



49TH & FOLSOM
EAST
SACRAMENTO

OWNER-USER RETAIL OR DEVELOPMENT OPPORTUNITY



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

0.36
ACRES

±1,705 SF
CINDER BLOCK BUILDING

29
PARKING STALLS

\$1.6M
PURCHASE PRICE

RARE
EAST SAC OPPORTUNITY

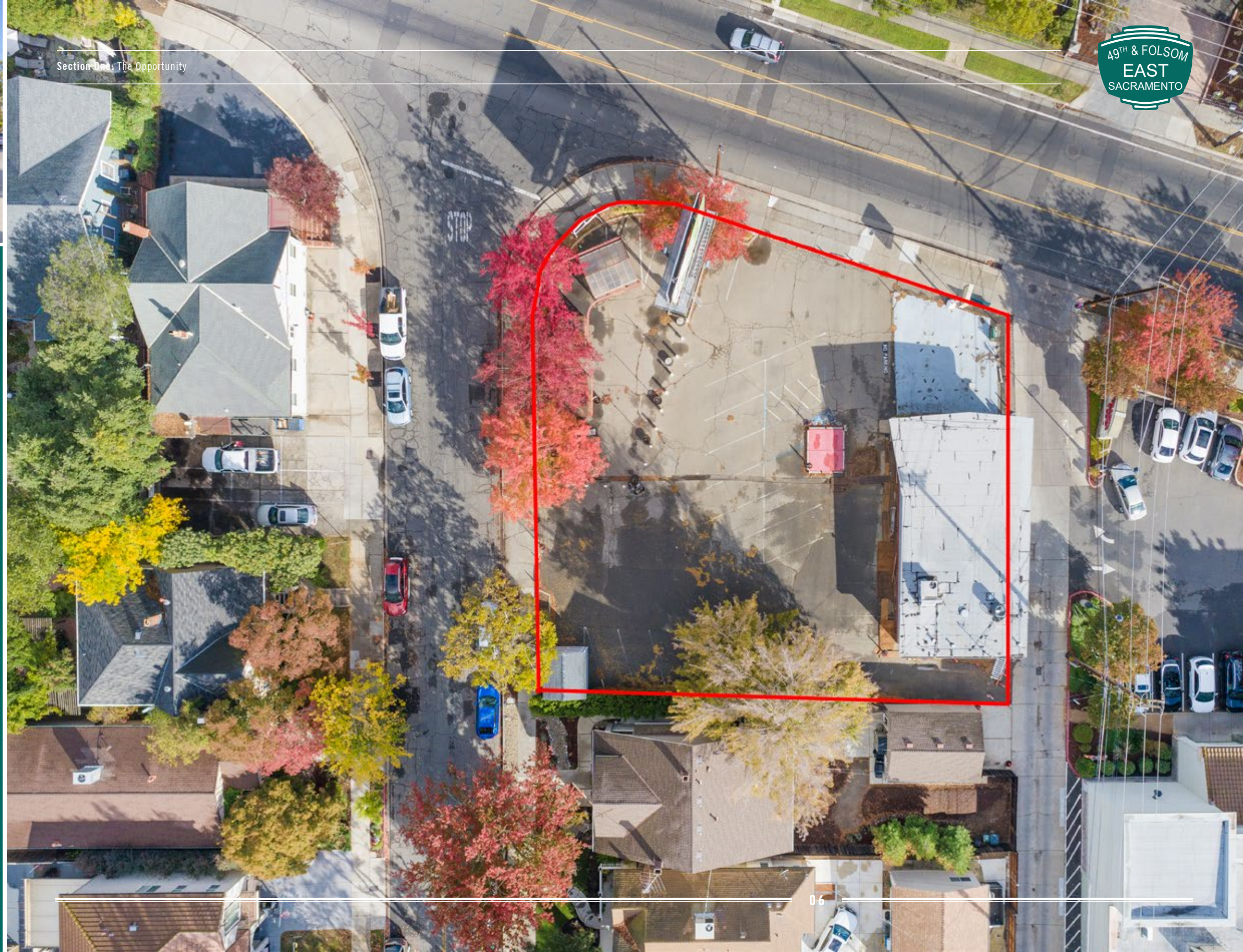
ONE-OF-A-KIND OPPORTUNITY ON EAST SACRAMENTO'S FOLSOM BLVD CORRIDOR

Turton Commercial Real Estate is pleased to present the opportunity to purchase 4900-4922 Folsom Blvd in the heart of East Sacramento. Located at the corner of 49th Street and Folsom Blvd, the property encompasses three parcels totaling nearly 16,000 square feet of land and a stout ± 1,705 square foot building. Formerly home to Sacramento institution the Burr's Fountain, the cinder block structure features crucial infrastructure including: HVAC, one customer

restroom, one employee restroom, assorted refrigerators, freezers, and sinks, water/hot water, sewer, electrical, bar/soda counter, and usable restaurant seating. 4900-4922 Folsom Blvd. also provides a number of possible development opportunities with the appropriate entitlements, including up to 40 units of multifamily residential or ± 47,847 square feet of mixed-use or commercial. The walkability and amenities of the im-

mediate neighborhood only add to the appeal for these potential new residents. Acclaimed local restaurants, bars, and other businesses within three blocks include OneSpeed, Origami Asian Grill, Chocolate Fish Coffee, Hilltop Tavern, V. Miller Meats, Corti Brothers, Socal's, Allora, and Cerveceria at The Shack. A short walk to East Portal Park and a 5 minute drive to the Business 80 Interchange complete what a truly unique opportunity in the perfect location.





PROPERTY DETAILS

Address: 4900-4922 Folsom Blvd
Sacramento, CA 95819

APN: 008-0431-045, 008-0431-046, 008-0431-002

Zoning: C-2

Price: \$1,600,000

Year Built: 1956

Total Rentable Building SF: ± 1,705 SF

Site Size: ± 15,949 SF

4900 Folsom Blvd: ± 6,570 SF

4920 Folsom Blvd: ± 4,989 SF

4922 Folsom Blvd: ± 4,390 SF

Utility Details:

Electricity: Sacramento Municipal Utilities District (SMUD)

Gas: Pacific Gas & Electric (PG&E)

Water/Sewer/Trash: City of Sacramento

Storm Drain: City of Sacramento

Seismic/Flood:

Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of CA Dept. of Conservation)

Flood Zone: Zone B and X (FEMA Map 06067C0190H)

Additional Income: Billboard lease with CBS Outdoor through 3/31/24 providing ± \$7,000 annually

DEVELOPMENT POTENTIAL

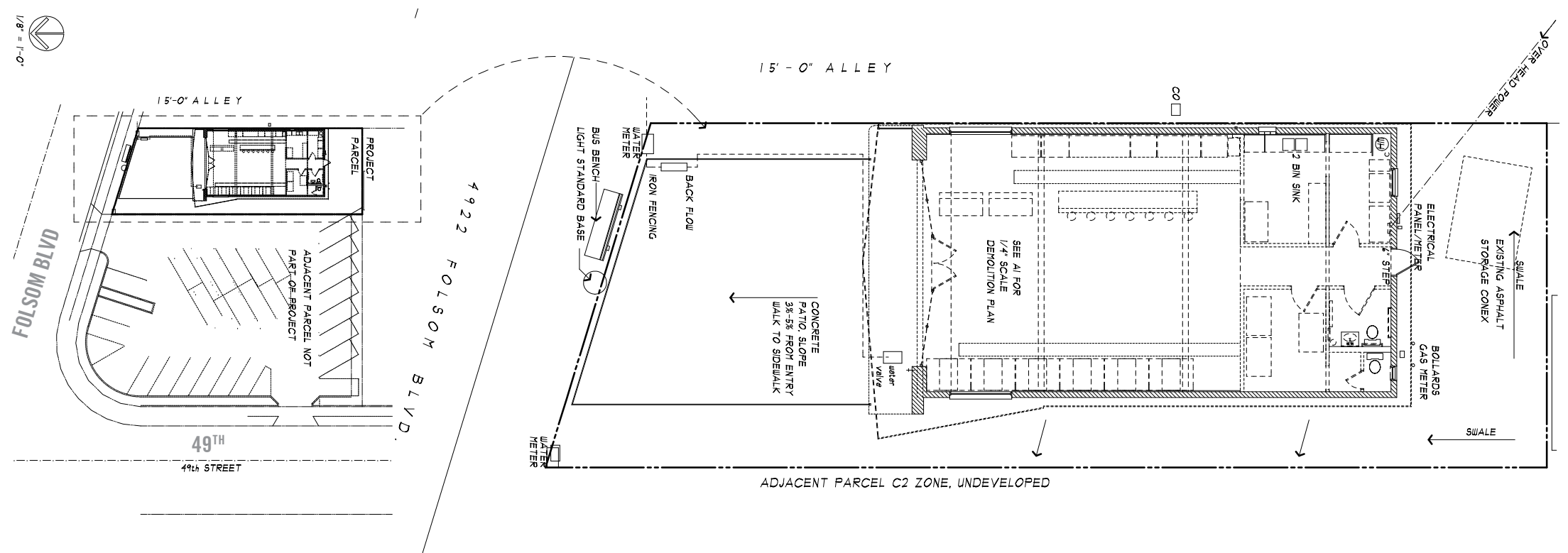
Address	4900 Folsom	4920 Folsom	4922 Folsom
APN	008-0431-045	008-0431-046	008-0431-002
Square Feet	6,570	4,989	4,390
	15,949 Total		
Acres	0.15	0.11	0.10
	0.36 Total		
Designation	Urban Corridor Low (UCORLOW)	Urban Corridor Low (UCORLOW)	Urban Corridor Low (UCORLOW)
Community Plan	East Sacramento	East Sacramento	East Sacramento
Housing Element Site	Yes - Moderate	Yes-Moderate	Yes-Moderate
Specific Plan	No	No	No
Zoning	General Commercial (C-2)	General Commercial (C-2)	General Commercial (C-2)
Overlay	No	No	No
Special Planning District	No	No	No
Planned Unit Development	No	No	No
Parking District	Urban	Urban	Urban
Design Review District	Citywide	Citywide	Citywide
Historic Landmark	No	No	No
Historic District	No	No	No
Light Rail Prox	0.25 & 0.50 miles	0.25 & 0.50 miles	0.25 & 0.50 miles

Based on an estimated project site size of 15,949 square feet (0.36 acres) the above-noted designations would allow for:

- Residential (exclusively): 40 du (based on max density of 110 du/ac)
- Mixed-Use & Nonresidential: 47,847 sq ft (based on max FAR of 3.0) (UCORLOW & C-2 uses only FAR, no density)

Please note that yield may be affected by height: the properties to the south are within the R-1 zone so the transitional height standards in SCC section 17.216.720.B apply.

Section One: The Opportunity





BUILDING LOCATION

20+ NEARBY RESTAURANTS	8,000,000+ SF OF MEDICAL SPACE NEARBY	21,000 EAST SAC POPULATION	\$119,09 AVG HOUSEHOLD INCOME
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IN THE HEART OF EAST SACRAMENTO ON A RETAIL CORRIDOR

4900-4922 Folsom Blvd is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

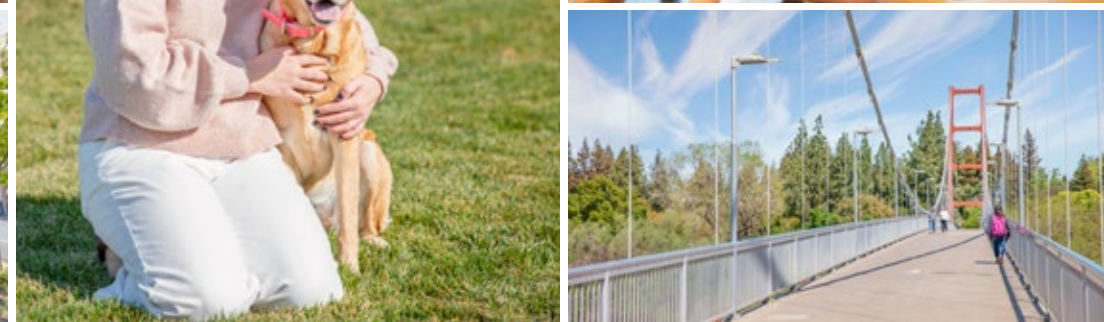
Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 5207 J Street are hard to find, and often sell very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have

flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





McDonald's
Taco Bell
Big O Tires
Angry Chickz
Mattone Ristorante

Corti Brothers
Save Mart
Petco
Wells Fargo
UPS

Socal's Tavern

The Shack

Round Table
Cape Cod Fish & Chips
Liquor Store
Goodwill
HIIT Fitness

Track 7 Brewing
East Sac Hardware
Island Tacos
Incredible Pets
East Patio Mexican
Royal Peacock
Old Country Tailor

Trader Joes

4900-4922 Folsom Blvd

Origami Asian Grill
Chocolate Fish Coffee
OneSpeed Pizza
Yoga Loka
Encore Hair Designers

CVS

FOLSOM BLVD





NEARBY URBAN AMENITIES

4900-4922 Folsom Blvd is on a popular East to West thoroughfare connecting East Sacramento to local commute routes and submarkets.

POPULAR AMENITIES NEAR 4900 - 4922 FOLSOM (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------|
| 3 Hermanas | Crepeville | Kru Japanese | Paragary's | Tank House BBQ |
| 58 Degrees & Holding Co. | Der Biergarten | Bombay Bar & Grill | Pasty Shack | Tapa the World |
| Aioli Bodega Espanola | Dos Coyotes | Kupros Craft House | Petco | Temple Coffee |
| Allora | Eatuscany Cafe | Limelight Bar & Cafe | Pizzeria Urbano | Thai Basil |
| Amaro Italian Bistro & Bar | Elixir Bar & Grill | Lowbrau | Porchlight Brewing | Thai Canteen |
| Azul Mexican | Federalist Public House | Luna's Cafe & Juice Bar | Pronto Pizza | THAI |
| Bar West | Fieldwork Brewing Co. | Mango's/Burgertown | Pushkin's Bakery | The Golden Bear |
| Bento Box | FishFace Poke Bar | Mercantile Saloon | R15 | The Mill Coffee House |
| BevMo | Fit Eats | Mikuni Sushi | Red Rabbit | The Porch |
| Bottle & Barlow | Fox & Goose Public House | Mimosa House | Rick's Dessert Diner | The Rind |
| Broderick Midtown | Ginger Elizabeth Chocolates | Mulvaney's B&L | Roxie Deli and Barbecue | The Waterboy |
| Buckhorn Grill | Grange | N Street Cafe | SacYard Community Tap House | Tower Brewing |
| Burgers and Brew | Hawks Public House | Nekter | Sakamoto | Trader Joe's |
| Cafe Bernardo | Highwater | Nido | See's Candies | Tres Hermanas |
| Cantina Alley | I Love Teriyaki | OBO' Italian Table & Bar | Selland's Market-Cafe | Tupelo Coffee |
| Canon | Identity Coffee | Old Soul Coffee | Shady Lady | Uncle Vito's Pizza |
| Centro Cocina Mexicana | Iron Horse Tavern | Origami Asian Grill | Shanghai Garden | University of Beer |
| Chipotle | Jack's Urban Eats | Orphan | Shoki Ramen House | Vibe Health Bar |
| Cornerstone | Joon Market | Pachamama Coffee Coop | Squeeze Inn | Zelda's Pizza |
| Corti Bros | Karma Brew | Paesano's | Sun & Soil Juice | Zocalo |





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.





THIS CITY'S RAD

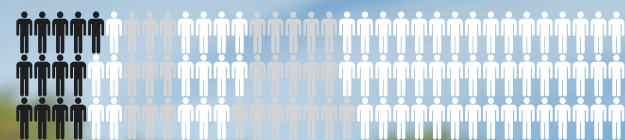
EAST SACRAMENTO AND ADJACENT
MIDTOWN SACRAMENTO ARE DENSE,
VIBRANT, AND OPEN LATE. AS THE CITY'S
CULTURAL EPICENTER, IT ATTRACTS ART,
EXPERIENCES, AND EXCITEMENT!

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



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



1,985 HOUSING UNITS CREATED
2015-2022

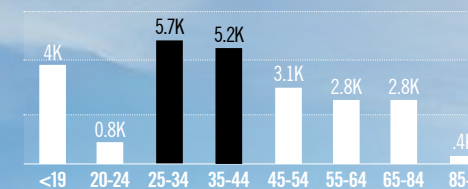
3,046 HOUSING UNITS UNDER CONSTRUCTION

Art - Subtile by Federico Díaz

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

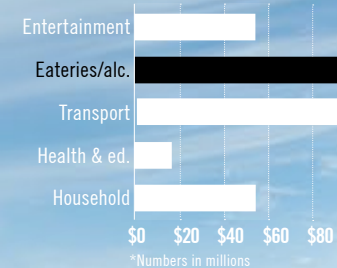


*Based on data from Costar 2021

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

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

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



*Numbers in millions





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