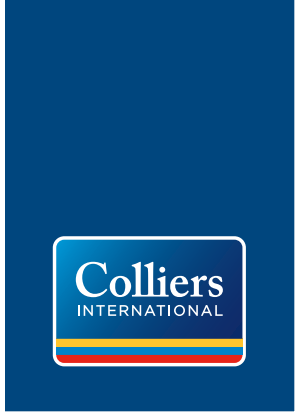
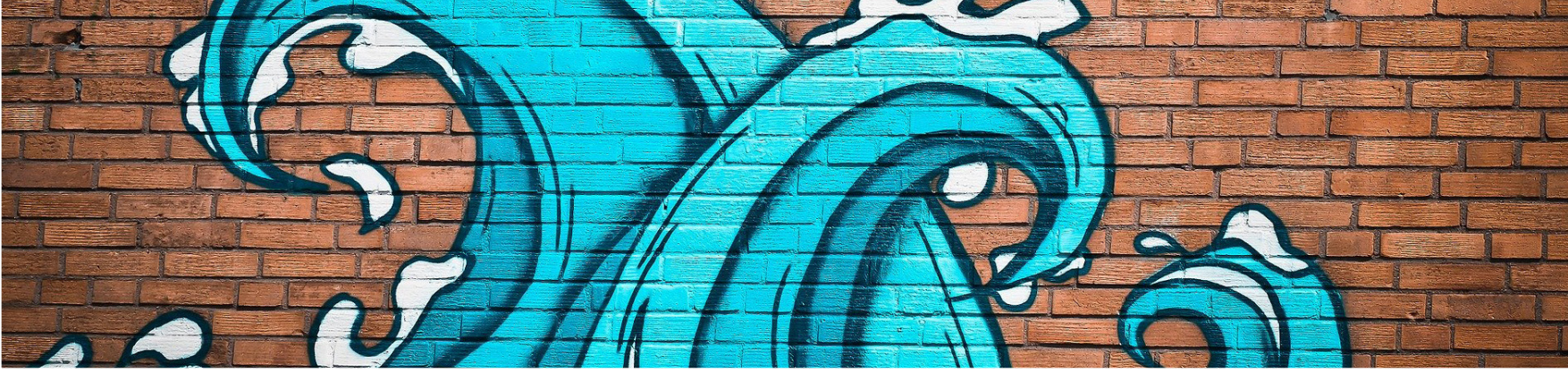




3206
BROADWAY
SACRAMENTO, CA



3206 BROADWAY

Sacramento, CA

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NORTH OAK PARK

ADVANTAGES

This is a prime opportunity to invest in a Broadway Corridor location where the city has already approved a \$10M project designed to calm traffic, improve safety, and make Broadway more inviting for travel on foot and by bicycle. Funding for phase 1 already secured. This project comprises a two-mile stretch between 3rd Street and 29th Street in hopes to mirror the recent success of R St.

This development opportunity is also in close proximity to UC Davis Medical Center that has already identified two dozen acres on the Sacramento campus for developing Aggie Square, with Phase 1 of the project occupying just over eight acres at Stockton Blvd and 2nd Ave. This nearby development will create jobs while having a positive economic and social impact in Sacramento and beyond.

Central Sacramento is growing fast, and currently has 16,611 existing apartment units with an occupancy rate of 95.4%.

DEMOGRAPHICS (WITHIN A 5-MILE RADIUS)



251,121
TOTAL POPULATION



103,048
HOUSEHOLDS

This historic neighborhood in Sacramento **is experiencing a renaissance**. This area is host to a number of new food, fashion, and art venues. This hip urban area is rapidly becoming the **“It” neighborhood**. New housing, new businesses and new young families bring an aura of bustling prosperity.

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	17,538
Sutter Health	15,505
UC Davis Health	11,310
Dignity Health	7,000
Intel	6,200
Raley's	5,574
Apple	5,000
Safeway	3,544
Health Net (Centene)	3,300
PG&E	2,862
Vision Service Plan	2,844

3206 BROADWAY



3206 BROADWAY



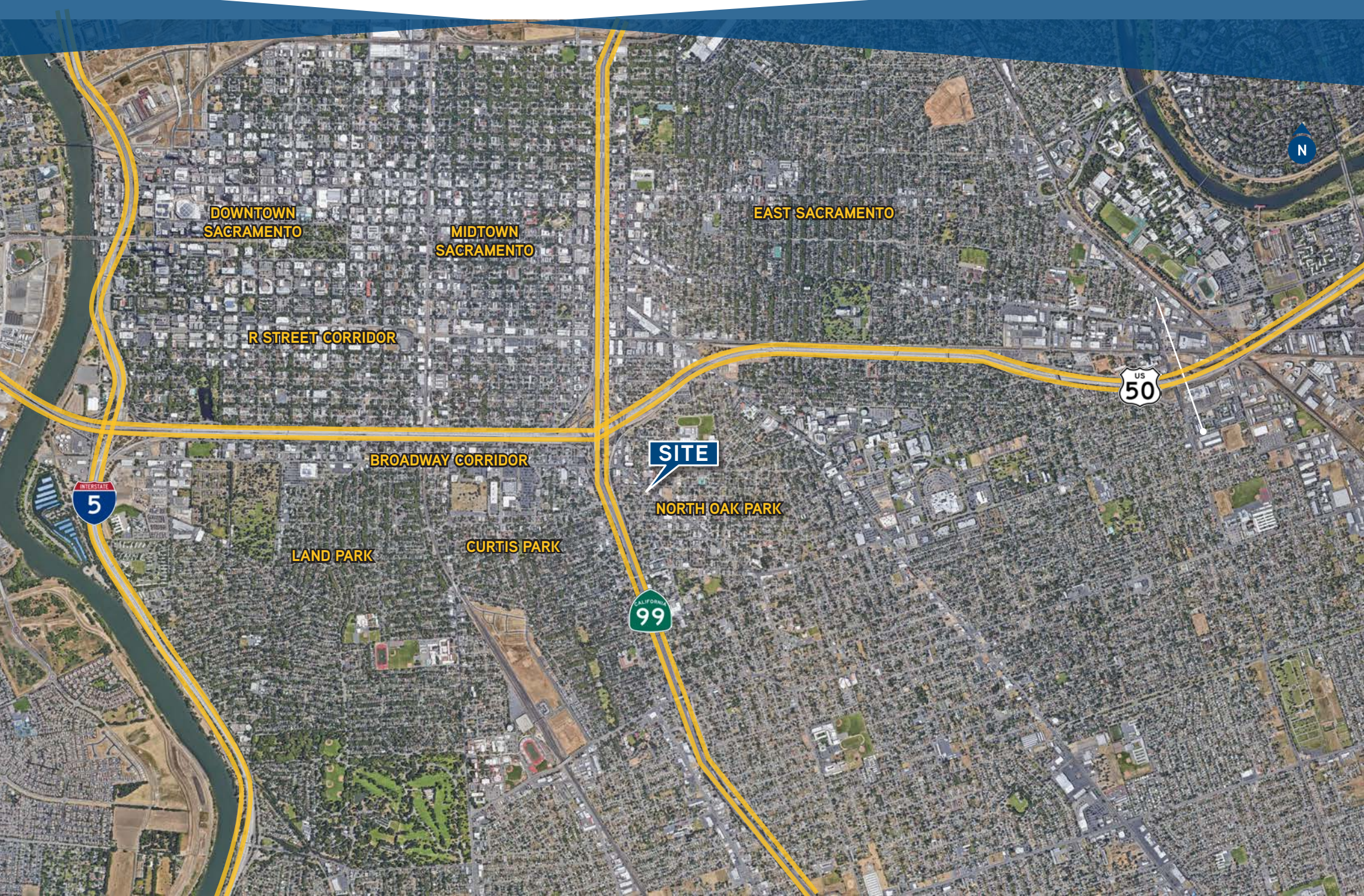
3206 BROADWAY



PROPERTY OVERVIEW

Price:	\$795,000	Proposed # of Stories	3 Story Building	Foundation	Steel Reinforced Concrete
Property Address	3206 Broadway Sacramento, CA 95817	Lot Size	.22 Acres	Framing	Wood
Proposed # of Units	21	Parking	10 Parking Spots	Exterior	Stucco
Proposed # of Buildings	1	Landscaping	Trees, Shrubs and Grass Lawn	Loan Type	Conventional
		Topography	Flat		

3206 BROADWAY



DOWNTOWN
SACRAMENTO

MIDTOWN
SACRAMENTO

EAST SACRAMENTO

R STREET CORRIDOR

BROADWAY CORRIDOR

SITE

NORTH OAK PARK

LAND PARK

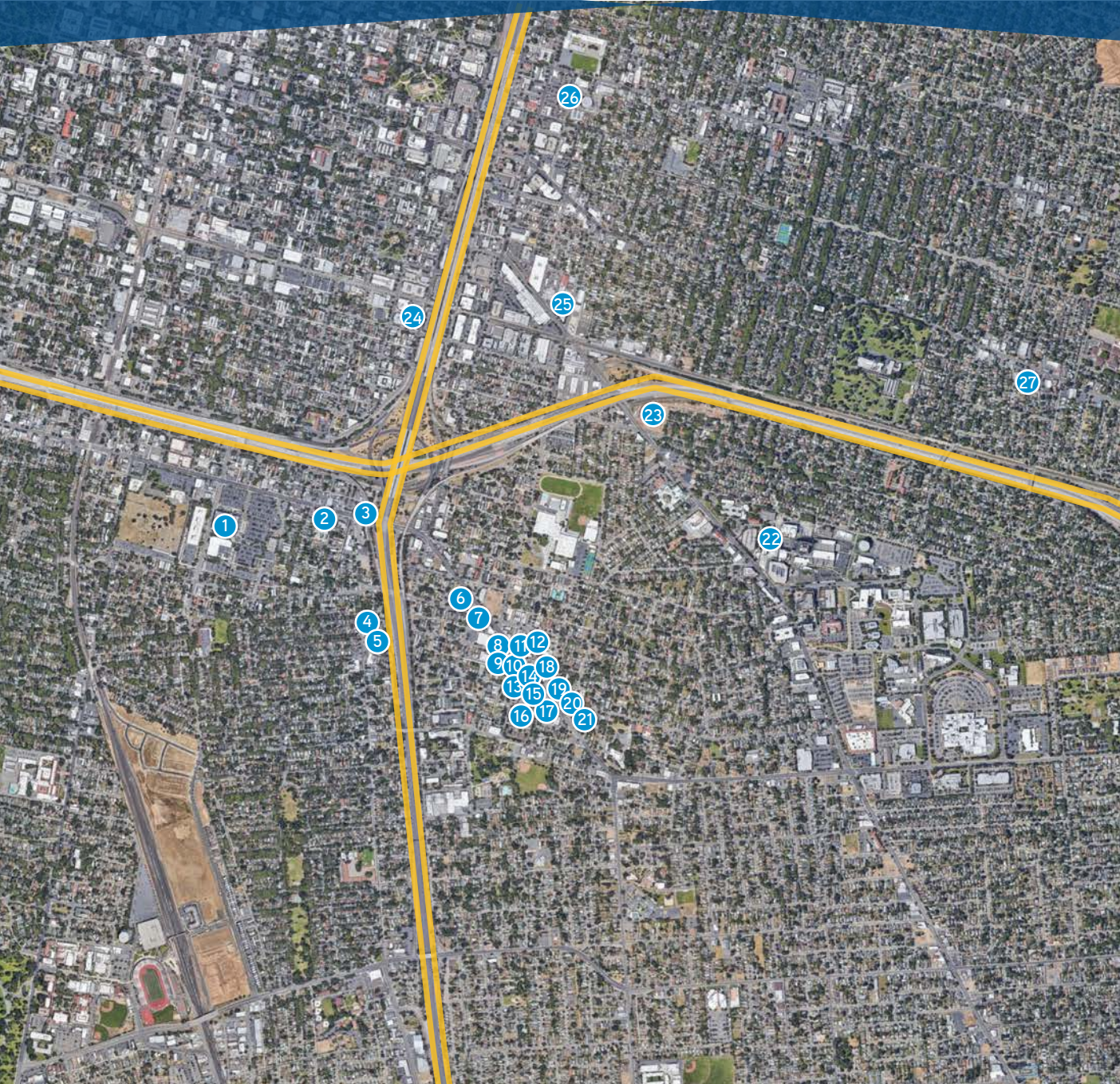
CURTIS PARK

5

99

US
50

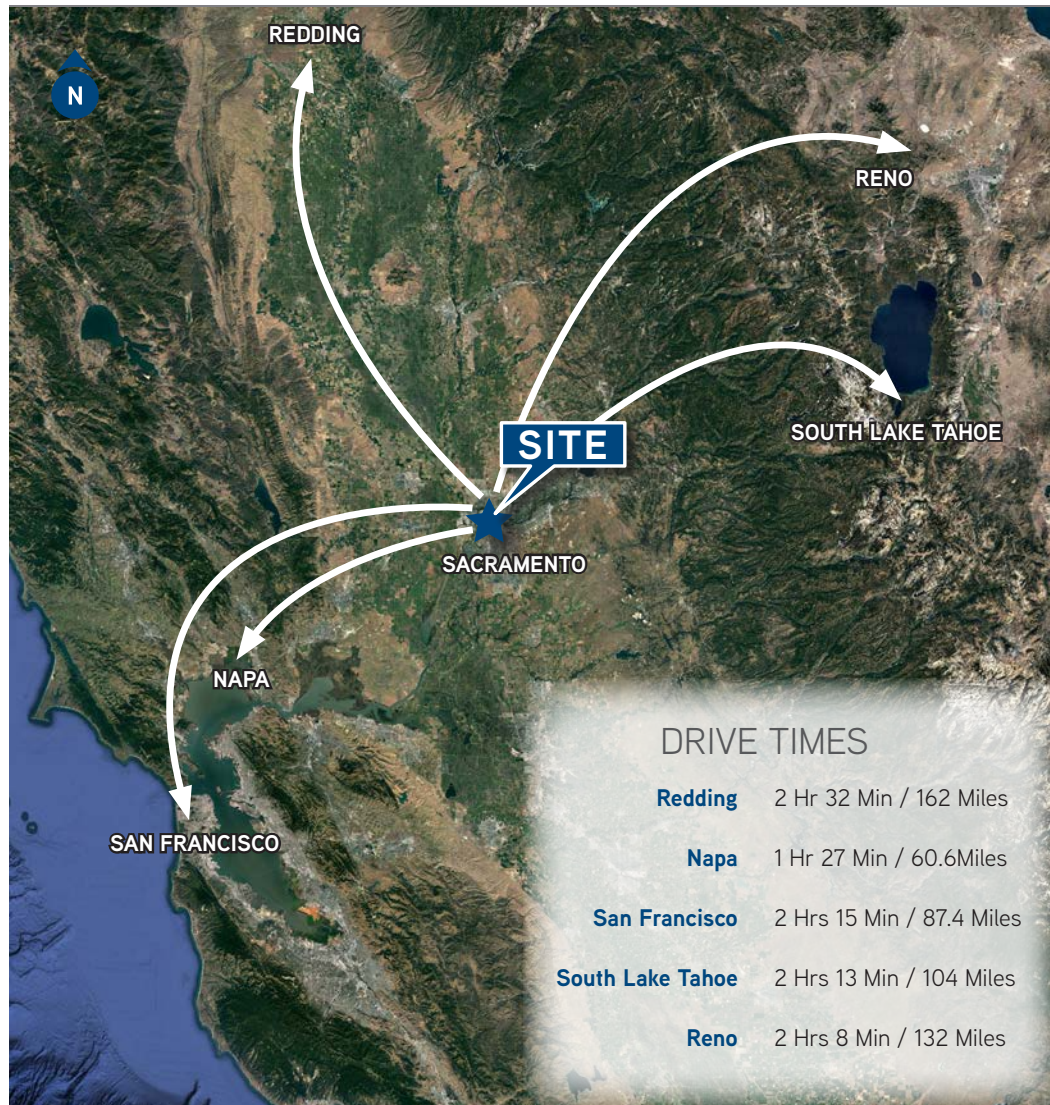
3206 BROADWAY



AMENITIES

- | | | | | | |
|----|--|----|------------------------|----|-----------------|
| 1 | | 2 | | 3 | |
| 4 | | 5 | | 6 | Broadway Coffee |
| 7 | | 8 | | 9 | |
| 10 | | 11 | Oak Park Pizza Project | 12 | |
| 13 | | 14 | | 15 | |
| 16 | | 17 | | 18 | |
| 19 | | 20 | | 21 | |
| 22 | | 23 | | 24 | |
| 25 | | 26 | | 27 | |

LOCATION SUMMARY



RESTAURANTS/SHOPPING NEARBY



Pangaea Bier Cafe
0.5 Miles



Temple Coffee Roasters
1.1 Miles



Gunther's Ice Cream
0.5 Miles



Safeway
1.6 Miles



CVS
1.2 Miles



Trader Joe's
2.1 Miles

SCHOOLS/PARKS NEARBY



David Lubin Elementary School
1.5 Miles



C.K. McClatchy High School
1.6 Miles



Merryhill Elementary & Middle School
1.1 Miles

EMPLOYERS NEARBY



DMV
1.0 Miles



UC Davis Medical Center
1.2 Miles

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