

2227

10TH STREET.

URBAN INFILL DEVELOPMENT OPPORTUNITY

FOR SALE - \$295,000



TURTON
COMMERCIAL REAL ESTATE

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 corridor 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 amenities, proximity to Downtown, convenient access to major thoroughfares as well as walking distance to the Sacramento River. Seller is reasonable and welcoming all offers for consideration.



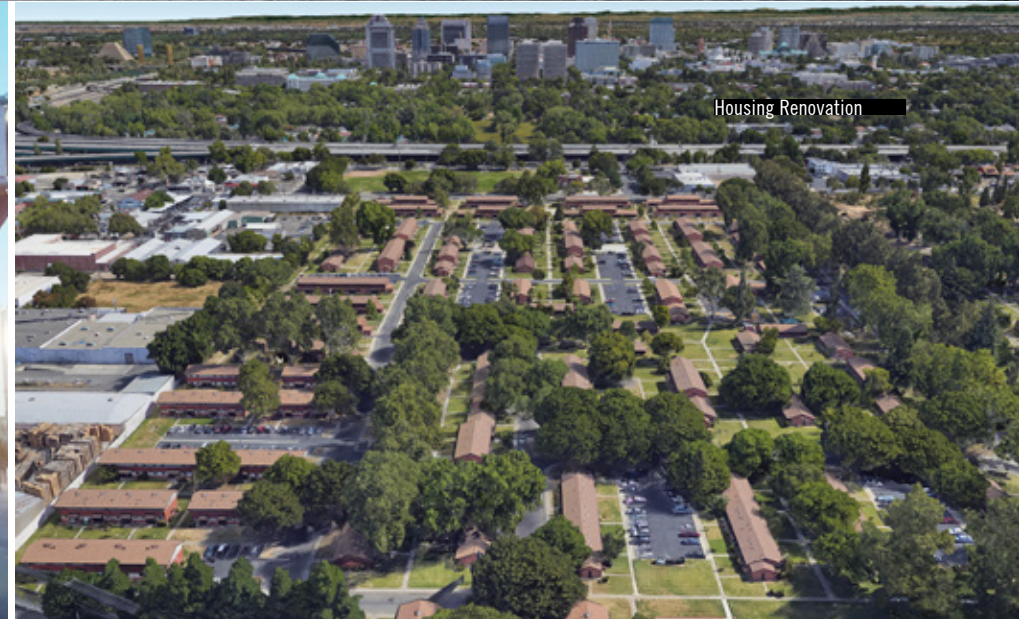
PROPERTY INFO	
BUILDING:	2227 10th Street, Sacramento CA 95818
PRICE:	\$295,000
LOT SIZE:	5,280 SF, 0.134 AC
ZONING	C-2

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 Ratio (FAR) established by General Plan Setbacks. No minimum or maximum front-yard setback required. No minimum or maximum side-yard setback required.





Iron Grill



Housing Renovation

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

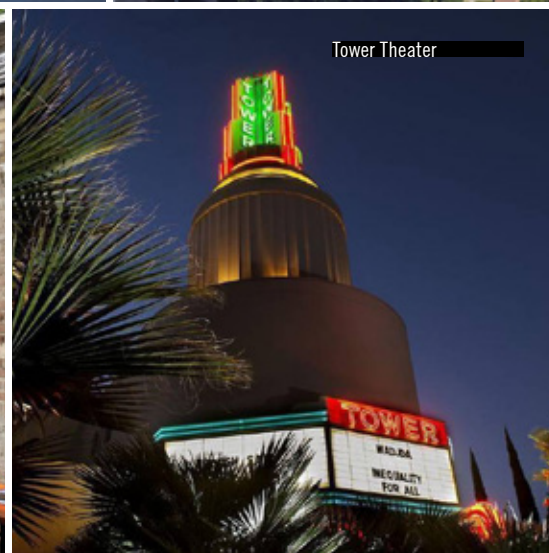
The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

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.



New Helvetia Brewing



Tower Theater



Dimple Records



Weekly Farmers Market



The Marina



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