

**FOR SALE**  
**Phenomenal +/- .73 AC**  
**Development Opportunity**

**1601-1609 F Street**  
**Sacramento, CA 95831**



## OVERVIEW

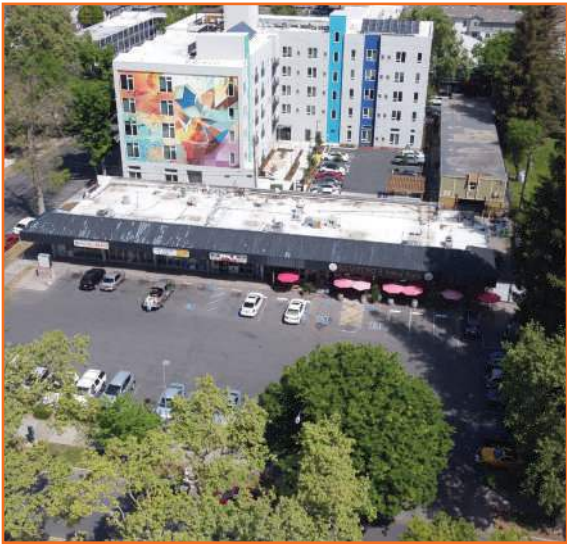
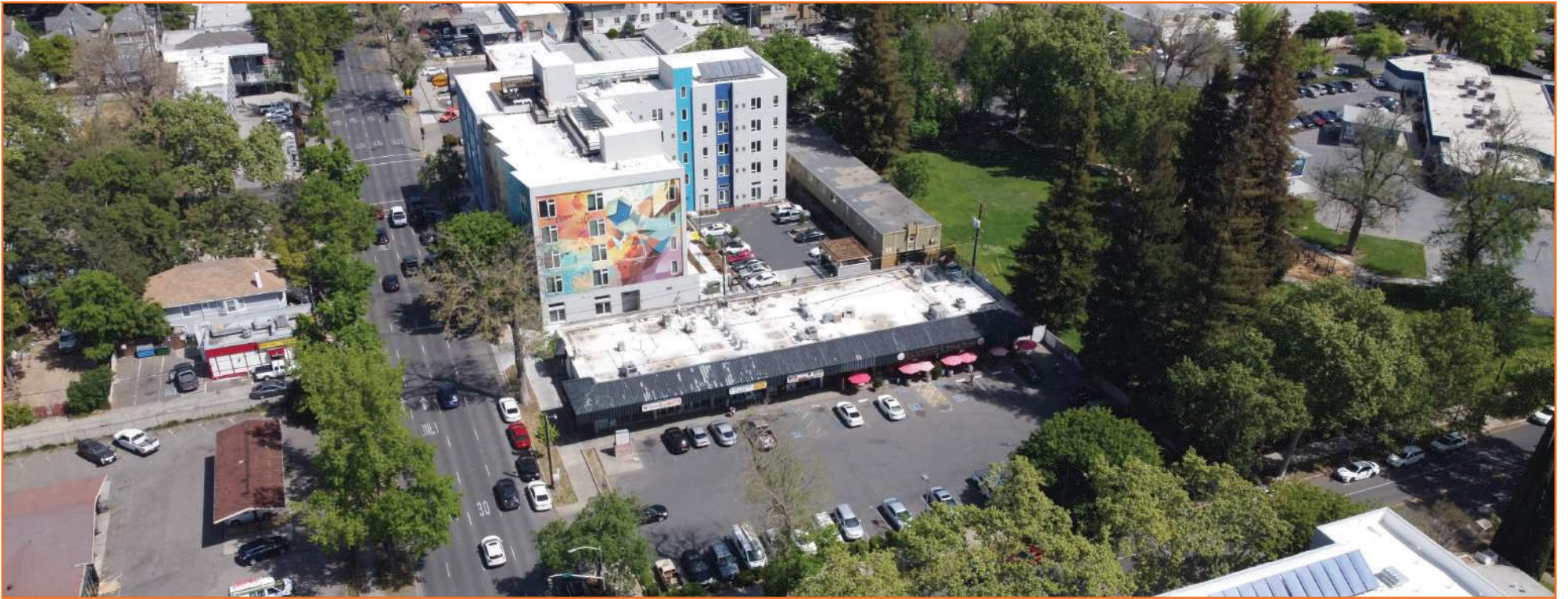
PDF is pleased to present this +/- 0.73 AC parcel located in the heart of Midtown and Downtown Sacramento on the hard corner of 16th Street and F Street. This opportunity includes a +/- a 10,437 SF retail property with three tenants currently generating \$8,450 per month of rental income. The property is zoned C-2 Special Planning District. The site has exceptional frontage on both streets, and offers direct access to all major freeways. This rare infill development opportunity is considered a walker's paradise and is surrounded by amenities as well as new development, both planned and under construction.

## PROPERTY HIGHLIGHTS

- +/- 0.73 AC Development Opportunity Available for Sale
- Price: \$4,500,000
- Three Existing Tenants
- Current Rental Income of \$8,450 per month
- High Exposure Site - 16th Street Considered Busiest Street in Downtown Sacramento
- Signalized Intersection
- Zoning: C-2 Special Planning District
- Parcel Number: 002-0136-021
- Incredible Population Density of 152,668 in a 3 Mile Radius
- Frontage
  - » 209' F Street
  - » 158' 16th Street

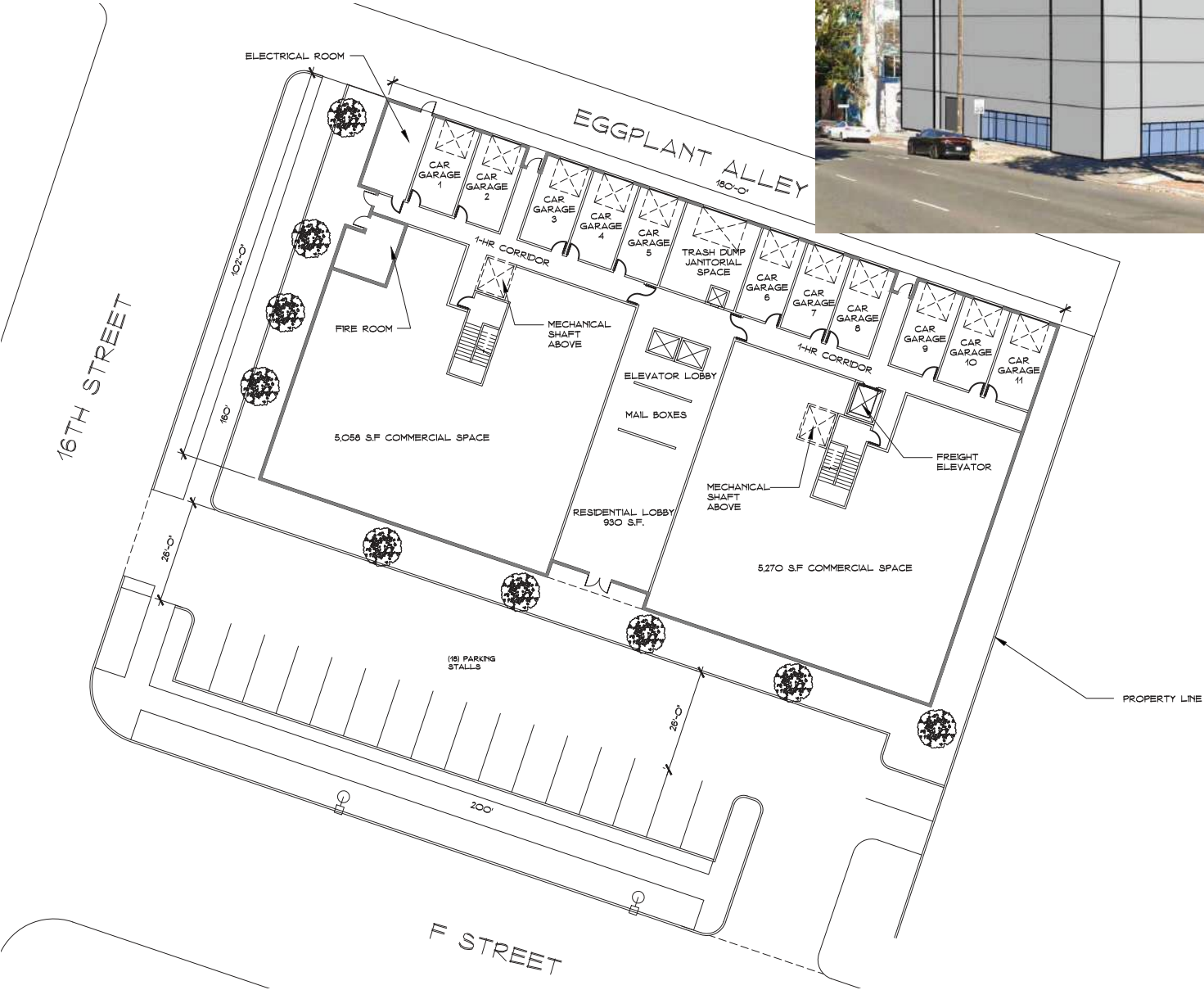
### AREA DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	10 MIN. DRIVE
Population	21,450	152,668	313,032
Households	13,004	67,794	129,091
Median Age	40.10	38.80	36.20
Median Household Income	\$57,348	\$68,447	\$61,067
Daytime Employees	79,783	181,787	144,555
Population Growth 2022-2027	▲4.79%	▲4.19%	▲3.64%
Household Growth 2022-2027	▲4.87%	▲4.30%	▲3.63%



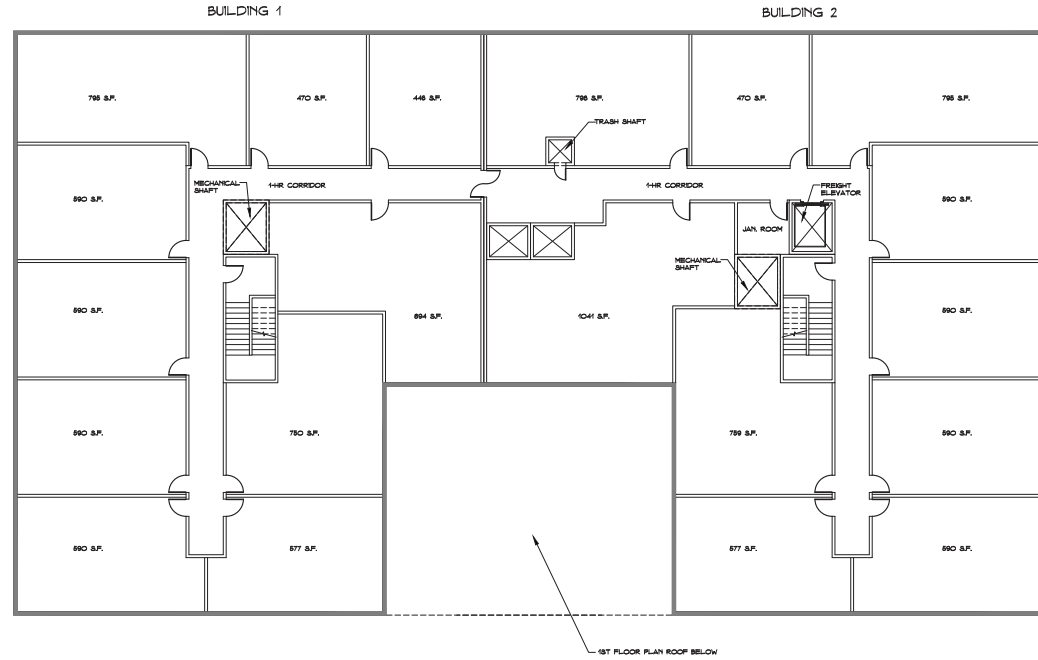


# POSSIBLE SITE RENDERINGS - 5 STORY MIXED USE PROJECT

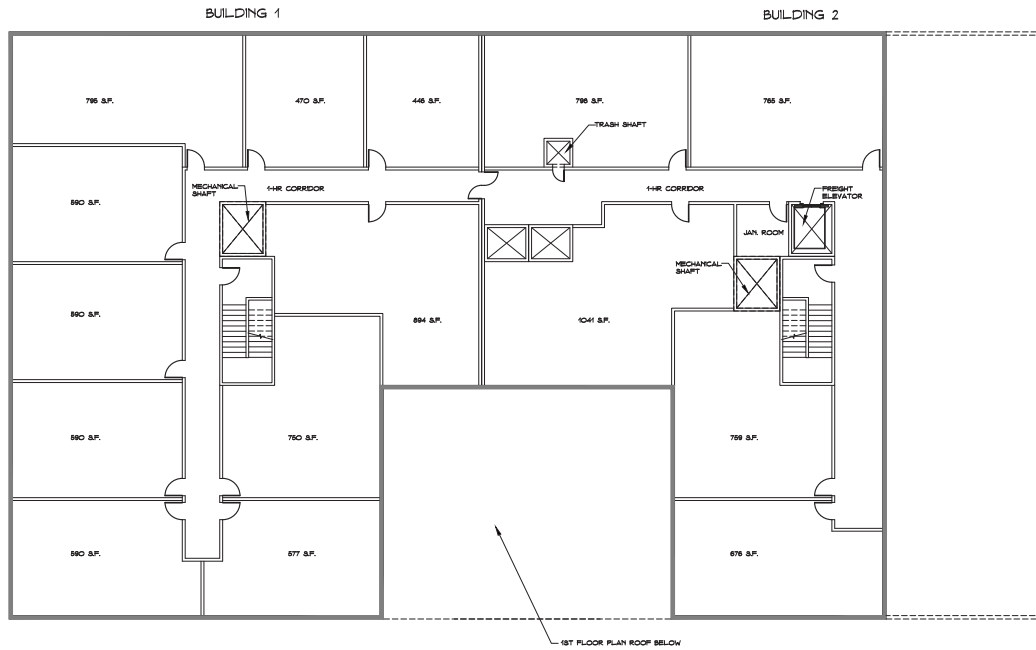


# POSSIBLE SITE RENDERINGS - 5 STORY MIXED USE PROJECT

## 2nd & 3rd Floor Plan



## 4th & 5th Floor Plan



## LOCATION OVERVIEW

### Sacramento, California

Located approximately 75 miles northeast of San Francisco and 385 miles north of Los Angeles, the Greater Sacramento Region is known as one of the most vibrant areas in all of California and consists of El Dorado, Placer, Yolo, and Sacramento Counties. The Sacramento region's population currently exceeds 2.3 million, making it the 26th largest Metropolitan Statistical Area in the United States. In the past 15 years, the population has grown an average of 39,000 residents per year, or approximately 2% annually. It is projected that the population will increase by more than 5.9% during the next five years. Sacramento serves as the state capital of California and is located at the center of one of the world's richest agricultural regions.



# CONFIDENTIALITY & DISCLAIMER NOTICE

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