
Gross SF	117,965	
Avg GSF per unit (C2K)	786	

CALCULATED OUTPUTS — PRICE METRICS	
Price per land SF	$35.31
Price per acre	$1,541,237
Price per buildable SF	$8.83
Price per unit (150 units)	$9,967

RESIDUAL LAND VALUE — AFFORDABLE BY DESIGN (80% AMI)

Building Area	Load Factor	RSF	Rent ($/RSF/mo)	Annual Gross Income	Expense Ratio	Stabilized NOI	Construction ($/SF)	Construction Cost	Cost Per Unit
117,965	30.0%	82,575	$3.50	$3,468,158	30.0%	**$2,427,711**	$350	**$41,287,595**	$275,251

RESIDUAL MATRIX — by disposition cap rate

Cap Rate	Stabilized value	Less Construction	Residual Land Value	$ Per Land SF	Purchase Price	Cushion vs. Price	Residiual / Price
5.25%	$46,242,106	($41,287,595)	**$4,954,511**	$117.03	$1,495,000	**$3,459,511**	3.3x
5.50%	$44,140,192	($41,287,595)	**$2,852,597**	$67.38	$1,495,000	**$1,357,597**	1.9x

THE LOCATION

HISTORIC CORRIDOR. URBAN ENERGY. ENDLESS POTENTIAL.

The site sits on Del Paso Boulevard in North Sacramento, approximately three miles north of Downtown Sacramento and the State Capitol. The Boulevard is a designated Special Planning District within the City's Transit Overlay, reflecting Sacramento's long-standing commitment to reinvestment, higher-density housing and a walkable, mixed-use corridor.

Transit access is a defining strength. Sacramento Regional Transit's Blue Line light rail serves the Arden/Del Paso and Globe Avenue stations within walking distance, connecting residents to Downtown, the R Street corridor, Sacramento City College and the broader regional network. Frequent bus service runs along Del Paso Boulevard and Arden Way.

Regional connectivity is equally strong. Interstate 80, the Capital City Freeway (Business 80) and State Route 160 are minutes away, placing Sacramento International Airport, the UC Davis Health campus, Cal Expo and the Arden-Arcade retail district all within a short drive.

The immediate neighborhood blends neighborhood-serving retail, creative office, newer multifamily buildings and established single-family streets. The Del Paso Boulevard Arts District anchors a growing collection of galleries, studios and restaurants, new retail nodes are planned nearby, and the American River Parkway provides open space and trail access for future residents.

Sacramento remains one of California's most resilient housing markets. The four-county metro is home to more than 2.4 million residents, has grown faster than the state as a whole, and is anchored by stable government, healthcare and higher-education employment led by UC Davis Health, Kaiser Permanente, Dignity Health and the State of California.

Within one mile of the site, more than 12,000 residents and 3,900 households form a dense, transit-oriented population base with clear demand for new, quality housing at attainable rents. The three-mile trade area expands to more than 161,000 residents with a median household income above $62,000.



$62,237
MEDIAN HH INCOME WITHIN 3 MILES

161,499
POPULATION WITHIN 3 MILES

3,975
HOUSEHOLDS WITHIN 1 MILE


I-80
REGIONAL ACCESS
5 MINUTES
EL CAMINO AVENUE
ARDEN WAY
OLD NORTH SACRAMENTO
160
NORTH SACRAMENTO FREEWAY
AMERICAN RIVER
King Cong Brewing
1709 Del Paso Blvd
KING CONG BREWING CO.
Shift Coffee House
1616 Del Paso Blvd
SHIFT
Lil Joe's
1710 Del Paso Blvd
LIL JOE'S
Arden/Del Paso Station
Iceland Ice Skating Rink
1430 Del Paso Blvd
ICELAND
1212
DEL PASO BOULEVARD
1022–1030 Del Paso Blvd
Proposed 200+ unit SKK residential project (Delayed by site / environmental testing)
Sammy's Restaurant
2021 Del Paso Blvd
Sammy's
1340–1414 Del Paso Blvd
Future infill housing site
(Early talks between Vrilakas Groen Architects and the City of Sacramento as of June 2026)
CLTRE House
1511 Del Paso Blvd
53-unit workforce / live-work housing project
DEL PASO BOULEVARD
ETHAN WAY
Calabash Caribbean
1431 Del Paso Blvd
CALABASH
Stoney's Rockin Rodeo
1320 Del Paso Blvd
STONEY'S ROCKIN RODEO
The Rink Studios
1031 Del Paso Blvd
RINK
GLOBE AVENUE
Globe Station
NORTHGATE BLVD
WOODLAKE
Subject Property
Del Paso Boulevard
SacRT Blue Line
SacRT Station
Existing Business / Amenity
Planned / Proposed Development
DOWNTOWN SACRAMENTO
±6 MIN
N
0
0.5
1 MILE

TURTON
COMMERCIAL REAL ESTATE

SCOTT KINGSTON

SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

JACK SCURFIELD

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



TURTON
COMMERCIAL REAL ESTATE