

8140-8150

# FREEPORT BLVD

*High Visibility Owner-User Property with Income  
Producing Boat Dock Along the Sacramento River*



**TURTON**  
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCOM.COM

**SCOTT KINGSTON**  
VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCOM.COM

**JACK SCURFIELD**  
DIRECTOR - LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



# THE OPPORTUNITY

**\$1,450,000**  
PURCHASE PRICE

**46,176**  
SF LAND

**2,962**  
SF BUILDING

**1**  
PRIVATE BOAT DOCK

## RARE FREEPORT OPPORTUNITY WITH BOAT DOCK!

This is a rare opportunity in the tightly knit neighborhood of Freeport, a hidden gem home to local restaurants, wineries, the Bartley Cavanaugh Golf Course, and riverfront attractions.

8140-8150 Freeport Boulevard is comprised of three parcels commencing along the west side of Freeport Boulevard, a major highway connecting residents of Clarksburg, Hood, and Courtland to

the I-5 freeway and the Pocket Greenhaven neighborhoods. The offering consists of a 2,962 square foot building home to a previous restaurant with outdoor dining and a storefront with ample parking, providing an attractive owner-user opportunity along 315 feet of highway frontage and opportunity for riverfront signage.

Past the levy you will find the two remaining par-

cells, one of which possesses a fully functional 300 foot dock with private access. The dock is currently rented out to four houseboats generating a monthly income of \$1,238.00, with the ability to fit five comfortably. Furthermore, the state land lease for the dock grants rights for expansion of the dock into the water up to one third of the width of the Sacramento River.





Section One: The Property

119-0040-017  
13,068 SF  
\*LAND LEASE WITH STATE OF CALIFORNIA

8140 FREEPORT BLVD  
119-0040-007  
20,038 SF

8150 FREEPORT BLVD  
119-0040-008  
26,138 SF

# PROPERTY DETAILS

**Address:** 8140-8150 Freeport Blvd, Sacramento, CA 95832  
**Total Land SF:** 46,176 SF (1.06 acres)  
**APN:** 119-0040-008/26,136 SF (0.60 acres)  
 119-0040-007/20,038 SF (0.46 acres)  
 119-0040-017/13,068 SF (0.30 acres) \*Land lease with State of California through December 2026  
**Building SF:** ± 2,962 SF of Restaurant and Storefront  
**Parking:** ± 21 stalls  
**Zoning:** LC (NPA) - Light Commercial/Neighborhood Preservation area and DW-R-Delta Waterways





# BUILDING LOCATION

- $\frac{1}{2}$   
MILE TO I-5 FREEWAY
- $\frac{3}{4}$   
MILE TO DELTA SHORES
- $1 \frac{1}{2}$   
MILES TO POCKET
- 7  
MILES TO DOWNTOWN

The Subject Property is situated in Freeport, offering direct access to Interstate 5, Delta Shores Shopping Center, the Pocket neighborhood, and Clarksburg, with close proximity to both Elk Grove and Central Sacramento. The subject property is ideally located to draw consumers from various submarkets, as well as offer a new attraction for

Freeport locals. Freeport provides a quiet environment unlike any of the surrounding areas. This area is visited quite frequently on the weekends for a round of golf at the Bartley Cavanaugh Golf Course, a day at one of several local wineries, or some time on the water. Just over the levy, the Sacramento River provides traffic from fishermen and water

enthusiasts from several cities and towns, who always enjoy a new spot to stop for a cocktail or appetizer. Furthermore, the Delta Shores development fueled an immense increase in consumer traffic just across the freeway, and further development plans across the street from the subject property may be on the horizon.

PHOTO SOURCE: DELTASHORESSACRAMENTO.COM



PHOTO SOURCE: FREEPORTBARANDGRILL.COM

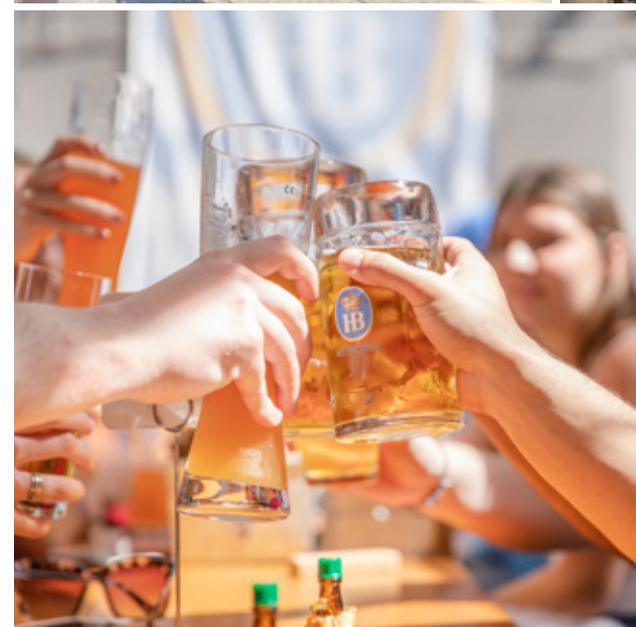
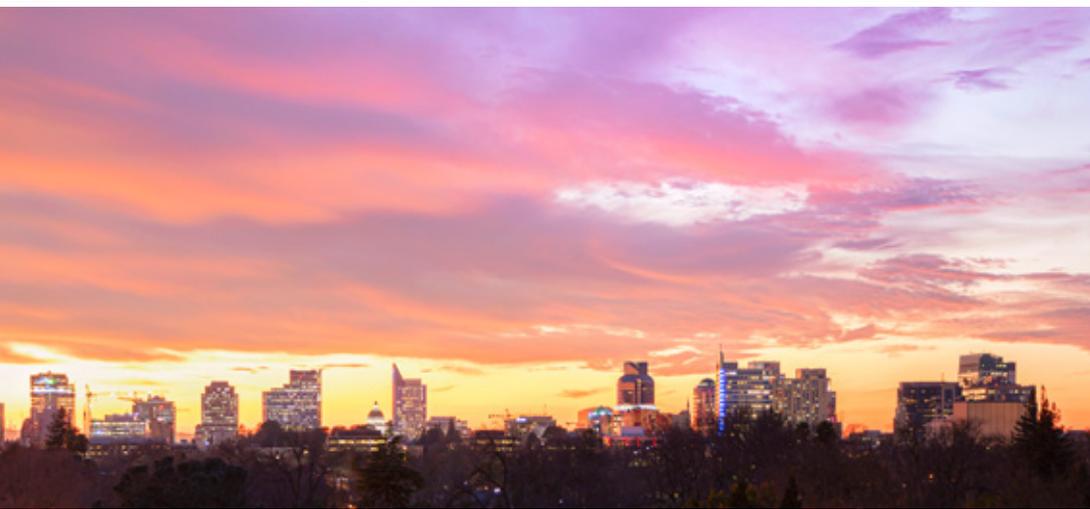
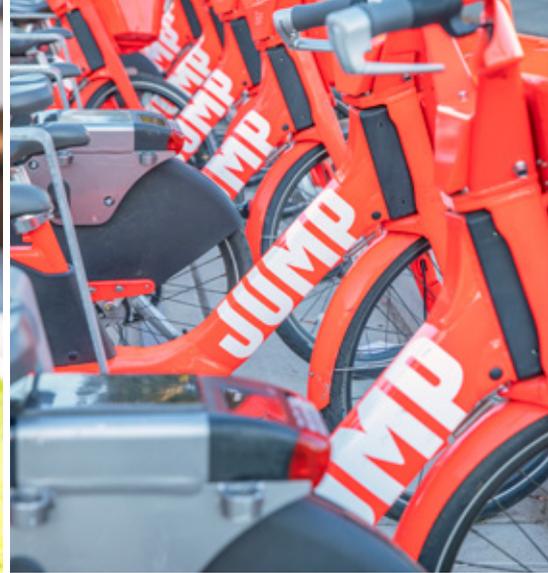


PHOTO SOURCE: DELTASHORESSACRAMENTO.COM



Section Two: Building Location

8140-8150 Freeport Blvd

Freeport Bar & Grill

FREEPORT BLVD

Bartley Cavanaugh Golf Course

Sacramento River

Scribner Bend Vineyards

FREEPORT BLVD

COSUMNES RIVER BLVD

I-5

- Regal Cinemas
- Starbucks
- Walmart
- In-N-Out Burger
- Chick-fil-A
- Chipotle
- Hobby Lobby
- Panda Express
- Pieology
- Dick's Sporting Goods
- Famous Footwear
- The Habit Burger
- Petsmart
- Bath and Body Works

- Subway
- At Home
- RC Willey
- The Sandwich Spot

## NEARBY AMENITIES

The Property also benefits from proximity to several popular restaurants and bars, with easy access to every corner of the growing city.

### POPULAR RESTAURANTS NEAR 8140-8150 FREEPORT BLVD (NOT ALL ARE MENTIONED HERE):

- |                     |                        |                 |                         |                        |
|---------------------|------------------------|-----------------|-------------------------|------------------------|
| Bartley Golf Course | Cosumnes River College | Great Clips     | Pieology                | Subway                 |
| Bath & Body Works   | Dick's Sporting Goods  | In-N-Out Burger | RC Willey               | The Habit Burger Grill |
| Beauty By Thread    | Famous Footwear        | Jamba Juice     | Regal Cinemas           | The Home Depot         |
| Chick-fil-A         | Freeport Bar & Grill   | Panda Express   | Scribner Bend Vineyards | The Sandwich Spot      |
| Chipotle            | GNC                    | Petsmart        | Starbucks               | Walmart                |



# SACRAMENTO

**15.3 MILLION**  
ANNUAL REGIONAL VISITORS

**71,335**  
DAYTIME EMPLOYEES

**215+**  
BARS / RESTAURANTS

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

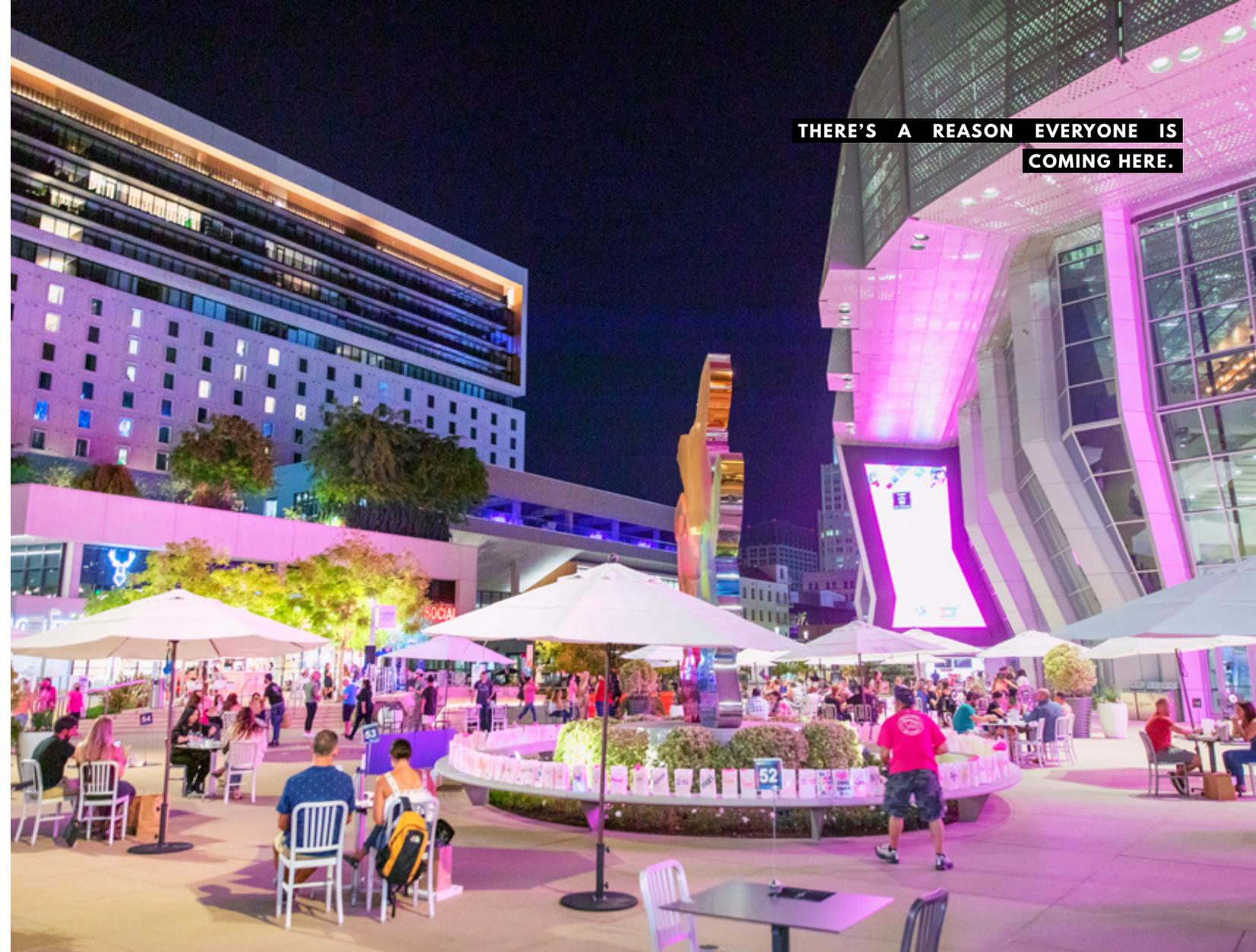
Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).

THERE'S A REASON EVERYONE IS COMING HERE.

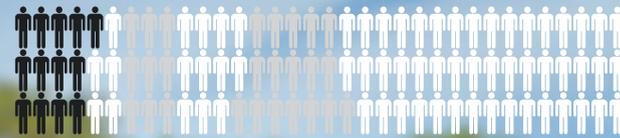


# SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the U.S., with more than half of home searches coming from buyers outside of the area (Redfin). Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer to tap into and leave their mark.

## 2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

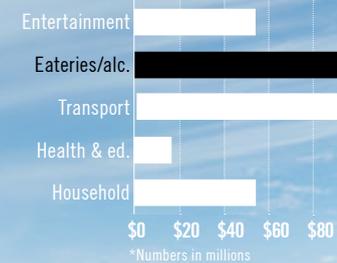
Over \$150,000 - 13%    \$100,000 - \$125,000 - 9%    \$50,000 - \$75,000 - 17%  
 \$125,000 - \$150,000 - 5%    \$75,000 - \$100,000 - 11%    Under \$50,000 - 44%



## EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



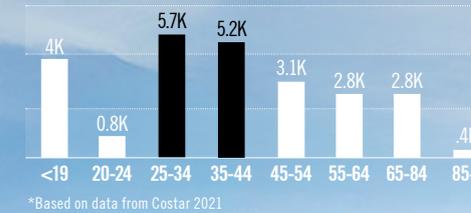
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## SACRAMENTO'S CITY RANKINGS:

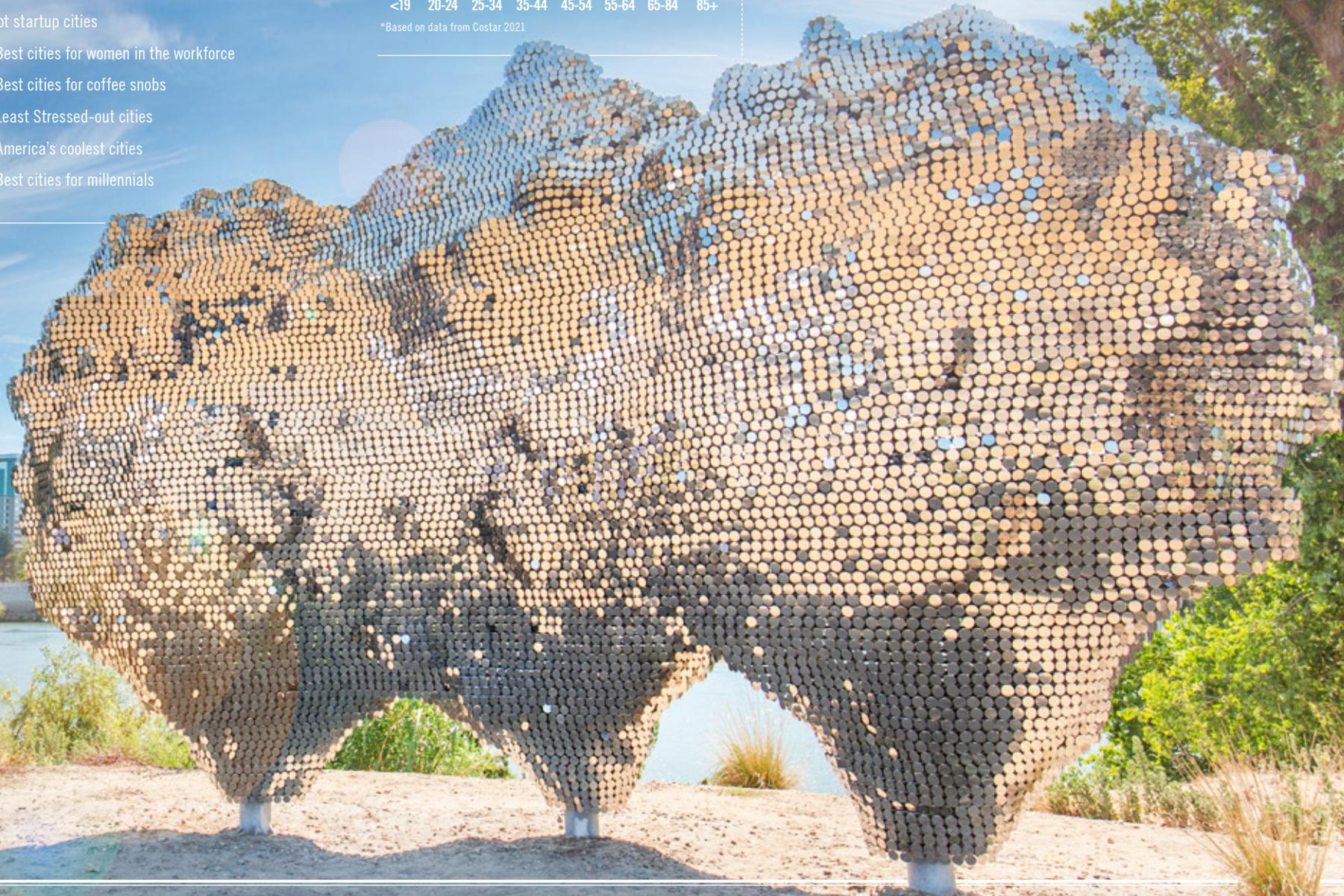
- #1 in the U.S. for net migration
- #1 Happiest workers in mid-sized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

## POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



WALK SCORE: 93  
 BIKE SCORE: 99  
 TRANSIT SCORE: 62

**\$1,838** AVERAGE RENT PER MONTH IN SACRAMENTO





# ECONOMICS

## DOCK:

	Monthly	Annual
Base Rent	\$1,283.00	\$15,396.00
Expenses	\$125.08	\$1,501.00
Net Operating Income		\$13,895.00
Value at 6.5%		\$213,769.23

## BUILDING:

	Size (SF)	Monthly	Annual
Estimated Base Rent (NNN)	2,962	\$4,887.30	\$58,647.60
Value at 6.5%			\$902,270.77

## LAND:

	Size (SF)	Per SF	Total
Excess South Parcel	6,400	\$21.00	\$134,400.00
Excess North Parcel	10,000	\$21.00	\$210,000.00
Excess Land Value			\$344,400.00

**Combined Value of Dock, Building and Land** \$1,460,440.00





2131 CAPITOL AVENUE STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

**SCOTT KINGSTON**  
VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

**JACK SCURFIELD**  
DIRECTOR - LIC. 02127988  
916.573.3316  
[JACKSCURFIELD@TURTONCOM.COM](mailto:JACKSCURFIELD@TURTONCOM.COM)

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

