

URBAN INFILL DEVELOPMENT

LAND FOR SALE IN THE BOOMING DOWNTOWN SUBMARKET NEAR SOUTHSIDE PARK AND THE BROADWAY CORRIDOR

Turton Commercial is pleased to present a urban infill opportunity within the grid. 2227 10th Street is 5,280 square feet of C-2 Zoned land centrally located with proximity to Southside Park, Broadway and Downtown.

On the cusp of Land Park and Southside neighborhoods but soon to be a destination all its own, Sacramento's East Marina district, as a portion of the Broadway Corridor, is coming alive. Several key investment/developments have been made nearby and the path of progress is beginning to accelerate. The street improvement program, the Broadway/WestSac Bridge, development of high end residential projects along the cooridor and new retail/restaurant amenities are all helping to breath new life into this iconic boulevard.

The subject property is surrounded by new developments with several within a short walk. The new Selland's development as well as the Indie Capital development are both situated at 10th and Broadway. New multifamily development at 9th & Broadway and 5th & Broadway will be delivering a combined 79 units and a storage facility scheduled for the second phase. Only a few blocks away is The Mill at Broadway development, a master planned development that is bringing 1,000 new urban homes, a beautiful 4AC park, an on-site public market and exciting street art. Underneath the freeway is the weekend Farmer's Market that draws thousands of local residents and one of the largest in the country.

This is a high quality urban infill opportunity. Active developments, nearby amenties, proximity to Downtown, convenient access to major thoroghfares as well as walking distance to the Sacramento River. Seller is reasonable and welcoming all offers for consideration.

PROPERTY INFO

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BUILDING:	2227 10th Street, Sacramento CA 95818
PRICE:	\$295,000
LOT SIZE:	5,280 SF, 0.134 AC
ZONING	C-2

The C-2 zoning of the property allows for a wide range of commercial uses including multifamily, retail, commercial services, mini-storage, office. Maximum height is 65 feet. Maximum density is established in the General Plan. Floor to Area Ration (FAR) established by General Plan Setbacks. No minimum or maximum front-yeard setback required. No minimum or maximum side-yard setback required.









BROADWAY CORRIDOR

Today the Broadway Corridor is undergoing an insurgence of new life on the heels of our city's downtown renaissance. In the next few years we will see new life and vibrance coming back to our city's original boulevard. Below are some of the exciting developments advancing the greater Broadway region. City Councilman Steve Hansen says he sees Broadway as the next major downtown corridor to modernize now that K Street and R Street are maturing corridors. "The opportunities really abound here," he said.

THE MILL AT BROADWAY

The Mill is bringing an array of assets to Broadway that can't be found anywhere else in the city, such as 1,000 new urban homes, a beautiful four acre park, new bike paths connecting to the American River Bike Trail, an on-site public market, and street art and muraling.

PEDESTRIAN IMPROVEMENTS

The city is has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

BROADWAY BRIDGE

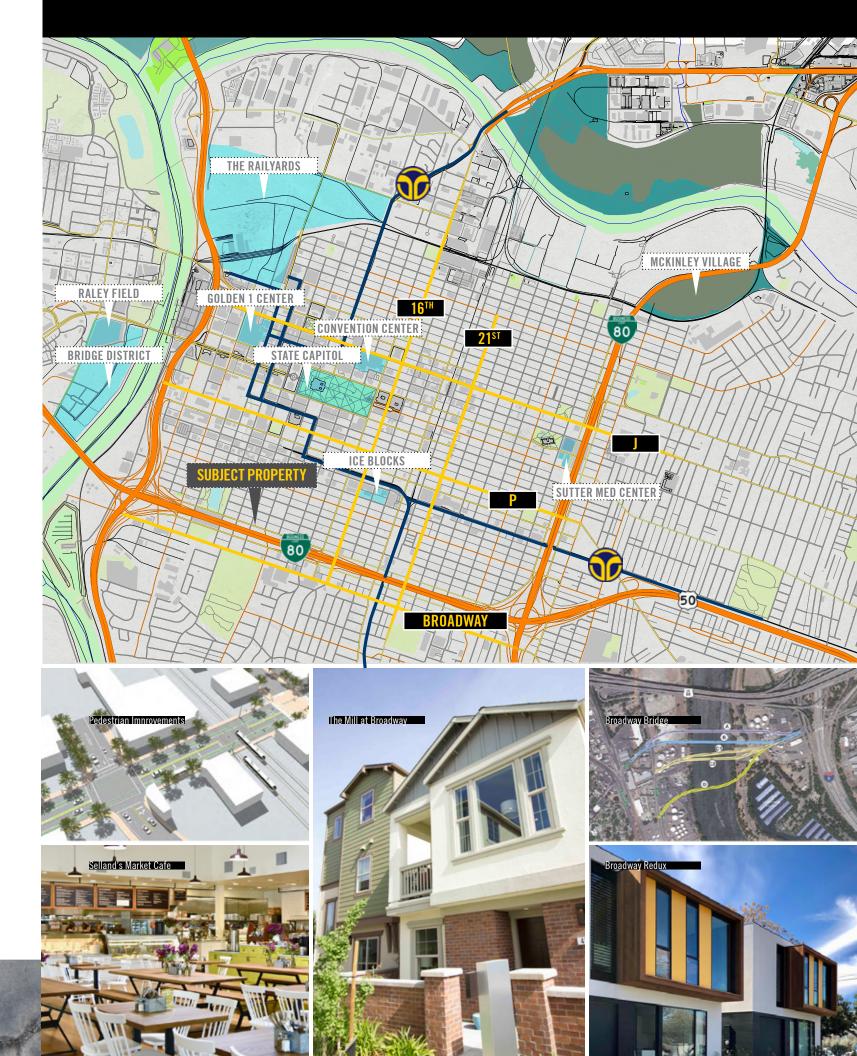
The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

SELLAND'S MARKET CAFE

Selland's Market Cafe — a Sacramento favorite — is opened their Broadway in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from subject property. Whether dining in or bringing food back home, Selland's is sure to impress.

BROADWAY REDUX PHASE I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9 home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmaling Architects., the award winning designs are helping to bolster the Broadway corridor as an exciting place to be.















WEEKLY FARMERS MARKET

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

AFFORDABLE HOUSING RENOVATION

A few blocks east, redevelopment officials and private developers will reimagine the affordable housing communities along Broadway known as Marina Vista and Alder Grove by replacing them with a revitalized mixed-income community.

GREAT FOOD

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

MILLER PARK AND THE MARINA

Located at the far west end of Broadway, Miller Park is full of relaxation and the beauty of the Sacramento River. With 57 developed acres, amenities include picnic areas, river access, boat trailer parking, a boat ramp, and dock. Miller Park is also home to an annual beer festival.

DIVERSE SMALL BUSINESSES

Fun and exciting new businesses are emerging along Broadway, such as the New Helvetia Brewing Co., housed in a brick building at 18th St. and Broadway, along with The Antique Company, Fringe, Sacramento Beekeeping Supplies, It's All Yoga, Tango on Broadway, Move Studio, Broadway Comics & Cards, and more.

THE TOWER THEATRE

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

DIMPLE RECORDS

Dimple has been a fixture of Sacramento's music scene since it was started in the 1980's by John Radakovitz, who previously sold records out of the back of a van for Canterbury Records. Located in the nostalgic Broadway location made famous by the original Tower Records, Dimple has survived the digital music revolution by building a community around local music trading and building a culture that has pioneered today's vinyl resurrection.

