

# FOLSOM BLVD: BUTTERFIELD STATION

LAND / PARKING LOT FOR SALE



**TURTON**  
COMMERCIAL REAL ESTATE



# BUTTERFIELD WAY

SACRAMENTO, CA 95815

- 1. CA Franchise Tax Board
- 2. Butterfield Light Rail Station
- 3. California State University, Sacramento - 30,000 Students

Turton Commercial Real Estate is pleased to bring to market one parcel of land with parking for sale on behalf of Sacramento Regional Transit.

The subject project is an attractive high-density development opportunity directly adjacent to the Butterfield Light Rail Station and the Central Office of the California Franchise Tax Board, with over 6,000 employees. The property is approximately 3.21 acres (±139,827 square feet) with approximately 320 feet of frontage on the west side of Butterfield Way and a roundabout turning circle. The property is currently used as a paved surface parking lot with approximately 140 stalls serving as a park-and-ride for Regional Transit. Near the intersection of Butterfield Way and Folsom Boulevard, there are three small structures on the property for Regional Transit facilities operations, approximately 300-650 square feet, as well as a concrete masonry wall encircling the structures. Landscaping on the property, including large shade trees and bushes.

The property is zoned as a "Special Planning Area" allowing for residential, retail, and/or office development. Residential uses are those uses permitted in the RD-40 Residential Land Use Zone. The maximum allowable amount of residential units shall be 110 units. The minimum allowed is 96 units. Commercial uses include those permitted in the Shopping Center (SC) Zone and the Business and Professional Office (BP) Zones. The minimum gross floor area for commercial and office uses is 3,000 square feet, the maximum is 12,000 square feet, and office uses cannot exceed 3,000 square feet.

The subject property is available for disposition sale or joint development with Regional Transit. Joint devel-

opment refers to public transportation projects that integrally relate to, and often co-located with, commercial, residential, mixed-use, or other non-transit development. Joint development may include partnerships for public or private development associated with any mode of transit system that is being improved through new construction, renovation, or extension. This property was purchased with FTA funding and therefore development of the property will be subject to the Federal Transportation Administration's Joint Development Policy. Station platforms are to be owned and operated by Regional Transit. Developments will need to incorporate parking for RT passengers.

The property is located off of Folsom Boulevard, between Bradshaw Road and Mayhew Road, in the neighborhood of La Riviera in unincorporated Sacramento County. Traffic counts for Folsom Boulevard at Bradshaw Road range from 15,000-20,000 volume of traffic per day. La Riviera is a stable, moderate-income residential neighborhood with many young families and working professionals. Average resale home price is \$280,000-\$300,000. There is a small industrial park and several retail centers on Folsom Boulevard and on Bradshaw Road. Major employers in the area include the headquarters of Golden 1 Credit Union and the California Department of Social Services - In Home Supportive Services. Restaurants in the area include Pita Q, California Kabob, Pho Bac Hoa Viet, Peking Restaurant, TOGO's Sandwiches, Carl's Jr., Hoicin Cantonese Restaurant, Perko's Cafe & Grill, and Oz Korean BBQ Restaurant. Other notable destinations nearby include California State University, Sacramento, the American River recreation area, several community parks, The Rink roller skating rink, and the West Wind Drive-In Movie Theatre, which is slated to be demolished and developed into a high-end retail project in the near future.

Parcel Number	Address	Acres	SF	Zoning
068-0580-008	Butterfield Way & Folsom Blvd	3.21	139,828	SPA
<b>TOTAL</b>		<b>3.21</b>	<b>139,828</b>	



# AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2016 Total Pop.	15,685	56,290	101,002
2021 Estimated Pop.	16,387	58,869	105,744
Pop. Growth 2016-2021	4.48%	4.58%	4.69%
Average Age	38.40	38.70	39.10

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2016 Total Households	5,926	21,702	39,812
HH Growth 2016-2021	4.49%	4.61%	4.72%
Median Household Income	\$61,172	\$58,311	\$60,780



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