

WATT AVENUE + I-80

SACRAMENTO, CALIFORNIA

FREEWAY-VISIBLE COMMERCIAL LAND FOR SALE

WATT AVE



TURTON
COMMERCIAL REAL ESTATE



FULCRUM

RARE FREEWAY COMMERCIAL LAND

VISIBLE TO 250,000 CARS PER DAY

This property provides a rare opportunity to acquire freeway visible commercial land in the heart of Sacramento.

The subject property sits at Watt Avenue and Interstate 80, two of Sacramento's major arterials, and is at the confluence of Capital City Freeway (connecting Downtown Sacramento) and Interstate 80 (which extends to West Sacramento, Natomas and to the Bay Area).

Watt Avenue borders the property to the west with more than 125,000 cars per day, and Interstate 80 to the north with more than 123,000 cars per day. The property is surrounded by retail, office and hospitality uses that will benefit future development of the site for years to come.

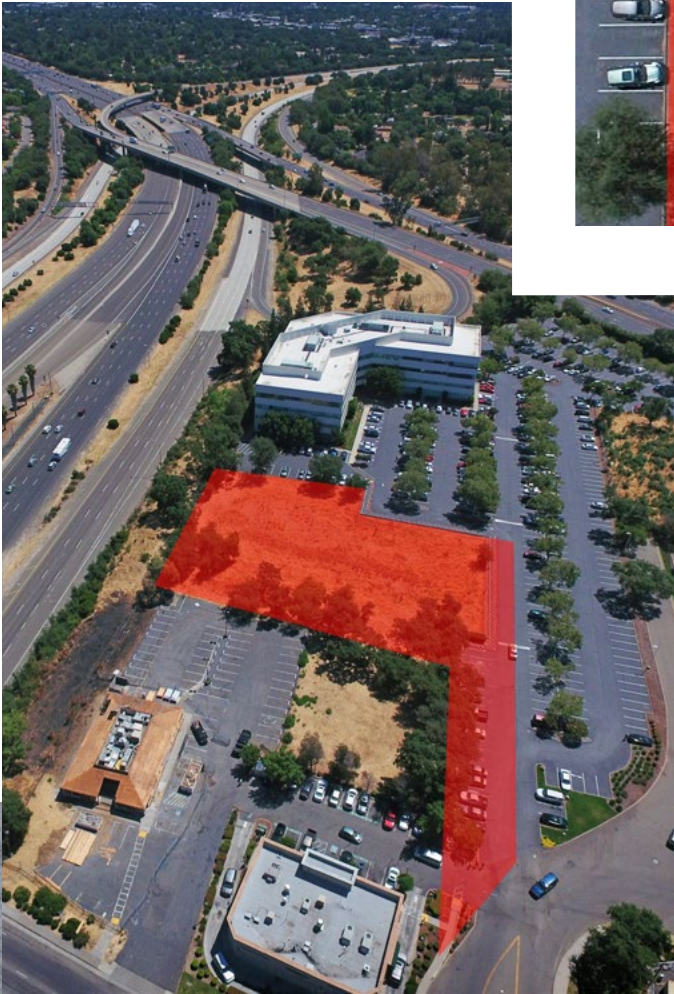
The property is also served by public transit, with both a bus and light-rail stop at Watt Avenue and I-80, just west of the property.

The zoning of the property (Travel Commercial) is conducive to a variety of uses, including automotive sales/rentals/service, food/drug/liquor sales, office, general merchandise sales, as well as entertainment services. We have provided a detailed list of permitted and conditionally permitted uses on page 6 of this brochure.

The wide variety of future uses, the developed surrounding neighborhood and excellent freeway access will provide the owner of this parcel with a valuable site for years to come.

PROPERTY INFO

PARCEL NUMBER:	240-0232-055
GROSS AREA:	1.0951 ACRES (47,704 SF)
ZONING:	TC (TRAVEL COMMERCIAL)
MUNICIPALITY:	COUNTY OF SACRAMENTO



THE INTERSTATE 80 CORRIDOR

MORE THAN JUST A COMMUTE ROUTE

The property's strategic location at Watt Avenue and Interstate 80 provides owners and developers a beautiful canvas to develop a commercial property that will flourish.

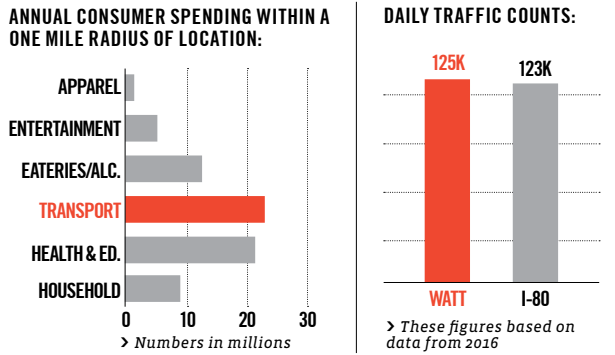
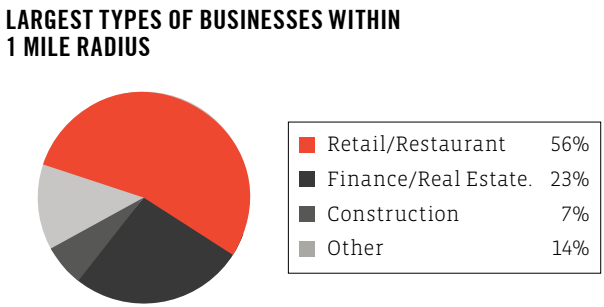
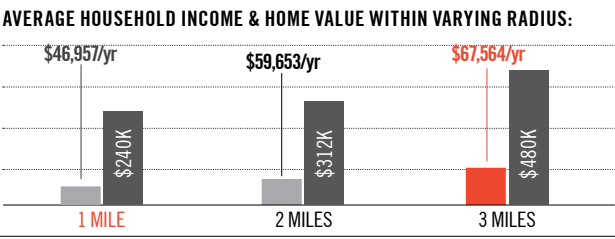
For Sacramentans, Interstate 80 serves as the major arterial between West Sacramento and Natomas to the west and Citrus Heights, Carmichael, Roseville and Rocklin to the East. Capital City Freeway from Downtown and Midtown Sacramento merges into Interstate 80 just west of the property.

For those traveling from the San Francisco Bay Area, Interstate 80 serves as the path to Lake Tahoe.

Amenities surrounding the property include Haggin Oaks Golf Complex, Del Paso Country Club, and the Discovery Museum. To the north along Watt Avenue, the property is near a Walmart Supercenter, Chase Bank, SAFE Credit Union, and a Courtyard Inn. Within a nine-iron of the property, there is a Starbucks, Wendy's, Chevron and a Red Roof Inn.

Thousands of employees work within a 5 minute drive of the property at the former air force base, now known as McClellan Business Park, and hundreds work immediately next door to the property at the IRS' local headquarters at 4330 Watt Avenue.

Long term, because of the built-in employee base, traffic volume and proximity to amenities, this property will remain incredibly valuable for a future owner/developer.



PERMITTED USAGE OF THE LAND

WATT
+
1-80

The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.

The following uses shall be permitted in the TC zone:

(a) **AUTOMOTIVE SALES, SERVICE, REPAIR.** Auto Rental or Lease Agency, Including Limousine Service; Auto Wholesaler, or Retail Auto Broker, with auto storage/display limited to a maximum of two vehicles; and Utility Trailer- Rental, Service, Sales.

(b) **BUSINESS SERVICES.** Advertising Business; Computer Programming/Software and System Design; Computer Sales, Rental and Lease; Computer Services and Training; Photocopy Service; Print Shop; Signs, On-Site; Telegraph Office; and Ticket Agency.

(c) **HEALTH SERVICES.** Ambulance Service.

(d) **PERSONAL SERVICES.** Barber Shop; Beauty Shop; Electrolysis; and Massage (and as regulated by Business License Ordinance).

(e) **MISCELLANEOUS SERVICES.** Laundromat, Self-Service; Travel Agency; and Veterinarian-Animal Hospital.

(f) **EATING/DRINKING/LODGING.** Bar-Tavern; Bakery, Pastry Shop; Brew Pub (No Wholesale or Off-Site Sale of Beer, Wine, or Alcohol); Catering Service; Delicatessen; Hotel; Motel; and Soda Fountain-Ice Cream Parlor.

(g) **ENTERTAINMENT/RECREATION SERVICES.** Art Gallery; Art Studio; Coin-Operated Amusement Machine; and Museum; Physical Fitness Studio.

(h) **FOOD, DRUG, LIQUOR SALES.** Bakery, Pastry Shop; Coin-Operated Dispenser; Drive-In Dairy, Excluding Creamery; Drive-In Food Market or Stand; and Prescription Pharmacy.

(i) **GENERAL MERCHANDISE SALES.** Gift-Card Shop; Newspaper-Magazine Stand; Photographic Supply- Camera Store; Power Tools-Sales, Repair; and Video Store, Sales and Rental.

(j) **HOME ACCESSORIES AND SERVICES.** Antique Store.

(k) **RECREATION EQUIPMENT SALES.** Bicycle Sales, Rent, Service; and Tackle Shop. Chapter 9 Article 6 65 Title IV Approved July 22, 2015

(l) **MEMBERSHIP ORGANIZATIONS.** Church.

(m) **PUBLIC FACILITIES.** Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.

(n) **RESIDENTIAL.** Home Occupation; Residence of a Caretaker, Proprietor or Owner of a Permitted Use; and Travel Trailer-Mobilehome, Camper, Motorhome-Repair or Service.

(o) **TRANSPORTATION FACILITIES AND SERVICES.** Baggage Transfer Service.

(p) **PERMITS.** Certificate of Nonconforming Use; and Home Occupation.

The following uses shall be conditionally permitted in the TC zone (see number in parenthesis after each use for special conditions):

(a) AUTOMOTIVE SALES, SERVICE, REPAIR. Auto, Minor Service-Repair/Replacement (Automatic Transmission (2); Auto Tire Sales-Service (2); Auto Seat Covers, Reupholstery Shop (2); Auto Battery and Ignition (2); Auto Radio-Stereo/CB (7); Auto Radiator Replacement-Service (2); Auto Muffler Replacement/Service (2); Auto Electric (Starter-gen) Replacement-service (2); Auto Brake, Replacement-service (2); Auto Minor Repair, Service, Adjustment (7); Auto Trailer Hitch Installation (7); Auto Diagnosis and Tune-up (7); Auto Detailing (Servicing and Cleaning for Resale) (7); Auto Glass Installation and Sales (7); Auto Smog Inspection (No Repair) (7)); Auto-Major (Auto Major Repair; Auto Transmission Rebuild; Auto Radiators Rebuild; Starter-gen Rebuilding; Auto Body Repair; Auto Paint Shop; Auto Machine Shop) (7); Auto Service Station, Primary (8); Auto Service Station, Secondary (8); Auto Parts and Accessory Store (7); Auto Wash, Self-Service or Automatic (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair, and Dismantling (15); Truck Sale, Lease, Rent or Repair-Primary Use (15); Truck Service Stations, Excluding Truck Terminal (8); and Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Use (27).

b) BUSINESS SERVICES. Off-Site Sign, Except Direction Subdivision Signs and Regional Directional Subdivision Signs (13); Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs (25); Equipment Rental Agency- Office Related Uses Only (5); Mail or Delivery Service Pickup Station (14); Remote Teller, Freestanding for Pedestrian Use (10); Stenographic Service (5); and Telephone Answering Service (5). Chapter 9 Article 6 66 Title IV Approved July 22, 2015

(c) PERSONAL SERVICES. Bath House- Sauna, Turkish, Steam, Spa and Tanning (5); Child Care Center (5); Reducing-Body Building/Aerobics Studio (5); Shoe Shine Parlor (5); and Wig Sales and Service (5).

(d) MISCELLANEOUS SERVICES. Kennel, Cattery, Boarding/Training (10); Parking Lot or Garage as Primary Use (23); Storage Building-Mini (10); and Towing Service (2).

(e) REPAIR SERVICES. Lawn Mower Engine and Garden Power Tool- Sales, Service, Repair (15); and Tool Reconditioning (3).

(f) **EATING/DRINKING/LODGING.** Apartment Hotel (11); Bed and Breakfast Inn (24); Restaurant- Coffee Shop- Cafeteria (14); and Snack Bar (14).
Incidental to a Park, Boat Dock, Other Water-Oriented Use (14).

(g) **ENTERTAINMENT/RECREATION SERVICES.** Arcade—Electronic, Mechanical, or Video Games (22); Card Room (8); Carnival (4); Circus (4); Dance Hall/Ballroom—Discotheque (9); Dancing as an Incidental Use in a Bar or Restaurant (9); Electronic, Mechanical, or Video Games (21); Motion Picture Theater (15); Recreation Facility, Indoor (15); Recreation Facility, Outdoor (10); and Sideshow (4).

(h) **FOOD, DRUG, LIQUOR SALES.** Certified Farmers Market or Community Stand (28); Convenience Store/Neighborhood Market (Less than 6,000 square feet in size) (20); Food Market Ancillary to Service Station (20); Liquor Store (1); Supermarket/Food Store (10); and Winery Sales Facility-Tasting Room (15).

(I) **GENERAL MERCHANDISE SALES.** Bottled Gas Sales and Related Storage (15); Curio-Novelty Shop (5); Firewood-Fuel Sales (1); Florist (5); Jewelry StoreSales, Repair (5); Stationary Store (5); Tobacco Shop (5); and Toy Store (5).

(J) **RECREATION EQUIPMENT SALES.** Athletic Equipment and Sporting Goods Store (10); Boat Parts and Accessories Store (10); Boat Sale, Rent Service (10); Camper Shell-Sales, Repair, Rent (10); Hang Glider-Sales and Service (15); Marine Supply Store (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair and Dismantling (15); Recreational Vehicle and Boat Storage (10); Travel-Trailer, Mobilehome, Motorhome, Camper- Sales, Rent, Storage (10); and Water Recreation Equipment Rental, Sales (7).

(k) MANUFACTURING /PROCESSING. Convenience Recycling Facility (29); and Minor Recycling Facility (29).

(H) PUBLIC FACILITIES. Privately-Owned Uses within Public and Government-Owned Buildings (19); Public and Government-Owned Buildings and Facilities Other than Federal and State (10); Public and Government Uses, Other than Federal Chapter 9 Article 6 67 Title IV Approved July 22, 2015 and State, within Privately-Owned Buildings, Facilities and Grounds (18); Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds (18); and Public Utility and Public Service Facility (17).

(m) RESIDENTIAL. Travel Trailer, Mobilehome, Camper, Motorhome-Repair or Service (10); and Travel Trailer Park (12).

(n) TRANSPORTATION FACILITIES AND SERVICES. Bus Depot (8); and Parking Lot/Garage (Primary Use) (23).

(o) PERMITS. Special Development Permit (10); Temporary Concession (16); and Temporary Uses (6).

NOTES:



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