

4450

MARYSVILLE

RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY
NORTH NATOMAS, CITY OF SACRAMENTO



MARYSVILLE



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THE PROPERTY

2.62
ACRE SITE

114,127
SF SITE

C-2
ZONING

93
UNITS POTENTIAL

UNLIMITED
POSSIBILITIES

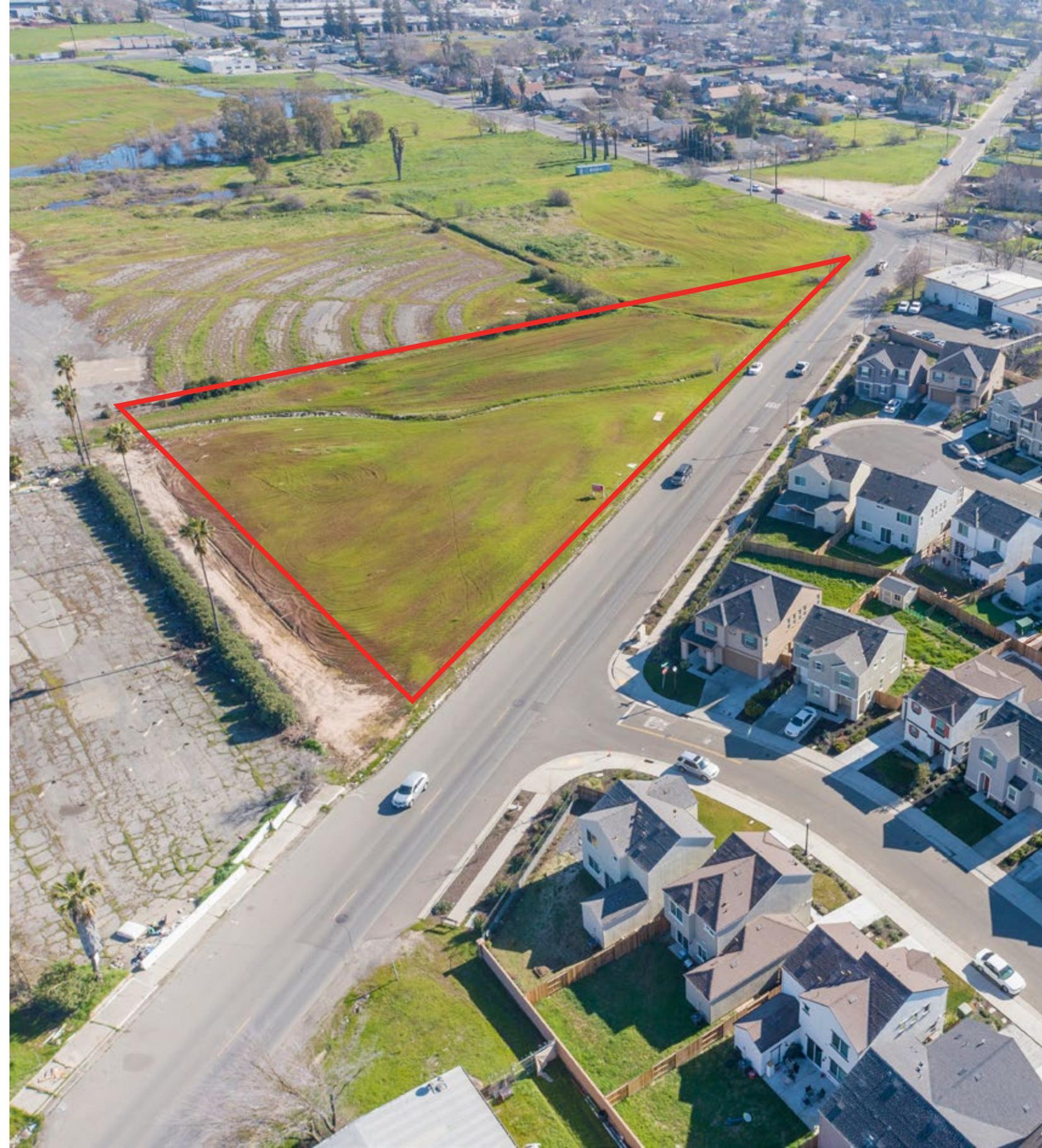
Turton Commercial is pleased to present a prime infill site for sale offering numerous development opportunities. 4450 Marysville Blvd (the "Subject Property") is 2.62 acres or 114,127 square feet of land on a major thoroughfare. The Subject Property is a triangular shaped lot with approximately 631 feet of frontage on Marysville Blvd, located in the North Natomas area in the City of Sacramento. The Property is being offered for \$475,000.

The Property benefits from close proximity to several new single-family home subdivisions, including a newer construction community across Marysville Blvd that was recently completed. The Property is in the Twin Rivers Unified School District. The Property is located 4.5 miles northeast

of Downtown Sacramento, 1.5 miles southwest of McClellan Airport, and 13-minute drive from Sacramento International Airport. The Property will also benefit from the California Northstate University 400-bed hospital and "Innovation District" planned for the Sacramento Kings' Arco Arena site. The highest and best use for the Property is likely single-family residential subdivision, based on the robust sales market of single-family, home sales prices increasing steadily higher, and severely limited inventory of housing stock. North Natomas has enjoyed a huge influx of Bay Area migrants, and current studies indicate population growth for Sacramento will outpace supply for the foreseeable future.

The Property is zoned C-2 General Commercial and General Plan Designation Suburban Center. Single-unit and multi-family residential are allowed by right. The density range is 15 to 36 units per acre for residential only projects. The floor area ratio (FAR) is 2.00 for mixed use projects. Based on the information from City of Sacramento, the Subject Property can yield 93 single-family home lots.

The Subject Property provides many options for a potential buyer, highlighted by a single-family residential development. There is a lot of excitement and optimism for the residential home sale market and the Property is located in the path of development of North Natomas.





PROPERTY FEATURES

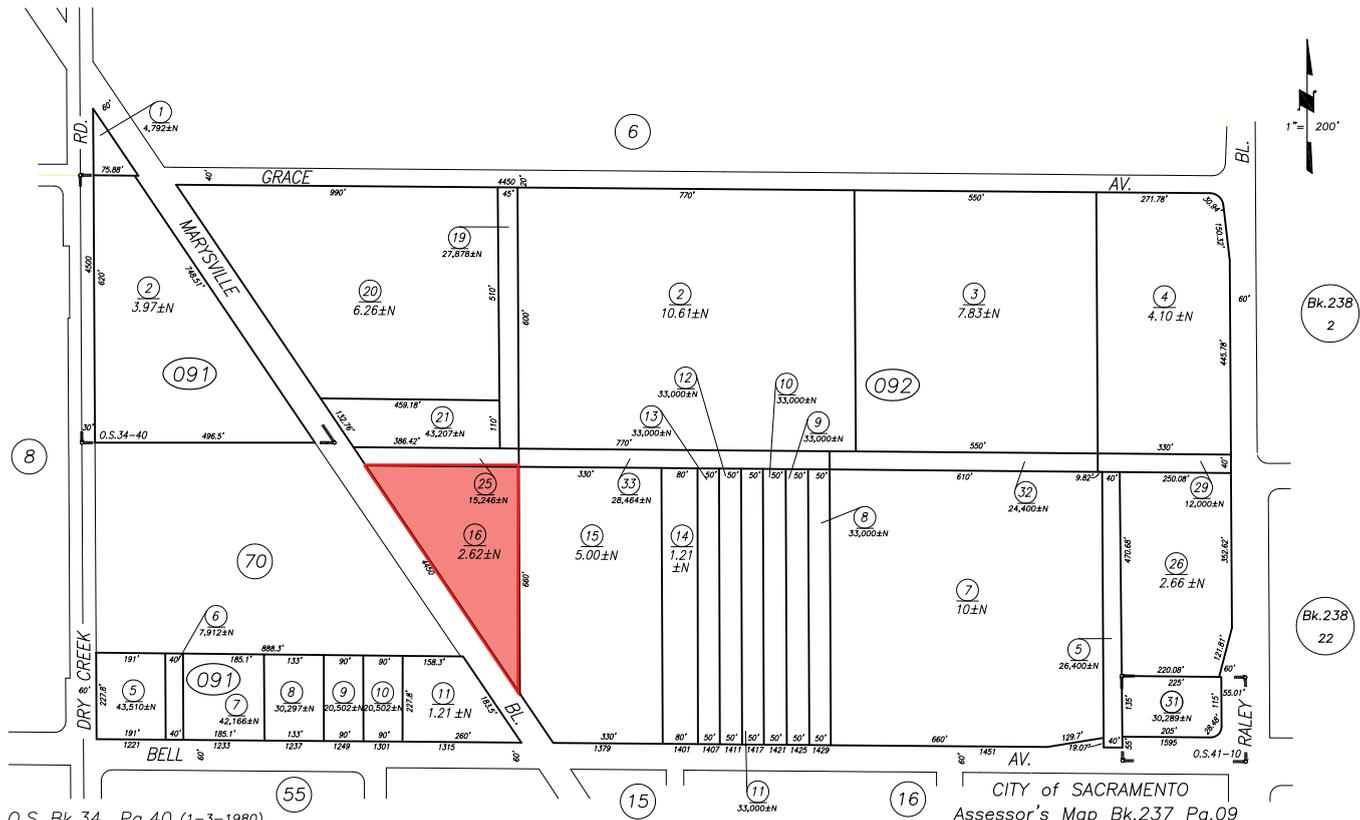
Address:	4450 Marysville Blvd, Sacramento, CA 95838
Parcel Numbers:	237-0092-016
Price:	\$475,000
	\$4.15 per land SF
Lot Size (SF):	114,127 Square Feet
Lot Size (AC):	2.62 Acres
Zoning:	C-2 General Commercial
General Plan Designation:	Suburban Center
Residential:	Single-Unit & Multi-Family Allowed By Right
Density:	15 to 36 units per acre
FAR:	2.0 for mixed use projects
Potential Unit Yield:	93 units
Central Location:	Schools, Retail, Employment Centers

PARCEL MAP

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 18, RANCHO DEL PASO

237-09



O.S Bk.34, Pg.40 (1-3-1980)
O.S Bk.41, Pg.10 (6-13-1986)

CITY OF SACRAMENTO
Assessor's Map Bk.237 Pg.09
County of Sacramento, Calif.

APR 13, 2016





THE LOCATION

DEVELOPMENT SITE IN GROWING NORTH NATOMAS

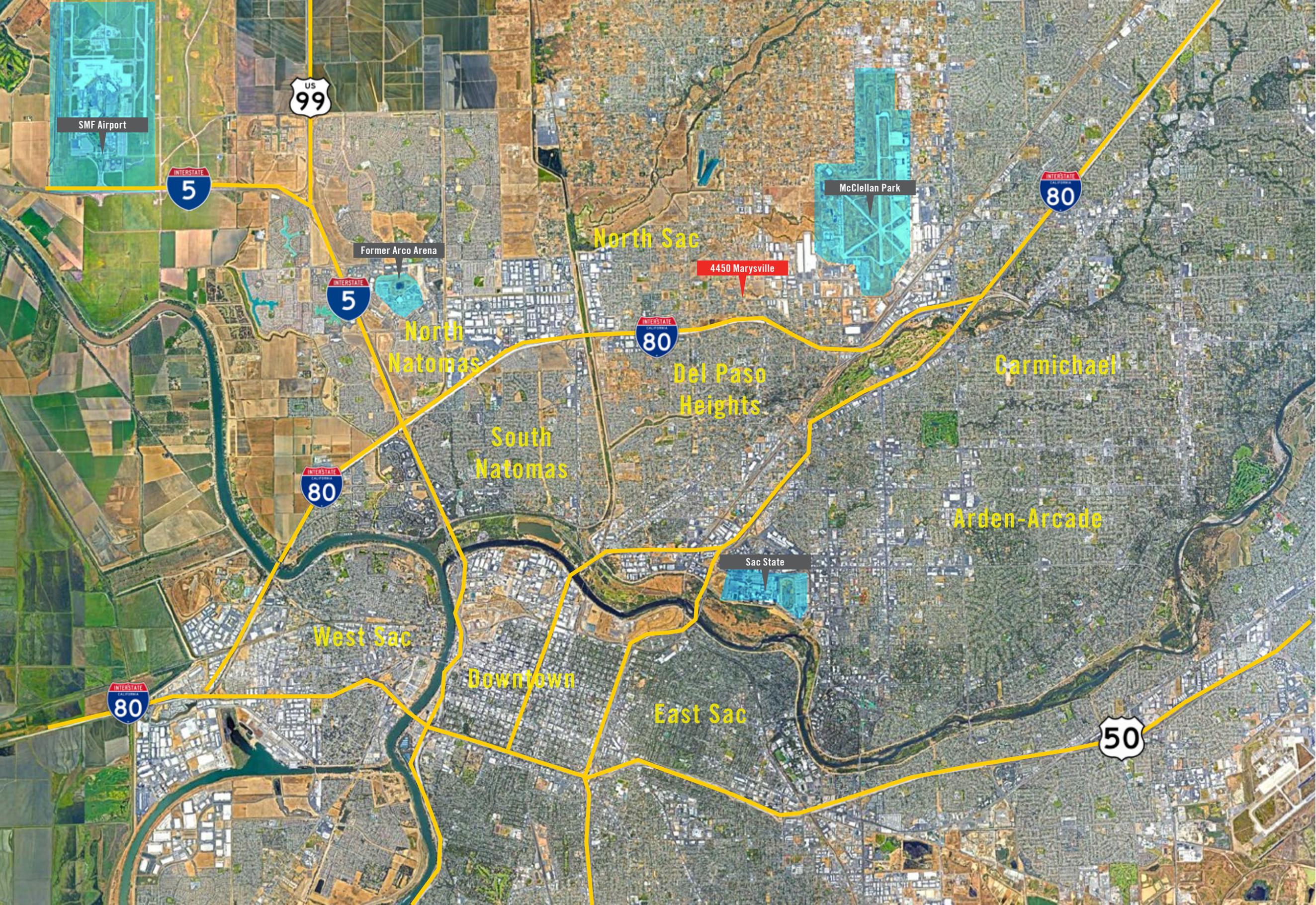
The Natomas community has grown rapidly since the mid-1990s with extensive residential, office park, and retail development. The latest U.S. Census data indicates that the Natomas area includes more than 90,000 residents. Located near major freeways (Interstate 5, Interstate 80, and Highway 99), the Sacramento International Airport, and Downtown makes this area a prime location for visitors and locals alike. Currently, this area has more than 2.8 million square feet of local-serving retail plazas and large regional retail centers. The

area also has a predominance of large business and office parks, education facilities and other organizations that make Natomas an ideal location for future employment, residential growth, mixed use development. North Sacramento offers a superior location in terms of public transportation and existing infrastructure. Poised for revitalization, both the City and County of Sacramento, in addition to public & private partnerships, have made tremendous efforts to spur transit-oriented development throughout North Sacramento. The

City of Sacramento's redevelopment strategies include streetscape improvements, revitalizing the Del Paso Corridor, providing development assistance, and removing other barriers to development. Natomas is home to a variety of outdoor spaces, including bike trails and parks. The new North Natomas Regional Park features a water spray area for kids, grassy fields, playgrounds, ball fields, picnic areas, two dog parks, paths for walking and riding, and a permanent farmers' market structure.



MARYSVILLE



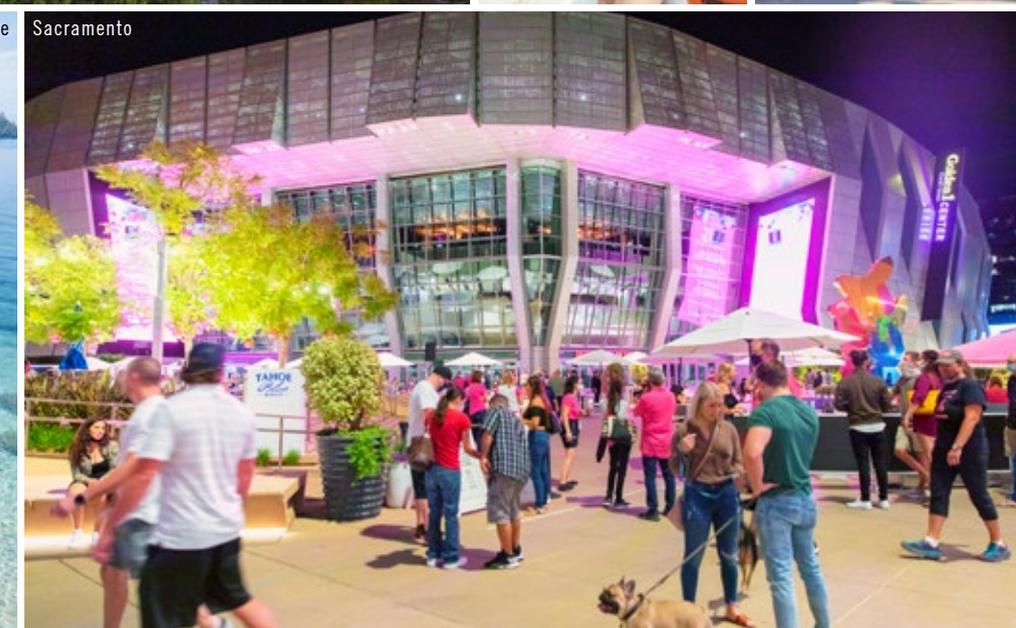
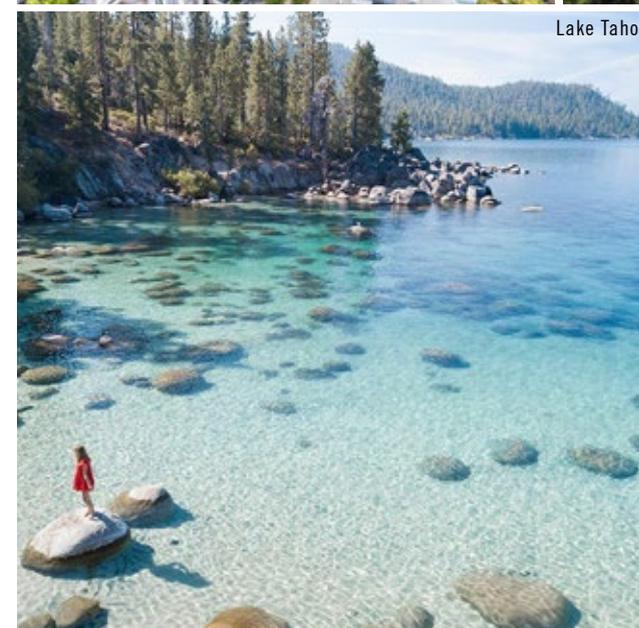
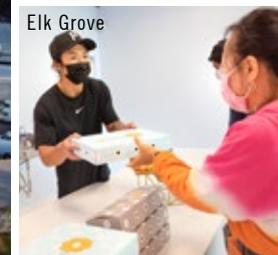
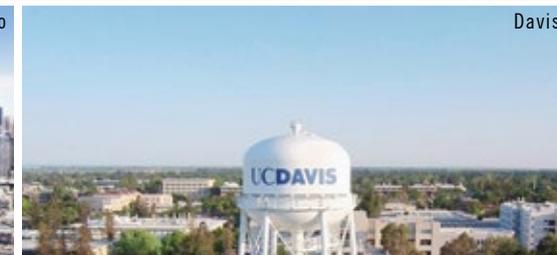
North Sacramento is a centrally located community surrounded by Sacramento's most prominent neighborhoods, including Arden-Arcade, Natomas, West Sacramento, as well as Downtown & Midtown Sacramento. North Sacramento is made up of many micro-communities, each with rich history, diversity, & character. As a major center of employment, retail and entertainment facilities, Natomas is recognized as one of Greater Sacramento's most important edge cities (suburban economic centers).



NORTH SACRAMENTO'S CENTRALIZED LOCATION

North Sacramento is located in Sacramento County roughly 10 miles north of the California State Capital and about halfway between San Francisco Bay Area and Lake Tahoe. The city is only a 10 mile drive from Downtown Sacramento; the average commute time for this distance is roughly 15 minutes. Other nearby major cities include Davis, Folsom, Rancho Cordova, Roseville. These cities form a constellation of significant economic centers

- of which North Sacramento is a part - across the Sacramento Valley. Known as a comfortable place to live, North Sacramento is a flourishing community that maintains its small town roots while focusing on increased amenities to enhance the live / work experience of its residents.





NEARBY DEVELOPMENT OF **ARCO ARENA**

On the site of where basketball dreams were built 35 years ago in Sacramento, will eventually come a gleaming medical facility and school. Ask any Sacramento native, the place will forever be called “Arco Arena” though formally known as Sleep Train Arena. The vacant site in Natomas will eventually sit California Northstate University’s 13-story teaching hospital with 400 beds. The Sacramento City Council will vote Feb. 15 on rezoning, an environmental impact report and other entitlements necessary to turn the 183-acre site into a California Northstate University teaching hospital, campus and “innovation park” of com-

mercial and residential uses. The hospital is estimated to be a \$750 million investment alone with expected completion by end of 2025. The entire campus is projected to generate \$4 BILLION in economic output over a 10 year timeframe. CNSU acquired the 36-acre site from the Sacramento Kings basketball team, and construction is scheduled to start in 2022. The teaching hospital will be a very vibrant, peaceful, and uplifting place. The hospital will have tall windows, ambient light, green space, water feature, amphitheater and gathering spaces. Flanking either side of the green space will be housing for students,

faculty and staff on one side, and classroom buildings and a center for lab, pharmaceutical and manufacturing on the other. A parking garage with retail would be at the northern end of the hospital zone. The Sacramento Kings also recently sold 12 acres of land on the grounds to the Natomas School District to build a new school. The site is a piece of a larger master planned development. In addition to the hospital and a “health district,” the proposed development includes a 72.2-acre “life district” with housing and retail, and a 25.2-acre “innovation district”.





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento.

The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



THERE'S A REASON EVERYONE IS COMING HERE.



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

MULTIFAMILY RENTAL TRENDS URBAN CORE:

Class	Inventory (units)	Avg Rent	Vacancy	Absorption* (units)	Under Const. (units)
A	1,993	\$2,053	14.5%	328	1,154
B	2,172	\$1,677	9.8%	36	140
C	8,864	\$1,041	4.4%	40	0
All Types	13,029	\$1,442	7.3%	252	1,294

Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in midsized 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

\$3,123 AVERAGE RENT PER MONTH BAY AREA

\$1,838 AVERAGE RENT PER MONTH SACRAMENTO

Zillow, August 2020

PERCENTAGE OF POPULATION WITH A BACHELORS DEGREE:

34.3%

SmartAsset 2018

SACRAMENTO: OWNERS VS. RENTERS



GSEC 2020
Applied Geographic Solutions & GIS Planning



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