

For Sale | 3,244 SF Land | Residential Development

# 2101

V Street, Sacramento



**David Herrera**  
Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
CA Lic. 01484908

**Trevor Jackson**  
Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
CA Lic. 02093554





# 2101

## V Street

### Property Highlights

- » Vacant Lot with option for adjacent assemblage
- » Parcel located right on 21st St; one of Midtown's main traffic arteries entering the submarket.
- » Historically High Multifamily occupancy rate in the immediate area
- » Potential mixed use development with ground floor retail/office beneath multifamily apartments/Airbnb units
- » Zoning: RO-SPD - Residential-Office/Special Planning District

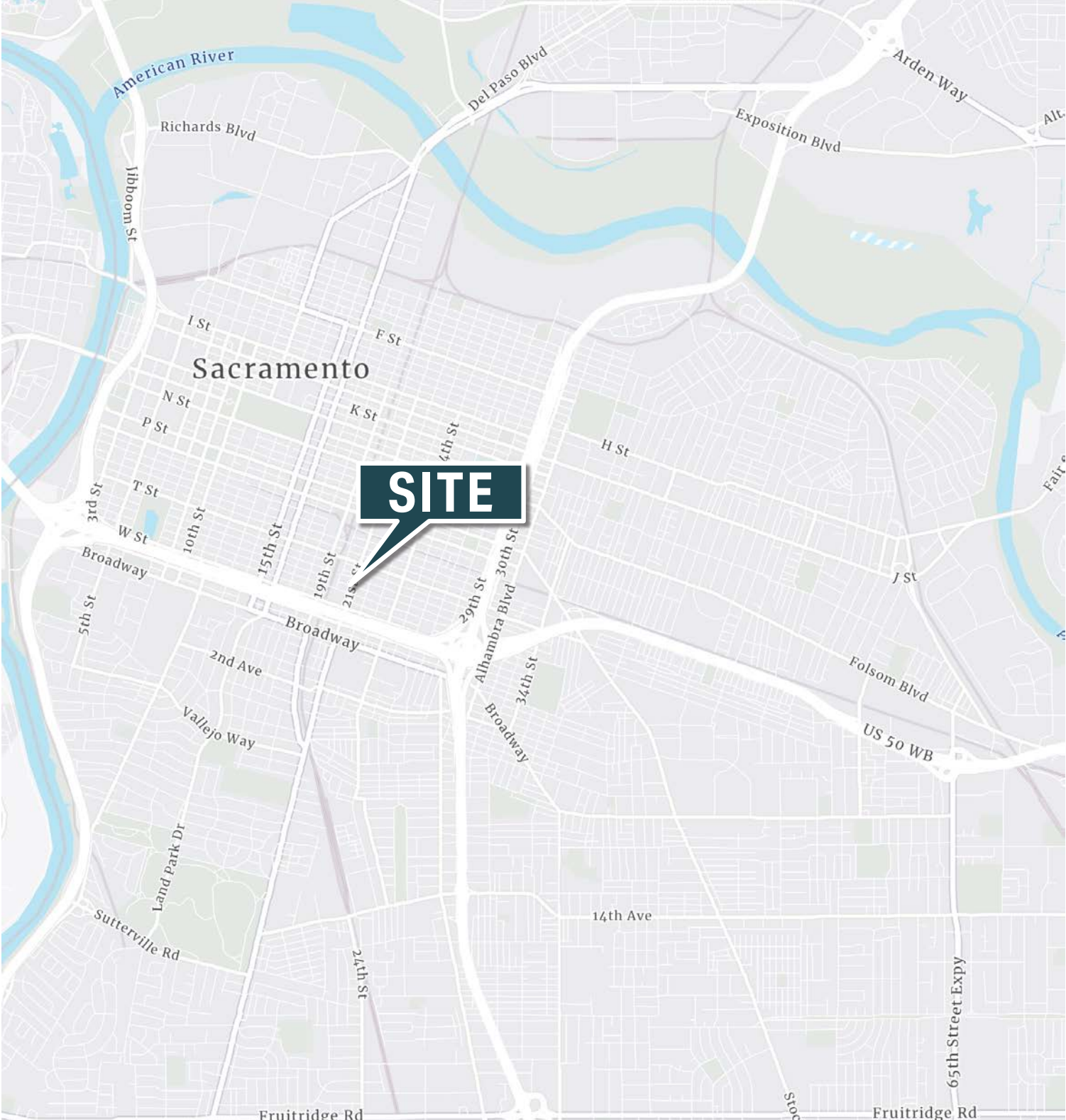
**Sale Price: \$495,000**



**For Sale** | 2101 V Street | Sacramento



# Location Overview

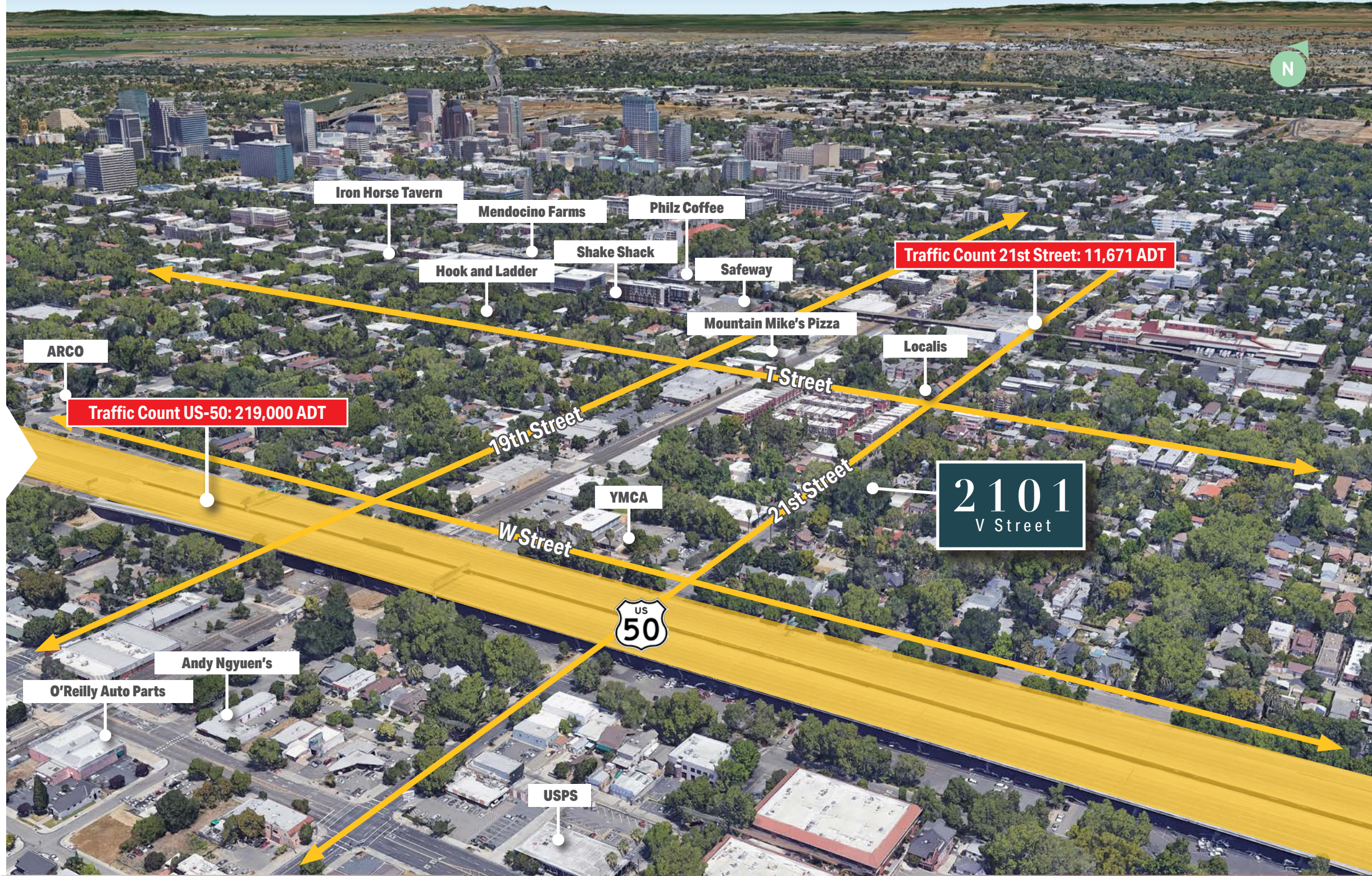




# Nearby Amenities

2101 V Street is in the heart of a hip and diverse Midtown Sacramento. Midtown is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.

- » Iron Horse Tavern
- » Mendocino Farms
- » Shake Shack
- » Philz Coffee
- » Safeway
- » Mountain Mike's Pizza
- » Localis
- » YMCA
- » ARCO
- » O'Reilly Auto Parts
- » Andy Ngyuen's
- » USPS
- » Panda Express
- » Hook and Ladder
- » Device Brewing Company



For Sale | 2101 V Street | Sacramento



For Sale | 2101 V Street | Sacramento





For Sale | 2101 V Street | Sacramento

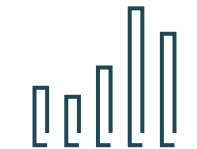
# Sacramento Multifamily Market

Sacramento multifamily market becomes a top performer nationally. Strong renter demand and accelerating migration has kept the Sacramento region near the top nationally in rent growth over the last year. Bay Area migration into Sacramento accelerated over the last year, pushing regional occupancy up a full percentage point while rents increased 7.3 percent year-over-year. As renters migrate into more affordable inland markets from more expensive coastal cities, capital is starting to follow the flow of people. Buyer demand from Sacramento apartment properties is high, as evidenced by three \$20 million-plus transactions in the first quarter for more than \$200,000 per unit. Prices are increasing and cap rates are compressing due to a competitive landscape for available assets in the market. New development increased dramatically over the last year to meet rising renter demand and developers.



Occupancy Rate

**97.4%**



Annual Rent Change

**7.3%**



Units Under Construction

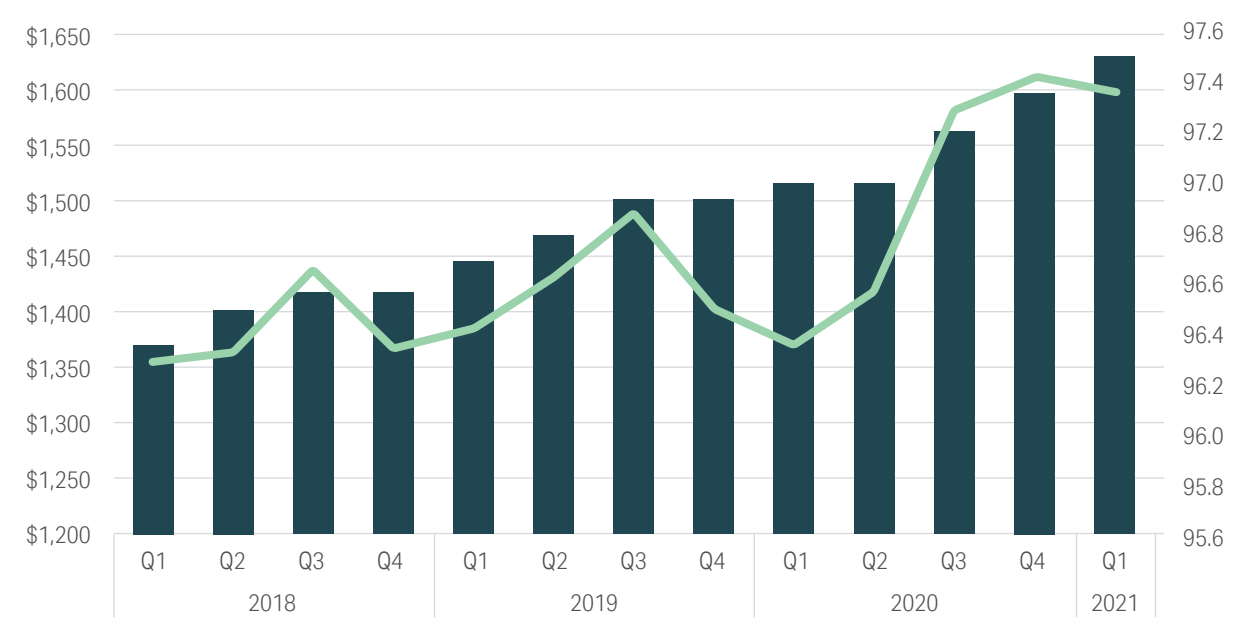
**4,616**



Quarterly Sales Volume

**\$191.2M**

## Monthly Rent & Occupancy Rate



Source: RealPage, Inc.

■ Monthly Rent    — Occupancy Rate





**David Herrera**  
Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
CA Lic. 01484908

**Trevor Jackson**  
Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
CA Lic. 02093554



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.