

CALL FOR OFFERS!!

BY 5:00 PM, THURSDAY, JUNE 21, 2018



For Sale

320-350 Alhambra Boulevard, Sacramento

- Urban Infill Redevelopment Opportunity
- Almost an Entire City Block



The sale of the former Mary Ann's Bakery site, located between Alhambra Boulevard and 30th Street, C and D Streets, presents a rare opportunity to acquire almost a full city block in one of Sacramento's most affluent and desirable neighborhoods. This iconic property is one block from the E Street ramps of the Capital City Freeway (Business 80), McKinley Park (32 Acres) and McKinley Village (a 48 acre, 328 home, new residential master-planned development). Its central regional location offers unparalleled access to restaurants, shopping and a myriad of recreational amenities.



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David Brandenburger Managing Director 916.569.2310 dbrandenburger@ngkf.com CA RE License #01408572

**Newmark
Knight Frank**

980 Ninth Street, Suite 2500, Sacramento, CA 95814

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

15-1257*5/18

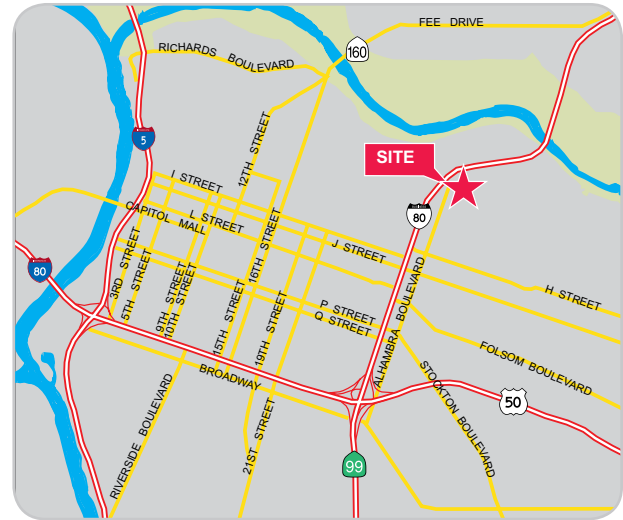
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- ◆ Land Area: 96,000 SF (Includes 3,200 SF of Alley which is not a part of the offering)
- ◆ Building Area: 56,000 SF Plus 2 Residential Homes of 1,086 SF & 1,160 SF
- ◆ Zoned: C-2-SP
- ◆ APNs: 003-0112-001, -002, -017, -018, -020, -021
- ◆ Easy Access to Major Commute Routes
- ◆ In the heart of Midtown and East Sacramento
- ◆ Pedestrian and Bike-friendly Community
- ◆ Short Drive to Downtown Sacramento
- ◆ American River Parkway Minutes from the Property
- ◆ A Buyer is responsible for paying any Buyer's broker's fee; Ken Noack and David Brandenburger represent the Seller exclusively



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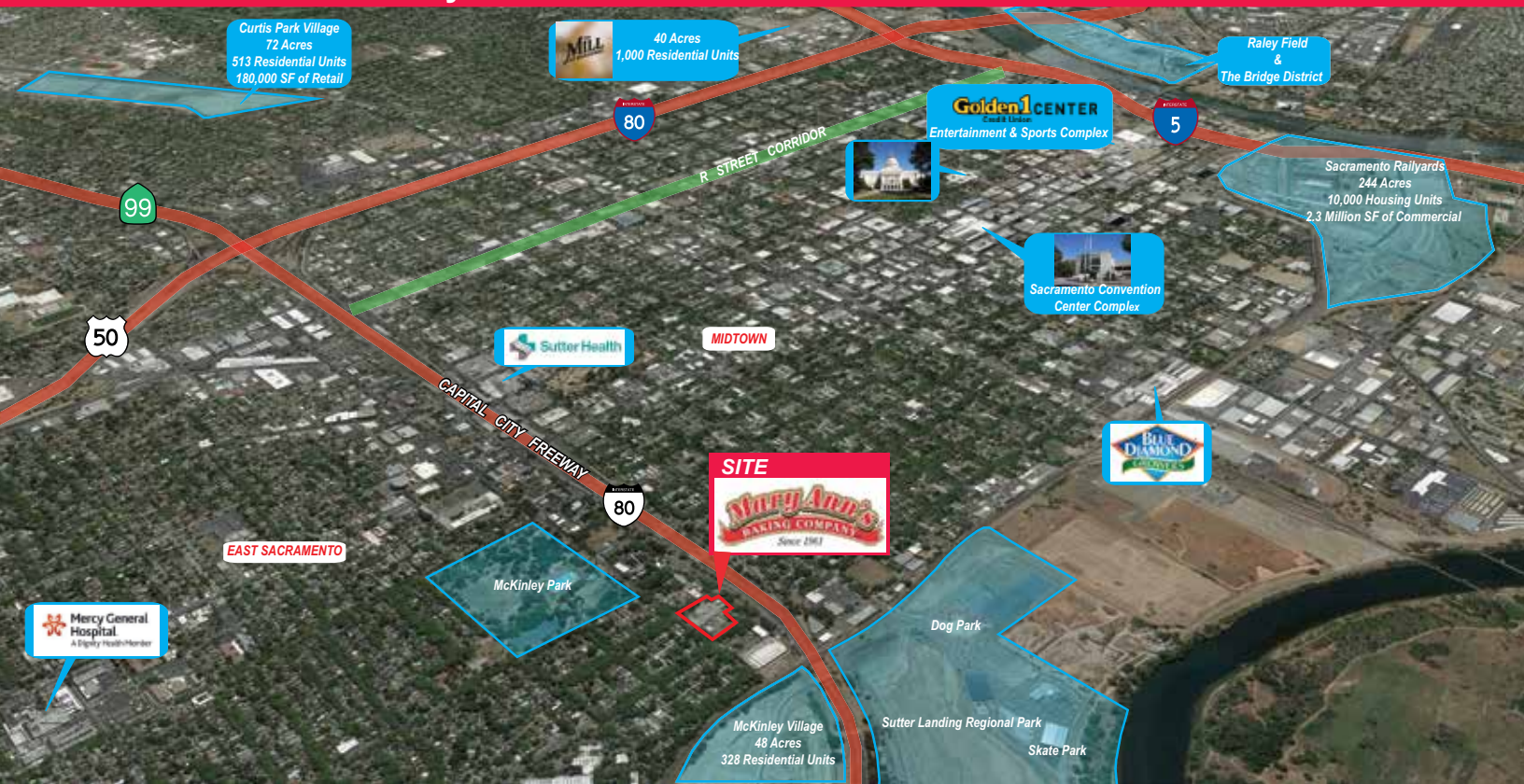
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McKINLEY VILLAGE SITE PLAN



Demographics (Estimated 2017)

	1-Mile	2-Mile	3-Mile
Population:	16,389	64,498	148,746
Average HHI:	\$94,258	\$89,105	\$83,743

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SUBJECT PROPERTY

Note: Offering does not include alley, but in conversations with the City of Sacramento, they have indicated a willingness to abandon the alley.

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SACRAMENTO RENAISSANCE

Sacramento is experiencing a major renaissance with the improving economy, development of a \$1.6 Billion downtown sports and entertainment complex (Golden One Center), progress on numerous in-fill developments such as the Railyards (246 acres), which will be anchored by a new Kaiser Hospital.



Golden One Center



Curtis Park Village



McKinley Village



Kaiser Hospital

Curtis Park Village (83 acres), McKinley Village (48 acres), the opening of the new \$730 Million Sutter Medical Center and much more.



McKinley Park Pond



McKinley Park Playground



Sutter Medical Center

The Sacramento metropolitan area is closing in on a population of 2.5 million people. Sacramento has almost 500,000 residents and over the next ten years, city government is pushing a plan to have over 10,000 new residences in downtown alone. Sacramento is the fastest growing, large city in the United States and it has been the leading market for apartment rental rate growth for the past few years. In addition to being a dynamic, culturally diverse and progressive area, Sacramento is also very close to the world-renowned destinations of Napa Valley, Lake Tahoe and San Francisco.

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REDEVELOPMENT PROJECTS



Kimpton Sawyer Hotel & Condos



The Kimpton Sawyer hotel and condominium development was recently completed in Downtown Commons (“DOCO”), home of the Golden 1 Center. The \$190 million hotel has 250 rooms, 45 condominium units which have been selling for \$800 - \$1,000 per square foot and more, 40,000 square feet of office space for the corporate headquarters of the Sacramento Kings and numerous retail and restaurant tenants including Echo & Rig Steakhouse, Punch Bowl social and Urban Outfitters



Warehouse Artists Lofts



The \$41 Million Warehouse Artist Lofts project was completed in 2015 on the R Street Corridor in downtown Sacramento. Using an existing, historic, six-story brick warehouse as its base, the project will include 86 affordable apartment units and 30 market-rate apartment units, along with 13,000 square feet of ground-level retail.



Midtown Quarters



Midtown Quarters is a three-phase project which includes Q19, a four-story project of 68 apartments above 2,000 square feet of retail space at Q and 19th Streets, 32 townhomes along 20th Street at P and Q Streets and the Press Building, an adaptive re-use of the Sacramento Bee parking garage into 253 apartments and five- and four-story buildings, parking and 6,875 square feet of retail at the southwest corner of 21st and Q Streets.



16 Powerhouse



Situated along the 16th Street Corridor, 16 Powerhouse is a sustainable, mixed-use development that will be LEED Platinum certified with 50 luxurious rental apartments and private parking . Four local businesses including Insight Coffee Roasters, Orchid Tai, Sun and Soil Juice and Magpie Cafe, occupy the ground floor.

This property recently sold for \$570,000 per unit