



# HIGH PROFILE Development Opportunity West Sacramento



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# 840-850 Delta Lane West Sacramento

## DETAILS:

- › ±3.79 Acres (165,092 SF)
- › APN# 058-310-005
- › Net Buildable Acreage: ±2.5 Acres ( Future Grand Street right-of-way will dissect the property north to south; the City of West Sacramento to reimburse developer ±\$20/SF)
- › Zoning: Waterfront (Bridge District Specific Plan)
- › Permitted Uses: Mid-rise or high-rise residential, office, hotel, mixed use
- › Minimum Purchase Bid: \$3,650,000 all cash, price adjustment required for seller-carry back
- › Approval Process: Staff level design review only
- › Impact Fees: The Bridge District is exempt from city impact fees and instead is subject to a one-time assessment provided in CFD 27 estimated at \$250,000
- › Seller Studies: Phase II Environmental Analysis (clean)
- › Title Company: Placer Title, Sacramento
- › Procuring Fee to Brokers: 2.5%





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## INSTRUCTIONS:

All brokers or principals interested in submitting a letter of intent will be required to submit proof-of-funds for the development entity. Selection criteria will be based upon accelerated review and closing milestones simultaneous to the ability to pass through immediately available funds. Offers that may require additional time-frames to secure investor financing or project approvals will not be considered. The Bridge District Specific Plan specifies the various project types allowed by-right and fast-track staff level review. Given the scarcity of available land for sale in the Downtown Sacramento submarket, buyers and their agents are encouraged to adopt a bullish approach to underwriting a future development on this site.

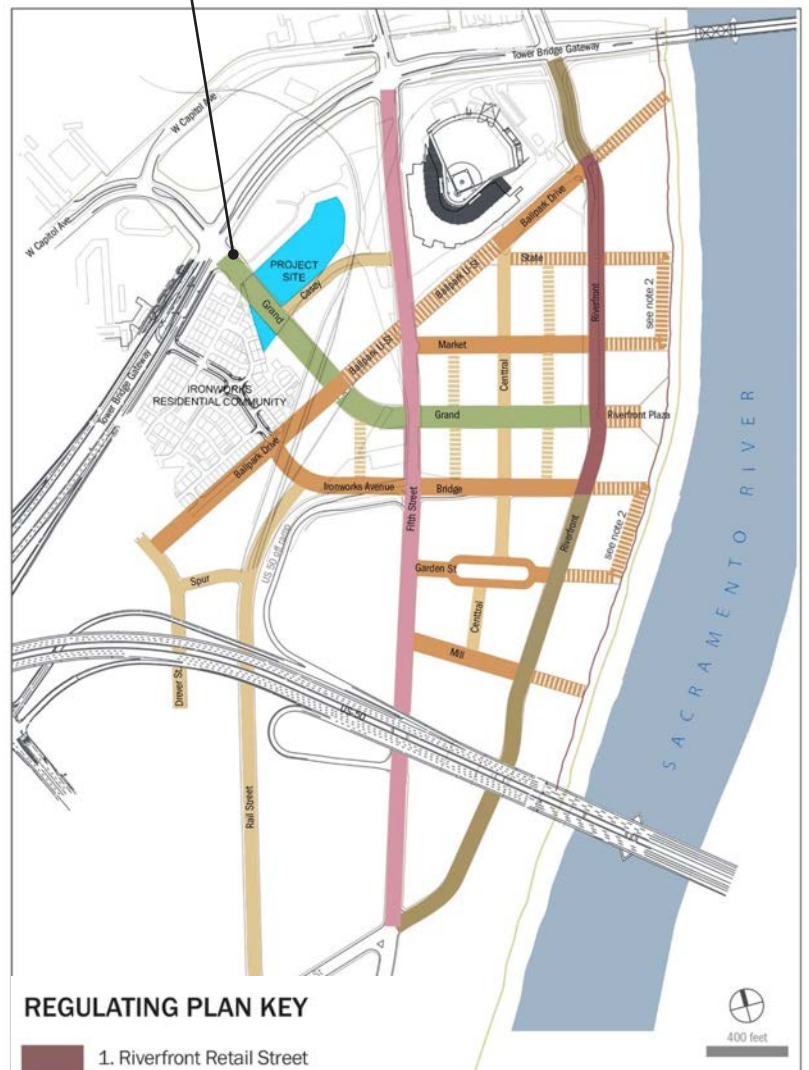
## RECENT SALES:

Location / Project	Size (Acre)	Purchase Price	\$/AC	Transaction Date
840-850 Delta Lane (Subject)	3.79	\$3,650,000	\$963,060.69	-
1731 17th Street	0.9	\$1,200,000	\$1,333,333.33	3Q2014
901 D Street	1.74	\$2,264,000	\$1,301,149.43	1Q2015
915 Broadway	1.9	\$2,600,000	\$1,368,421.05	2Q2015
825 F Street	2.71	\$2,725,000	\$1,005,535.06	3Q2015
1600 Cormarant Way	7.44	\$7,498,500	\$1,007,862.90	4Q2015
301 N 10th St.	0.99	\$1,380,000	\$1,393,939.39	4Q2015
2410 9th Street	1.18	\$3,585,000	\$3,038,135.59	1Q2016
1815 Stockton Blvd	1.19	1,200,000	\$1,008,403.36	2Q2016



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Future Specific Plan  
Access Street





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CONCEPT





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OLD TOWN ARENA CAPITOL RALEY FIELD

THE BRIDGE DISTRICT  
±12.5M SF DEVELOPMENT

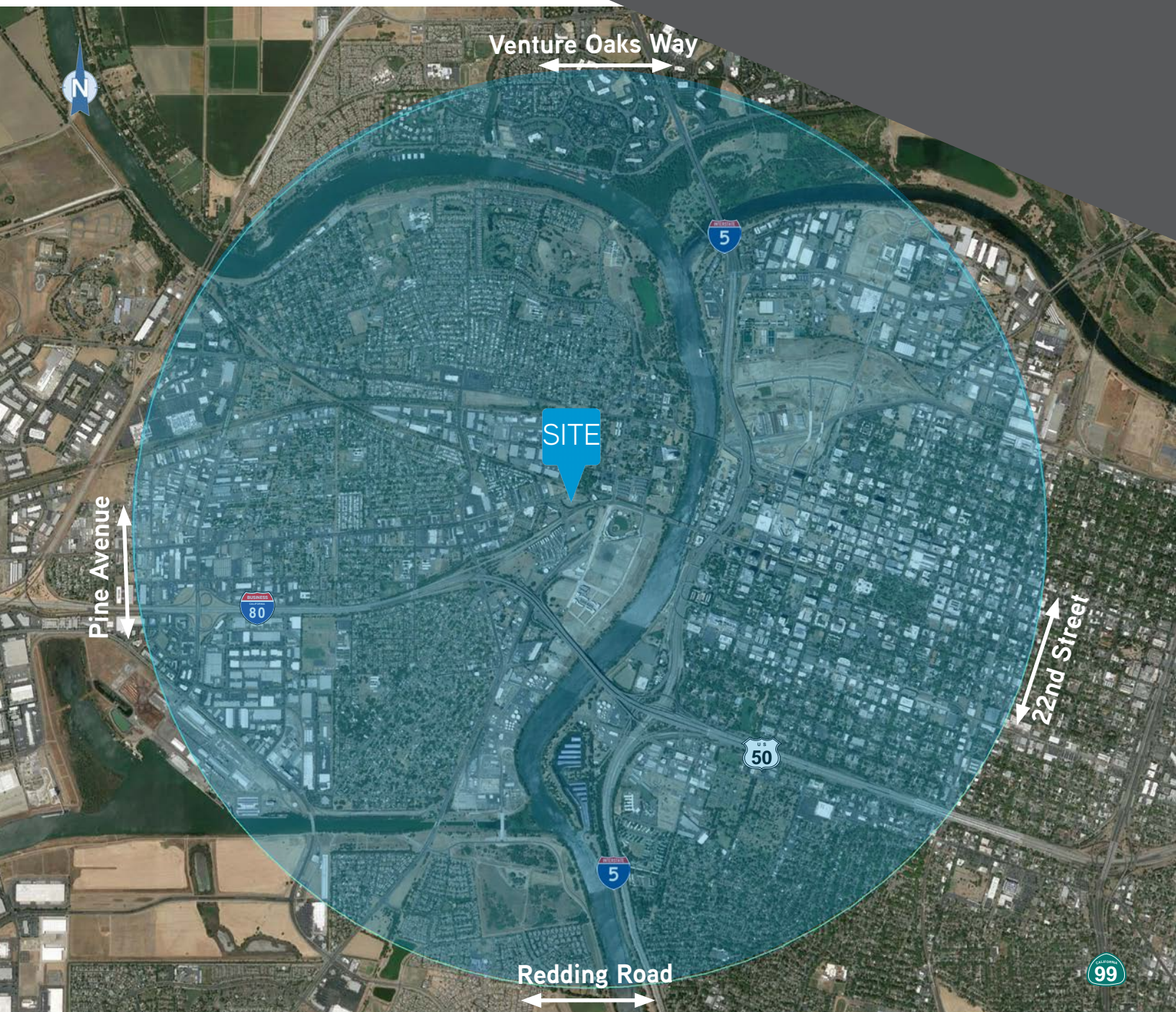
CAPITOL YARDS PROJECT BRIDGE HOUSING IRON WORKS CONDO PROJECT

Colliers  
INTERNATIONAL



2-Mile Radius

# 840-850 Delta Lane West Sacramento



Close Up



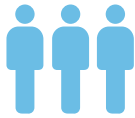
Location Map

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## 2-Mile Radius Demographics



Daytime  
Employees



**±120,046**

# of  
Residents



**±54,002**

Median  
Age



**35.1**

## Downtown Sacramento



**±3.3  
Million  
Visitors  
to Old  
Sacramento**



**±600,000  
Convention  
Attendees**



**Visitors to the  
Sacramento  
Region Annually  
±15.3 Million**

Size of  
Downtown Sacramento



**±66 Blocks**