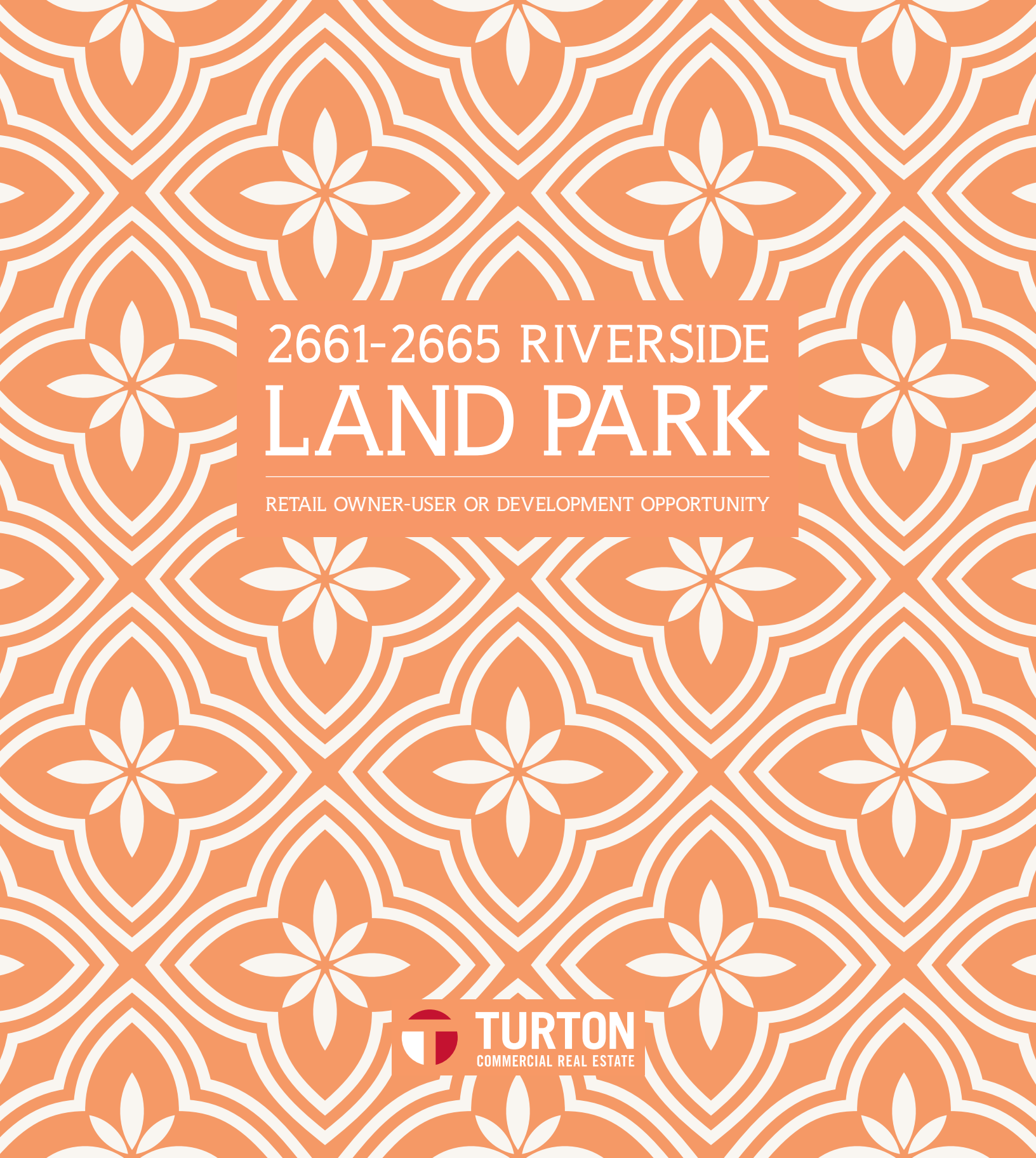




2661-2665 RIVERSIDE LAND PARK

RETAIL OWNER-USER OR DEVELOPMENT OPPORTUNITY



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2 MINS TO CAP CITY FREEWAY
3 MINS TO DOWNTOWN



THE OFFERING

 ± 5,961 SF BUILDING*

 ± 0.47 ACRE PARCEL

 C-2 ZONING

 \$2,000,000 PURCHASE PRICE

2661-2665 Riverside Boulevard is a retail storefront property along one of Sacramento's established commercial corridors, offering a rare owner-user opportunity to occupy and control a well-located retail building.

Riverside Boulevard has long served as a neighborhood commercial spine on Sacramento's south side of the Land Park community, lined with small-format retail buildings that have anchored the sur-

rounding residents for decades.

Upon this corridor was one of Sacramento's most beloved family-owned businesses, Balshor Florist, serving the community for 74 years and calling 2661 Riverside boulevard home since 1972. The Balshor family provided Land Park and all surrounding neighborhoods in Sacramento with handcrafted flower arrangements for weddings, funerals, birthdays, anniversaries, and any other special occasion you

could imagine. Beyond their products and services, the Balshor Florist shop and the Balshor family have served as a landmark of joy and a staple to our community. We thank them for their contributions to our city and all families within it.

Now, with a turning of the page it is time for the Property to serve it's next entrepreneur, investor, or developer.

*Provided square footage per CoStar – Buyer to verify





THE DETAILS

PROPERTY DETAILS:	
Address:	2661-2665 Riverside Blvd, Sacramento, CA
APN:	009-032-1061-0000
Parcel Size:	0.47 Acres
Current Zoning:	C-2 General Commercial
Building Size:	± 5,961 SF*
Basement Size:	± 1,500 SF*
Year Built:	1955
Stories:	1
Parking:	± 23 stalls [8 in-front, 15 in-back]

PRICING:	
Price:	\$2,000,000
Building Price per SF:	\$335*
Land Price per SF:	\$98

UTILITY DETAILS:	
Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

FLOOD:	
Flood Zone:	X, FEMA Flood Map 06067C0190H

NEIGHBORING PROPERTY USES:	
North:	Commercial (Retail)
South:	Funeral Home
East:	Residential
West:	Cemetery

*Provided building square footage per CoStar data, and basement square footage is an estimate – Buyer to verify



AI RENDERING

2 OWNER-USER OPPORTUNITY
2661-2665 RIVERSIDE

OWNER-USER OPPORTUNITY

OWN YOUR NEXT VENTURE 
OFF-SET COSTS WITH RENTAL INCOME 
BE LAND PARK'S NEXT DESTINATION 



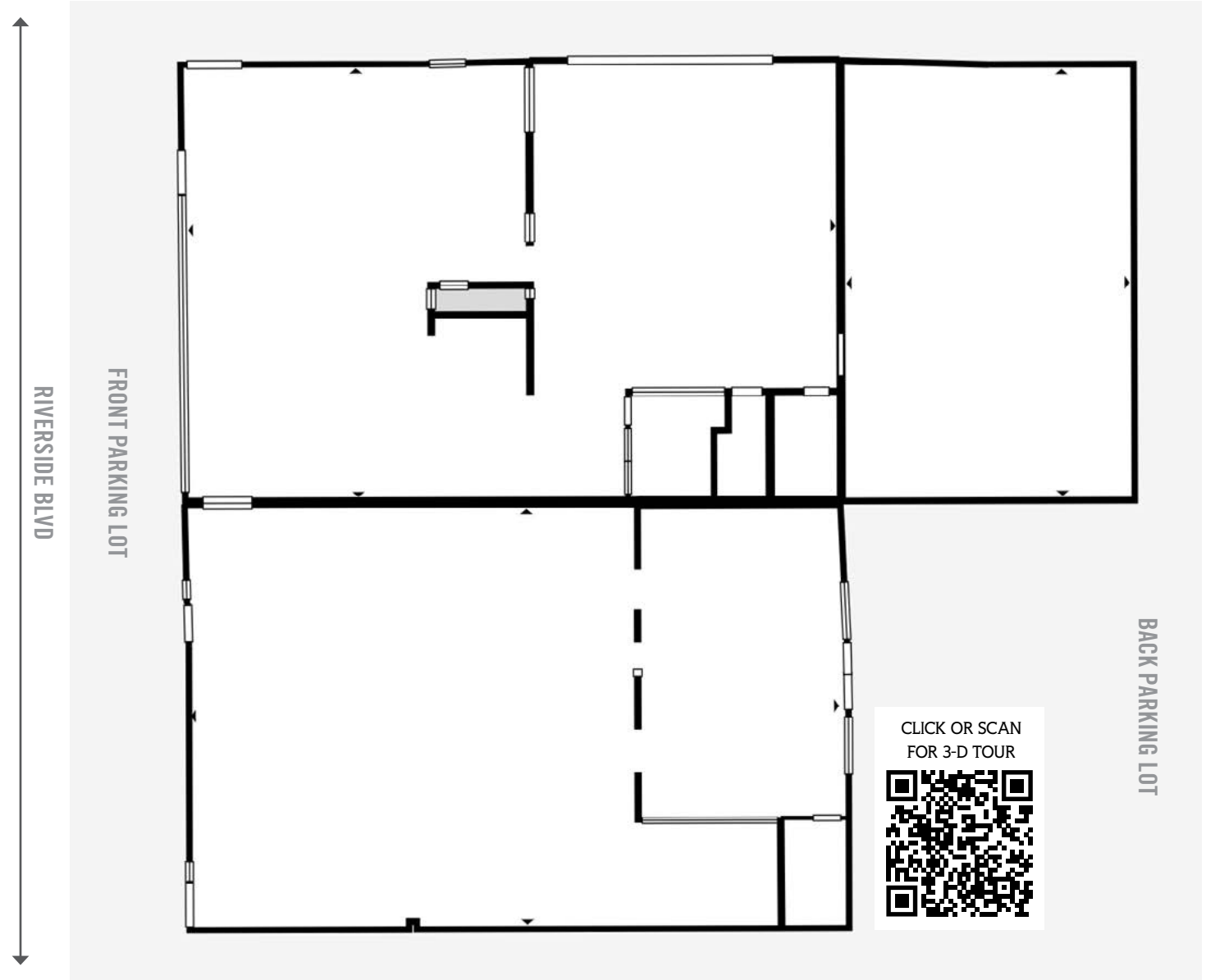
AI RENDERING

2661-2665 Riverside Boulevard presents a compelling owner-user opportunity: the chance to purchase, occupy, and build equity in a retail building with street frontage to 10,259 vehicles per day, on-site parking, and an exterior yard poised for activation, leading to the opportunity of an indoor/outdoor experience. Real Estate in the established Land Park neighborhood does not come along often, and comes with strong demographics among

residents and significant demand for new retail concepts. For a business ready to plant roots, owning gives full control over the space, signage, and long-term occupancy costs. Additionally, with the Property currently being split into two retail suites, an owner-user may occupy a portion of the building while leasing out the other suite to a complimentary business, bringing a larger variety of customers to the Property and

allowing an owner to offset their costs through rental income. Product like this is extremely limited, but the possibilities for a business owner at the site are endless.

THE FLOOR PLAN



THE LOCATION



LOCATED IN LAND PARK



2 MINS TO CAP CITY FREEWAY



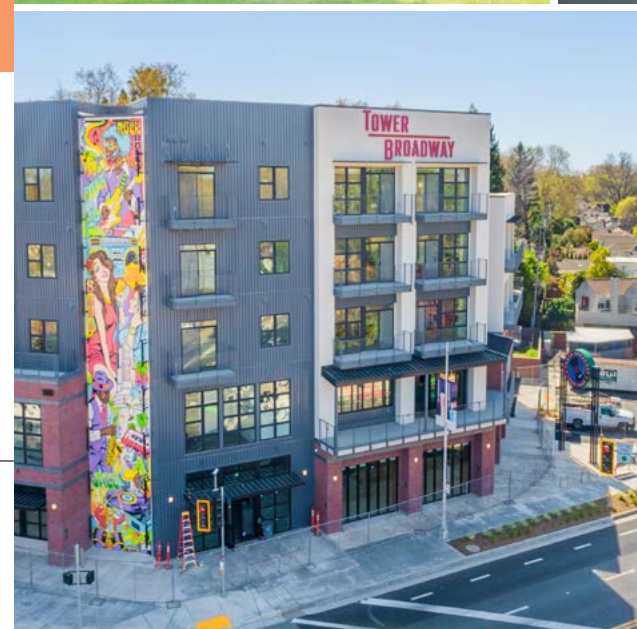
3 MINS TO DOWNTOWN

2661-2665 Riverside Boulevard is located in one of Sacramento's most cherished and historic neighborhoods: Land Park. Known for its tree-lined streets, timeless architecture, and family-friendly atmosphere, Land Park offers a rare blend of urban convenience and residential tranquility just minutes from Downtown Sacramento. The neighborhood is an-

chored by the iconic William Land Park, a 166-acre green space that features the Sacramento Zoo, Fairytale Town, and a public golf course—all contributing to the area's enduring desirability.

The property occupies a high-profile site along Riverside Boulevard, one of the primary north-south arterials serving the Land Park and South Land Park communi-

ties. This thoroughfare provides seamless access to Downtown, Midtown, and major freeway connections, making the location ideal for both neighborhood-serving businesses and future residential density. The site benefits from excellent visibility, generous street frontage, and an established presence within the community.





Niche.com - LAND PARK



\$162,227 HH INCOME



\$853,782 MED HOME VALUE



\$1,841 MEDIAN RENT

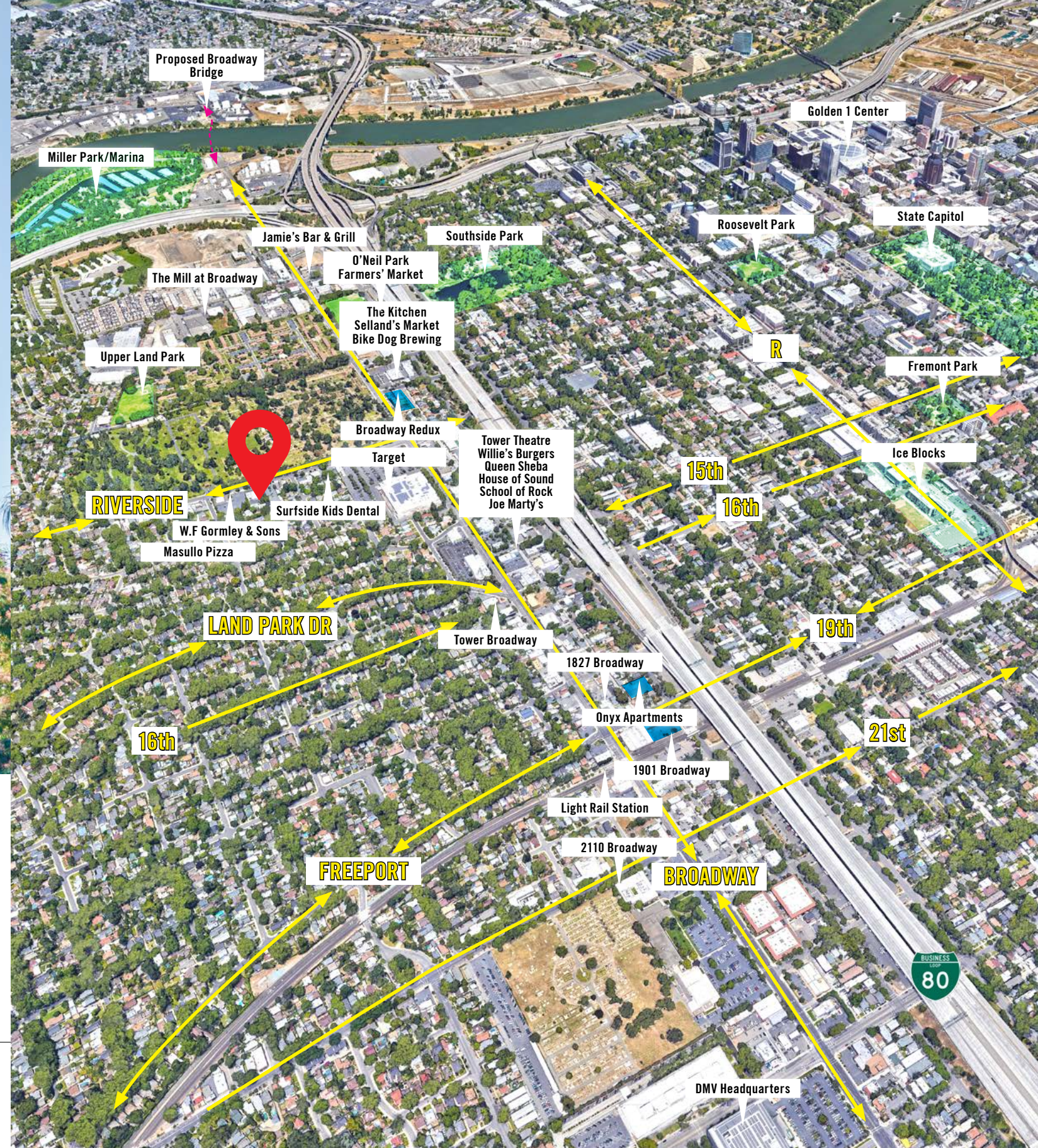
The surrounding area features a strong demographic profile with high home-ownership rates, stable incomes, and consistent demand for quality housing. This makes the site not only ideal for continued use as a retail business, but also highly attractive for infill residential redevelopment. Its proximity to top-performing schools, walkable amenities, and recreational spaces further enhance

es its appeal to prospective residents and developers.

Land Park's real estate values have consistently outperformed broader market trends, driven by limited supply, architectural charm, and strong community identity. Properties in this neighborhood rarely become available—especially those offering development potential at scale. This site presents a compelling op-

portunity to create something new while honoring the neighborhood's character and legacy.

Whether preserved as a legacy business or transformed into a high-quality residential infill project, 2661-2665 Riverside Boulevard offers an unmatched location in a neighborhood that continues to command attention and investment from across the region.



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

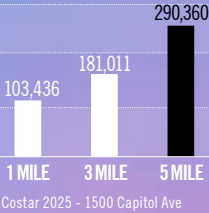
PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

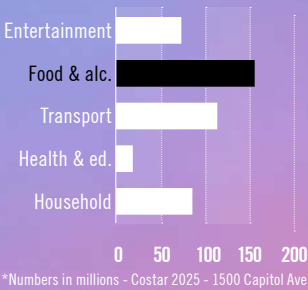
GSEC 2025

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



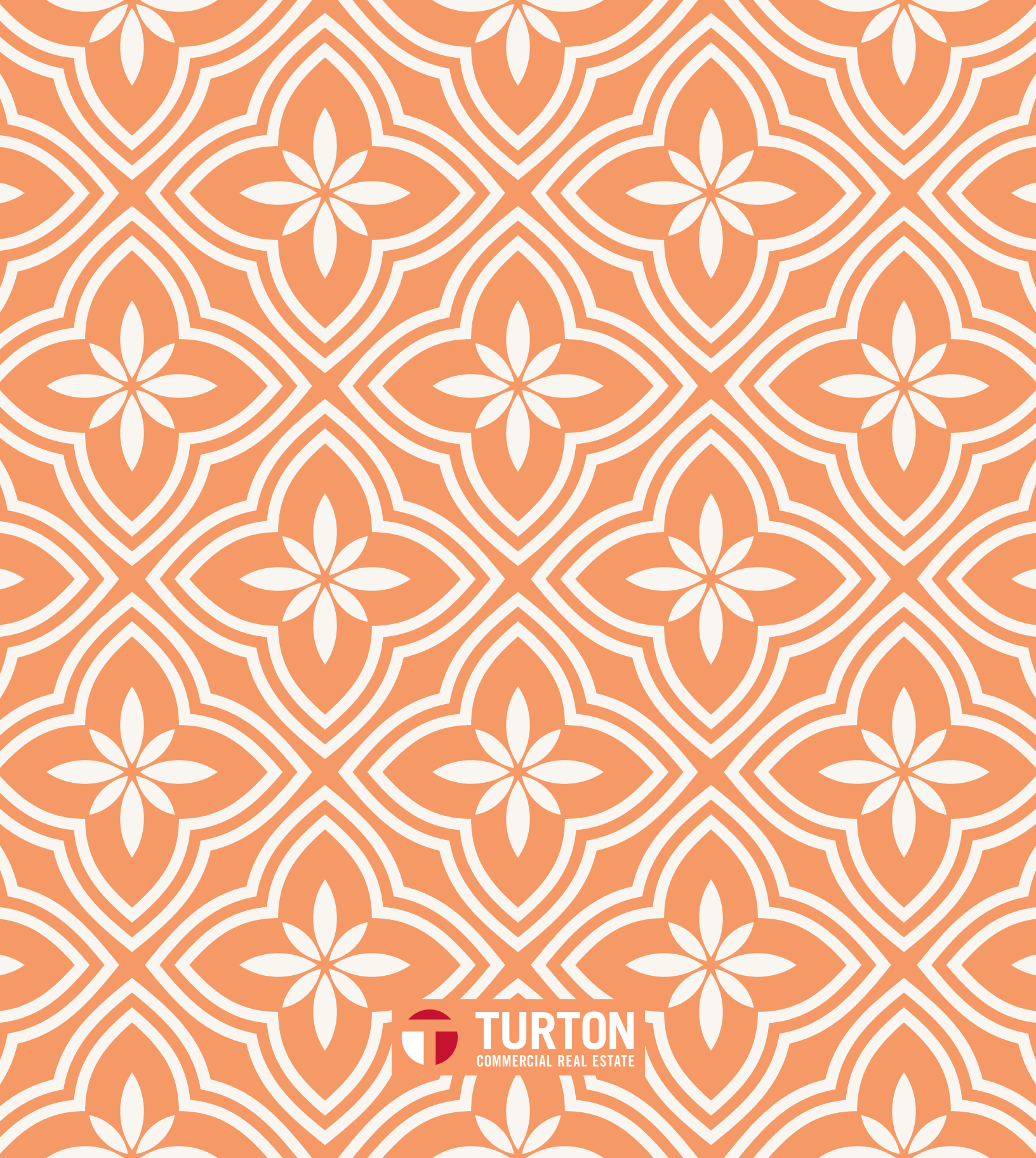
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