

For Sale

12.54 AC of Land

3801 Gateway Park Blvd

North Natomas

SACRAMENTO, CA

Ideal Uses: Retail, Multi-family, Hotel, Office and/or Assisted Living

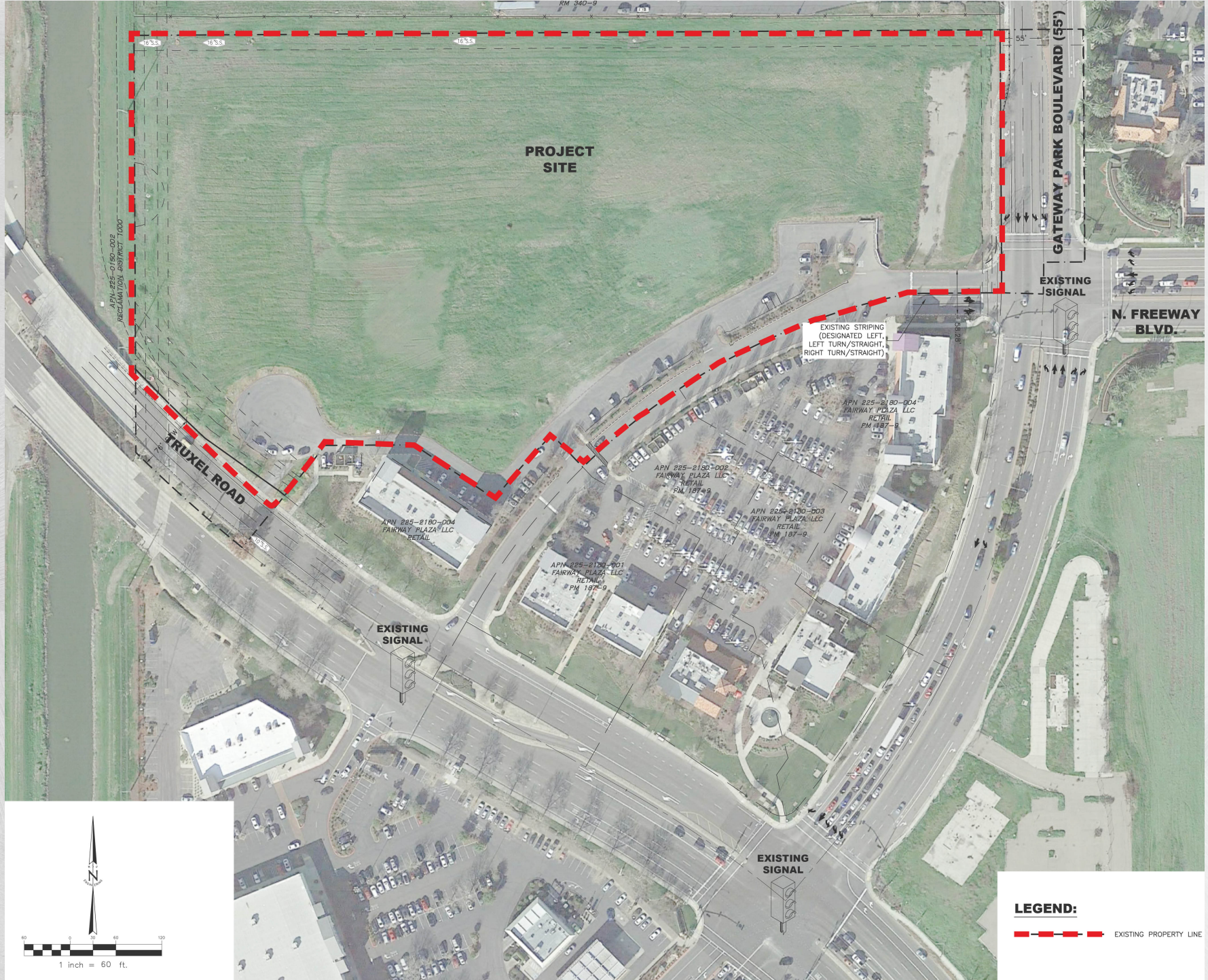


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Property Information

Address:	3801 Gateway Park Blvd, Sacramento, CA 95834
APN:	225-0160-094-0000
Parcel Size:	12.54 AC or 546,242 SF
Zoning:	SC-PUD
Current Entitlement:	https://cp.cloudonesync.com/shares/file/a2b2e0fe3f56a4/
Price:	\$10,788,000.00
Price PSF:	±\$19.75 PSF
Permitted Uses:	Retail, Multi-family*, Hotel*, Senior Care*, College Campus*, Office * - use may require CUP
Link to City Zoning Website:	http://www.qcode.us/codes/sacramento/view.php?topic=17-ii-17_216-v&frames=on
Apartment Development:	32 units/acres per the Regional Commercial General Plan Designation. Can allow for higher density using section of the code: 17.452.040 C which states Density standards. The density standards of the zone in which the property is located shall apply to residential uses, except that the schematic plan and development guidelines may authorize a greater density if the proposed design will result in a development project that provides greater open spaces and other desirable features not a regular requirement of the zone.
Community Development Contact:	Teresa Haenggi Senior Planner Community Development Department 300 Richards Blvd. 3rd Floor Sacramento, CA 95811 (916) 808-7554

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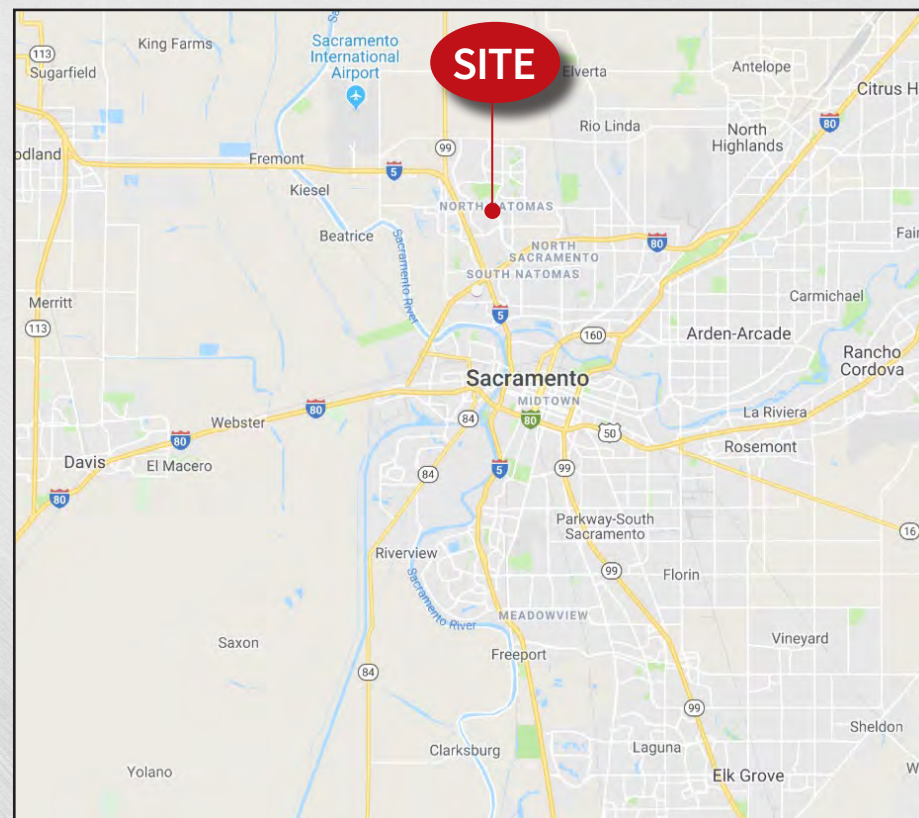
THE SITE

The parcel is ideally located at the confluence of the North Natomas retail market. The site is situated between two prominent shopping centers and benefits from over 1.2M square feet of surrounding retail. The land sits just one block north of Highway 80 at the split of Truxel and Gateway Park Boulevard, both of which are the gateway to the North Natomas residential, office, and industrial areas.

HIGHLIGHTS

- Easy access from two major freeways - Highway 80 and Interstate 5
- Within five minutes from the heart of Downtown Sacramento
- Close proximity significant daytime employment population
- Very low surrounding shopping center vacancy
- Established retail corridor in the greater Sacramento region

SIGNIFICANT EMPLOYERS INCLUDE



DEMOGRAPHICS (2015 EST.)

	1 Mile	3 Miles	5 Miles	7 Miles
Population	11,650	121,083	243,018	368,506
Average HH Income	\$63,634	\$68,936	\$59,555	\$61,555
Daytime Population	9,218	44,366	175,815	294,601

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