



Contact agents:



5650 Broadway - Sacramento, CA

For Sale: Three Units and Development Land in Tahoe Park

5650 Broadway



PROPERTY OVERVIEW

5650 Broadway, Sacramento CA 95820

3 multifamily units with preliminary plans to construct 8 more - \$2,375,000

- 3 Units and Development Land
- 3 contiguous parcels totaling 26,170 SF or .60 Acres
- Price per SF on Land: \$90
- Existing Units Renovated in 2023
- Excellent Tahoe Park Location
- On-Site Tenant Parking

Get here:



THE OPPORTUNITY

5650 Broadway is a 3-parcel development opportunity that includes three existing residential units spread across 26,170 square feet of land. The ownership has completed preliminary plans to construct 8 additional units on the property, for a total residential count of 11 units maintaining at least one on-site parking stall for each unit. All three existing units were renovated head-to-toe in 2023 and generate a gross rent of approximately \$8,450 per month.

Turton Commercial is pleased to market for sale 5650 Broadway (the “Property”), a three-parcel portfolio sale in the Tahoe Park neighborhood of Sacramento. The Property features three residential units, including a single-family residence situated on Broadway, and a single-story duplex located behind the single-family residence. All three units were renovated in 2023 including all “big ticket” infrastructure such as roofs, gutters, HVAC, plumbing, electrical, exterior stucco, exterior and interior paint, dual pane windows, kitchens, bathrooms, flooring, and lighting. For all intents and purposes, all three existing units are virtually new and will not require significant maintenance or repair for the foreseeable future. The three units are situated on three continuous parcels measuring approximately 26,170 square feet (.60 AC).

The ownership has completed preliminary plans to construct 8 additional residential units on the residual land, which would increase the total residential count to 11 units. The eight proposed units include one duplex (2 units) and six assessor dwelling units (ADUs) measuring 599 square feet, all featuring one bedroom and one bathroom. Since the ADUs are less than 600 square feet, the development process is streamlined, and development fees are significantly mitigated. Sewer and water tie-ins are located along Broadway and sit below the new units, allowing natural flow to the street. Perhaps no aspect of the Property is more valuable than the location though. The Property is located squarely in Tahoe Park, a predominately single-family residential neighborhood located adjacent to East Sacramento and Oak

Park. The Property is located 0.2 miles (a five-minute walk) from Tahoe Park, a 19-acre public park that features large gathering areas, a community pool, softball and soccer fields, and a perimeter walking trail. The Property is also located less than 1 mile from Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Aggie Square will feature 680,000 square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion. Aggie Square will employ thousands of highly paid and skilled professionals from all over the world, bringing an influx of qualified tenants and homeowners to the immediately surrounding area.



PROPERTY DETAILS

- **Address:** 5650 Broadway, Sacramento, CA 95820
- **APN:** 0150061007; 0150061030; and 0150061031
- **Price:** \$2,375,000.00
- **Number of Existing Residential Units:** 3
- **Number of Planned Residential Units:** 8
- **Number of Total Units (existing and potential):** 11
- **Parcel Area:** 26,170 SF (.60 AC)
- **Price PSF on Land:** \$90
- **Year Built:** 1934 / 1954
- **Year Renovated:** 2023

THE POTENTIAL

Existing Unit Renovation Information

The Property currently features three existing residential units. The first unit, a single-family residence measuring almost 1,300 square feet, features three bedrooms and two bathrooms spread across two floors. The house is currently leased for \$3,150 per month. The duplex is located behind the single-family residence and assessable via easement driveway on the east side of the house. The duplex features two identical two-bedroom and one-bathroom units measuring 1,040 square feet each. Each duplex unit is currently leased for \$2,650 per month. All three units recently underwent a comprehensive renovation, including most of the “big ticket” infrastructure such as new roofs, gutters, HVAC, plumbing, electrical, exterior stucco, exterior and interior paint, dual pane windows, kitchens, bathrooms, flooring, and lighting.

5650 Broadway (Single Family Residence)

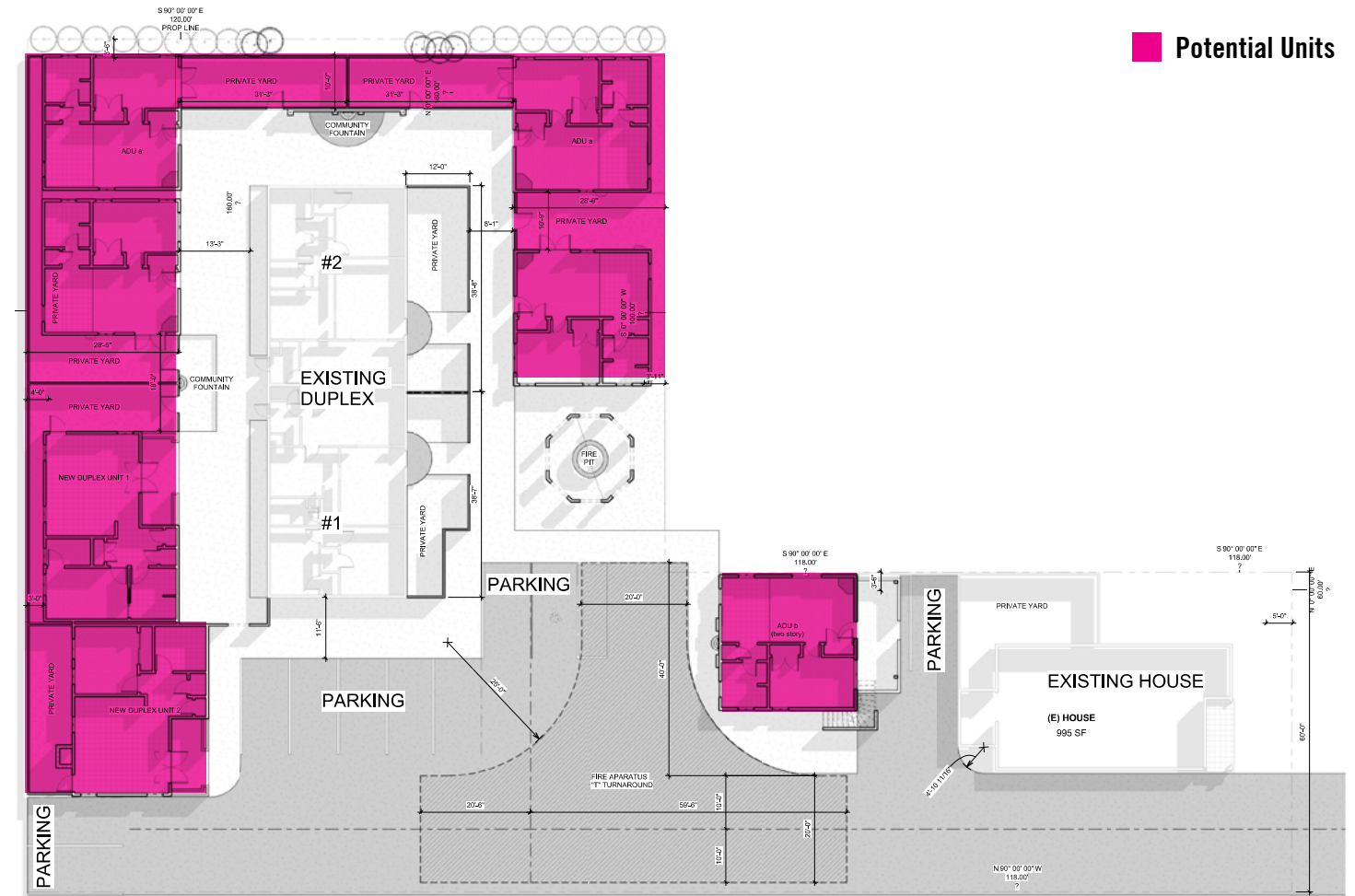
Market Rent	\$3,150 per month
Year Constructed	1934
Year Renovated	2023
Building Size	1,298 SF
Parcel Size	6,970 SF
Bedrooms	3
Bathrooms	2
Stories	2
Zoning	R-1 Single Family

5652-5654 Broadway (Duplex)

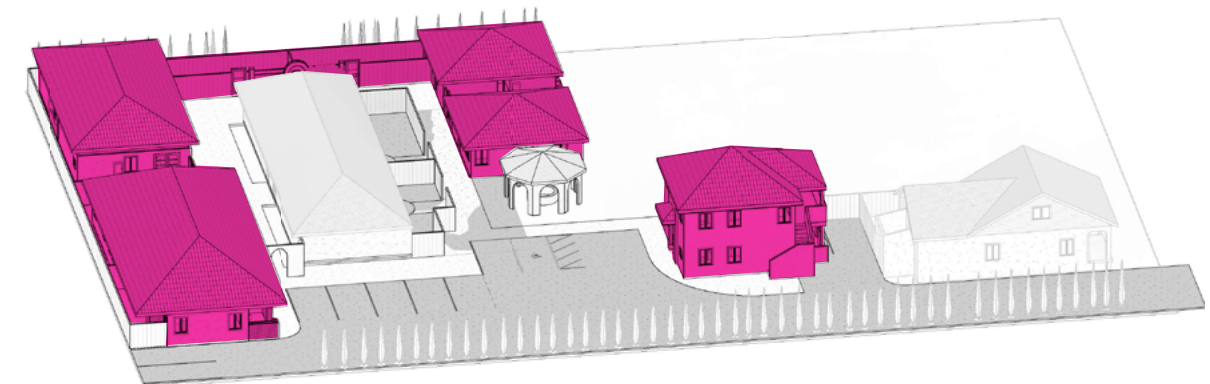
Market Rent:	\$3,150 per month
Year Constructed	1934
Year Renovated	2023
Building Size	1,298 SF
Parcel Size	6,970 SF
Bedrooms	3
Bathrooms	2
Stories	2
Zoning	R-1 Single Family

New Project Information

The three existing units are spread across three separate parcels measuring 26,170 square feet. The ownership has completed preliminary plans to construct eight (8) additional residential units on the property, which would increase the total residential count to 11 units. All eight new units would be one-bedroom and one-bathroom and measure 599 square feet, just below the 600 square foot threshold to be considered an “Accessory Dwelling Unit”. Since all 8 new units would be considered ADUs, the planning process is streamlined, and development fees are less than a traditional development. The proposed development plan is thoughtfully designed so that each unit has a dedicated backyard, at least one parking stall, two community fountain seating areas, a common fire pit, and the ingress and egress are designed to meet fire regulations.



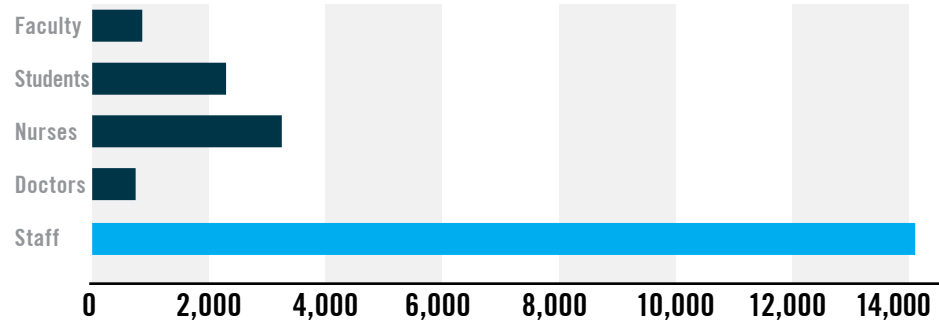
■ Potential Units



NEARBY DATA BITES

Medical center expansion is driving increased demand for nearby housing

Nearby UC Davis Medical Center has a large quantity of faculty, staff and students.

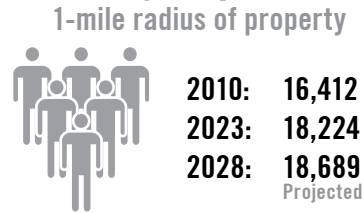


⇒ **\$86,677** ⇐ **Average Household Income**
2-mile radius of property

Psychographic Profile

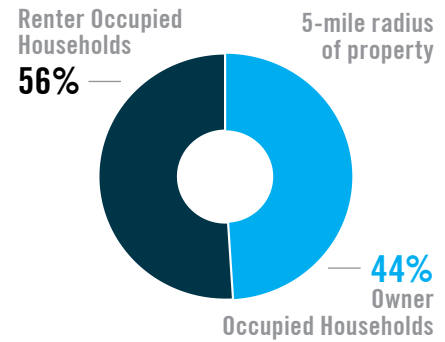
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Beourgeois Melting Pot**
Middle-aged, established couples living in suburban homes
- Flourishing Families**
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

Nearby Population



24,428 **Employees**
1-mile radius of property

5650 Broadway



Cost of living in Sacramento vs. San Francisco

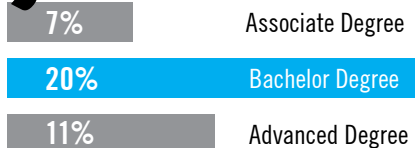
\$100K base salary



Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less



Education Levels



2.63M

Greater Sac Population

Data from: Placer AI, Costar, GSEC 2023



5650 Broadway

AGGIE SQUARE



The property is located less than one mile from UC Davis Medical Center and Aggie Square, a state-of-the-art research and innovation hub located adjacent to UC Davis Medical Center. Aggie Square will feature 680,000

square feet of science, technology, and research space; a 50,000 square foot rehabilitation hospital; 120,000 square feet of classroom space; and 28,000 square feet of community space at a total cost of approximately \$1.2 Billion.

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