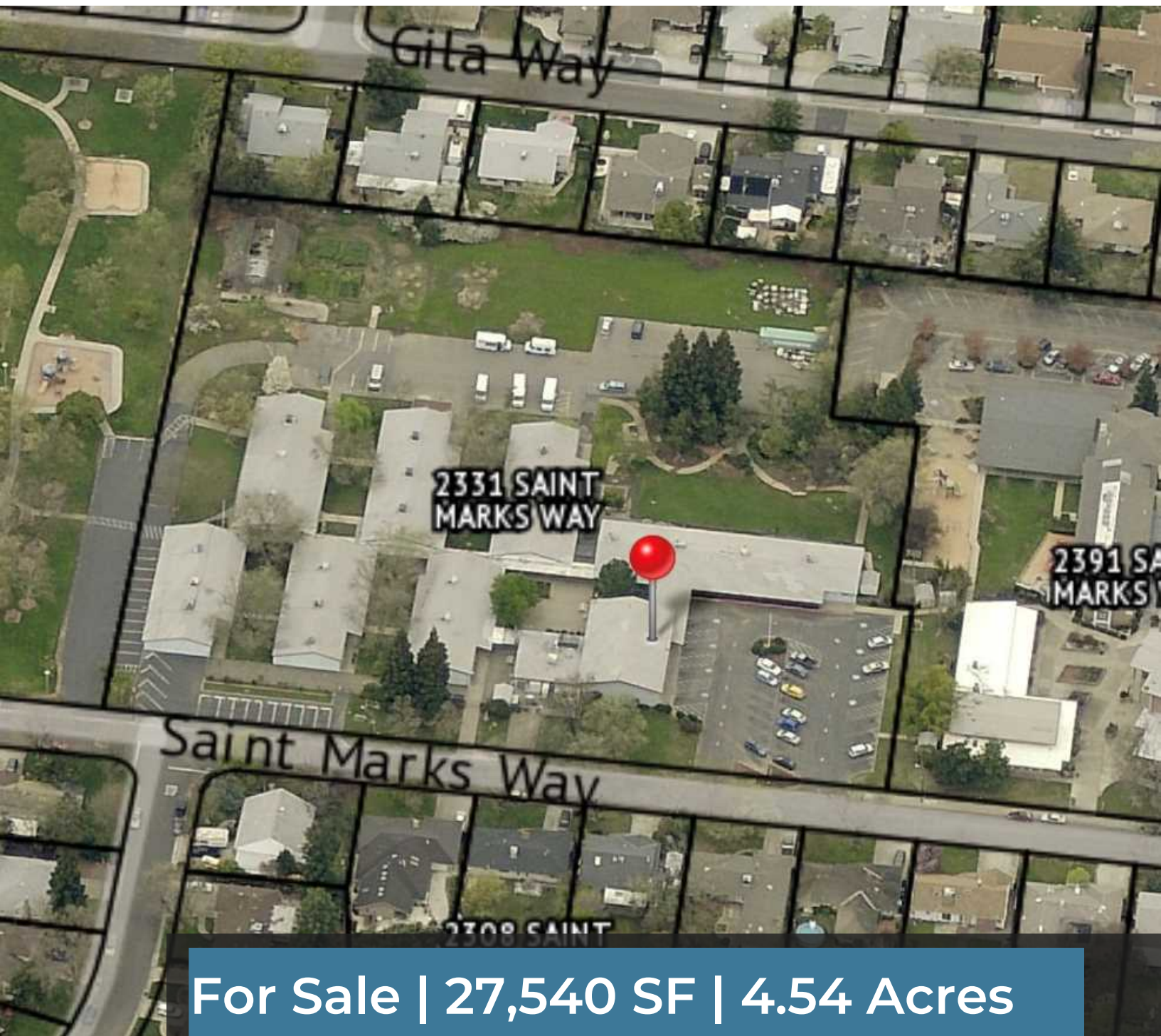


FOR SALE  
2331 SAINT MARKS WAY  
SACRAMENTO, CA 95864



**For Sale | 27,540 SF | 4.54 Acres**

**BACON CRE**  
1830 15th Street, Suite 150  
Sacramento, CA 95811



*PRESENTED BY:*  
**THOMAS BACON, CCIM**  
President  
office: (916) 761-1202  
cell: 9167611202  
tom@baconcre.com  
0859571, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

DDSO Campus  
2331 Saint Marks Way | Sacramento, CA 95864



## Property Summary

Building SF:	28,000
# of Buildings	Eight
Lot Size:	4.54 Acres
Parking:	On site
Price:	\$3,900,000
Year Built:	1984
Zoning:	RD-5
New HVAC	approx 8 years
New Roofs	approx 8 years

## Property Overview

The DDSO Campus, located at 2331 Saint Mark's, is near Watt and Butano. The campus sits on 4.54 acres of land zoned RD5 and is nestled in a mature neighborhood of single-family homes. The site is conveniently located next to a transitioning regional mall and close to many retail establishments along Watt Ave.

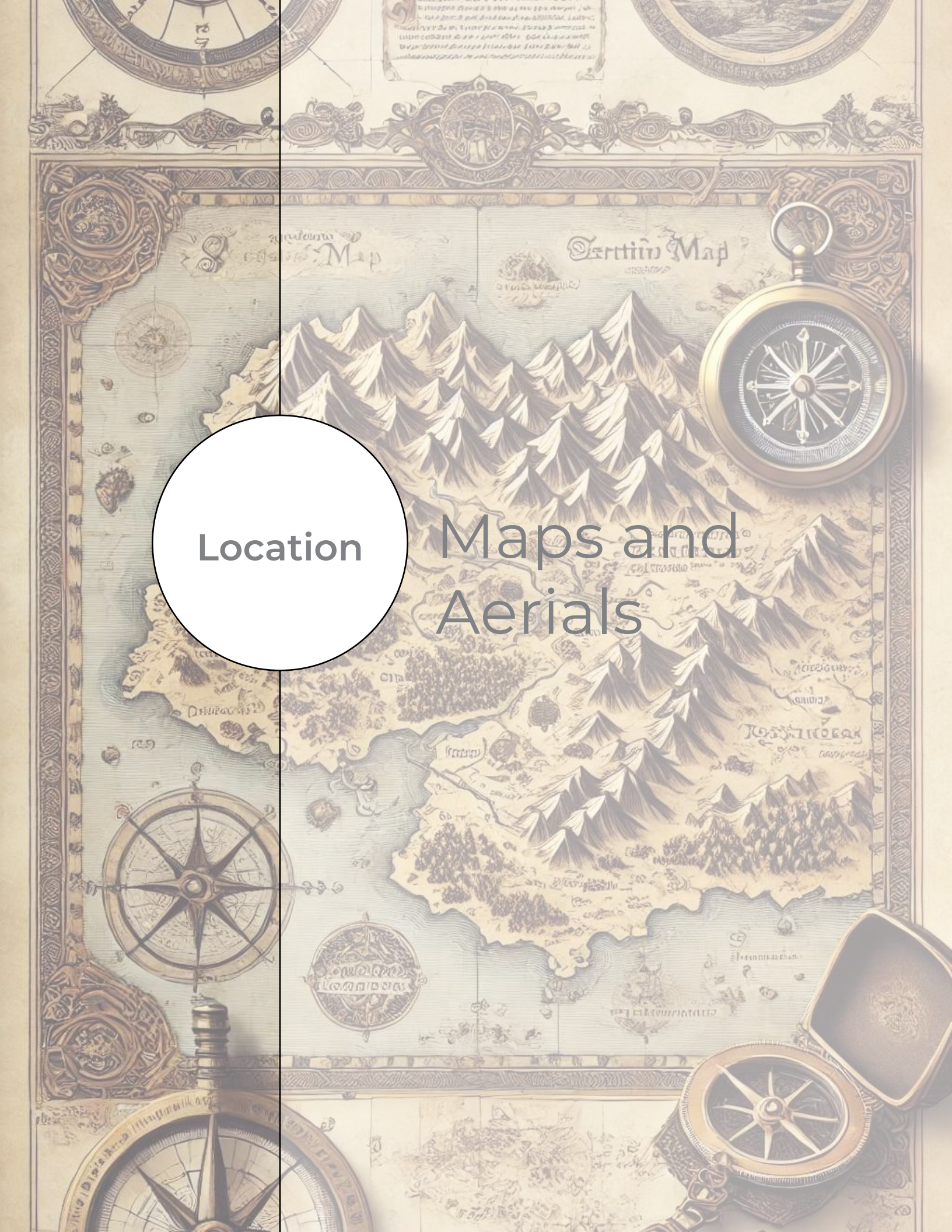
The Campus consists of eight buildings totaling approximately 28,000 square feet. Given the vintage of the improvements, if another school is located on the site, significant upgrades will be required.

## Location Overview

2331 St Marks is located in a mature residential neighborhood close to Watt and Butano in Sacramento.

Location

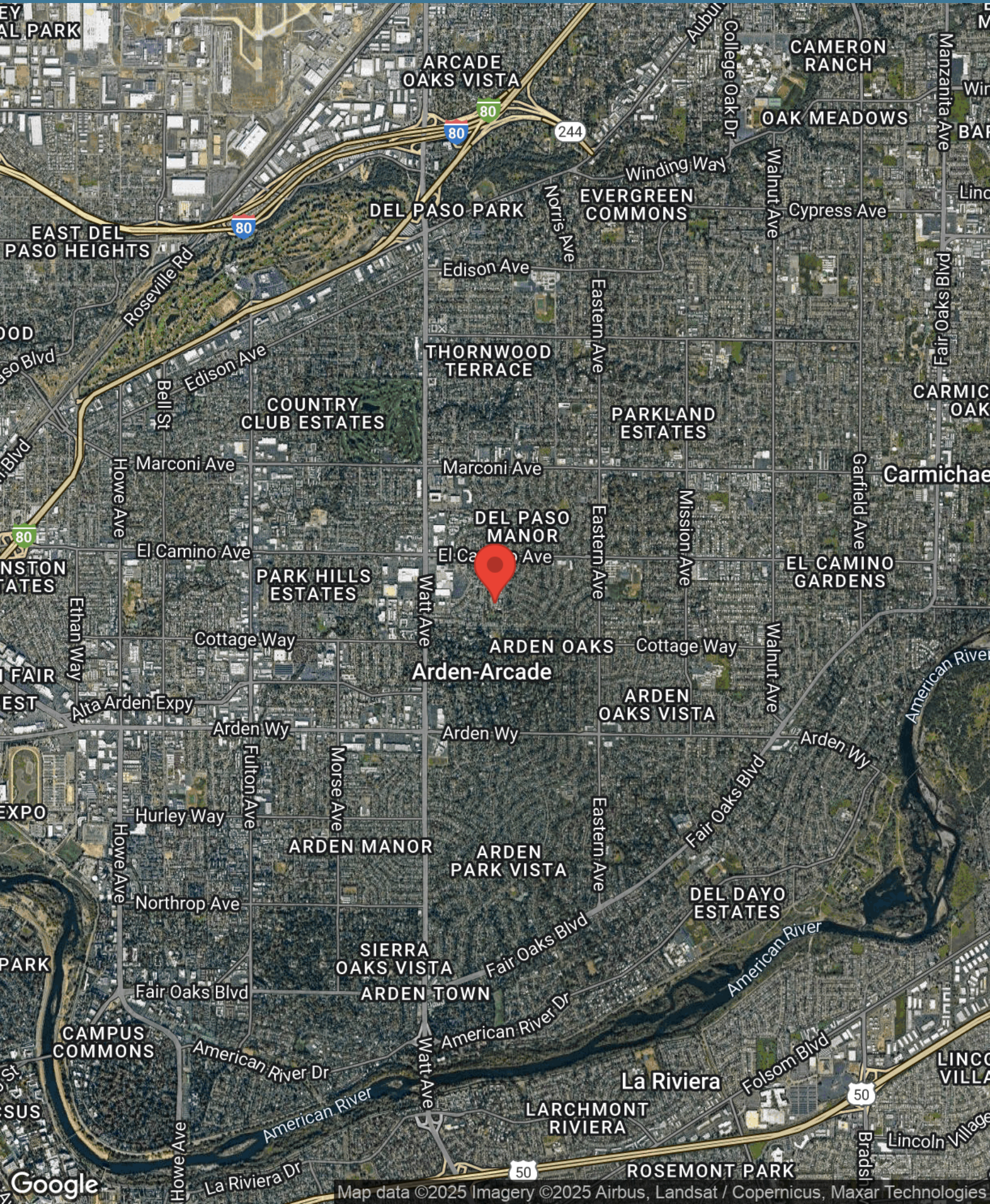
# Maps and Aerials



# REGIONAL MAP

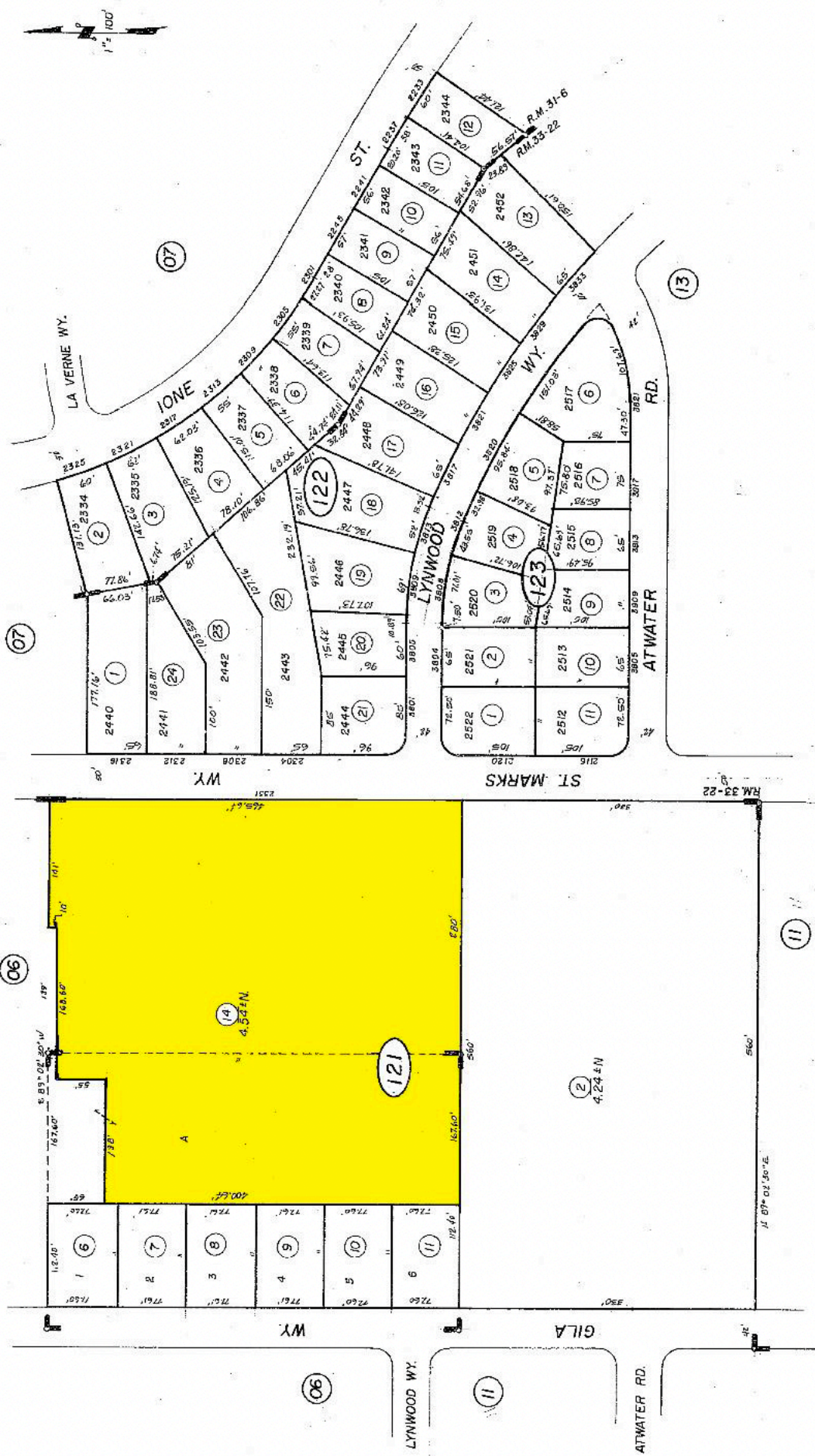
DDSO Campus

2331 Saint Marks Way | Sacramento, CA 95864



POR. SEC. 42, RANCHO DEL PASO







281-12



Assessor's Map Bk. 281, Pg. 12  
County of Sacramento, Calif.

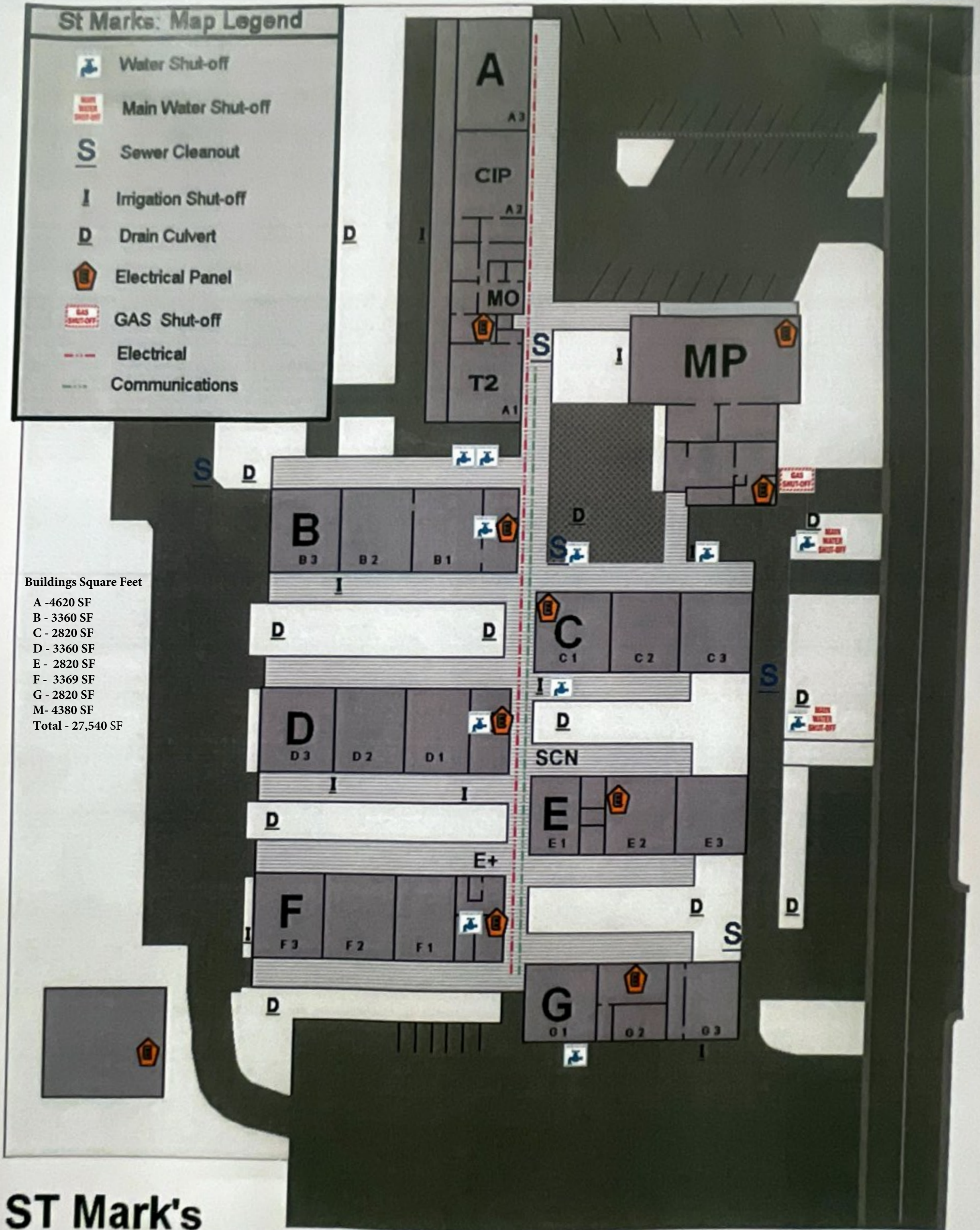
Orville Wright School, R.M. Bk. 162, Pg. 18 (2-28-85)  
Del Paso Manor Unit No. 14, R.M. Bk. 33, Pg. 22  
Del Paso Manor Unit No. 13, R.M. Bk. 31, Pg. 6

**St Marks: Map Legend**

-  Water Shut-off
-  Main Water Shut-off
- S** Sewer Cleanout
- I** Irrigation Shut-off
- D** Drain Culvert
-  Electrical Panel
-  GAS Shut-off
-  Electrical
-  Communications

**Buildings Square Feet**

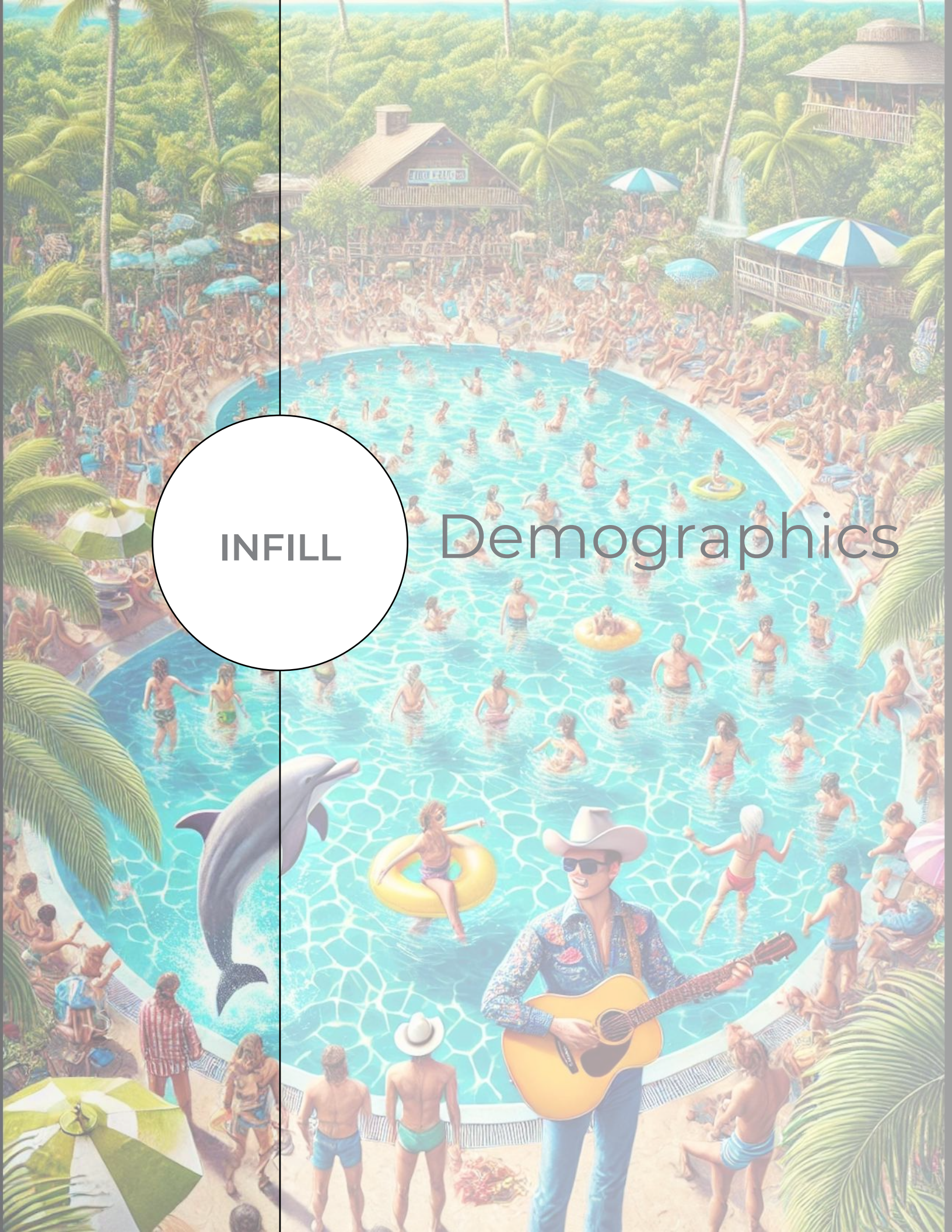
- A - 4620 SF
- B - 3360 SF
- C - 2820 SF
- D - 3360 SF
- E - 2820 SF
- F - 3369 SF
- G - 2820 SF
- M - 4380 SF
- Total - 27,540 SF



**ST Mark's**

2331 ST Marks Way  
Sacramento, CA 95864

MO - Main Office CIP & T2  
E+ - Employment Plus office  
SCN - Short Center North office



INFILL

# Demographics

# DEMOGRAPHICS

DDSO Campus  
2331 Saint Marks Way | Sacramento, CA 95864

## 2331 Saint Marks Way, Sacramento, CA 95864

Building Type: **Specialty**  
 Class: -  
 RBA: **28,000 SF**  
 Typical Floor: **28,000 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: -



Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2029 Projection	14,877	141,928	1,185,985
2024 Estimate	14,960	141,489	1,177,253
2020 Census	15,552	142,699	1,171,574
Growth 2024 - 2029	-0.55%	0.31%	0.74%
Growth 2020 - 2024	-3.81%	-0.85%	0.48%
<b>2024 Population by Hispanic Origin</b>	2,278	28,223	303,125
<b>2024 Population</b>	14,960	141,489	1,177,253
White	8,949 59.82%	77,411 54.71%	546,457 46.42%
Black	902 6.03%	11,874 8.39%	109,302 9.28%
Am. Indian & Alaskan	116 0.78%	1,523 1.08%	15,339 1.30%
Asian	1,708 11.42%	15,312 10.82%	166,343 14.13%
Hawaiian & Pacific Island	63 0.42%	906 0.64%	12,719 1.08%
Other	3,221 21.53%	34,463 24.36%	327,094 27.78%
U.S. Armed Forces	5	36	1,291
<b>Households</b>			
2029 Projection	6,040	57,278	436,343
2024 Estimate	6,076	57,121	432,894
2020 Census	6,326	57,655	429,962
Growth 2024 - 2029	-0.59%	0.27%	0.80%
Growth 2020 - 2024	-3.95%	-0.93%	0.68%
Owner Occupied	3,334 54.87%	26,221 45.90%	226,927 52.42%
Renter Occupied	2,742 45.13%	30,900 54.10%	205,967 47.58%
<b>2024 Households by HH Income</b>	6,075	57,120	432,891
Income: <\$25,000	966 15.90%	10,657 18.66%	70,045 16.18%
Income: \$25,000 - \$50,000	1,114 18.34%	10,992 19.24%	71,992 16.63%
Income: \$50,000 - \$75,000	1,087 17.89%	9,451 16.55%	72,660 16.78%
Income: \$75,000 - \$100,000	605 9.96%	6,032 10.56%	57,174 13.21%
Income: \$100,000 - \$125,000	477 7.85%	5,655 9.90%	51,128 11.81%
Income: \$125,000 - \$150,000	465 7.65%	3,313 5.80%	32,933 7.61%
Income: \$150,000 - \$200,000	560 9.22%	4,529 7.93%	36,349 8.40%
Income: \$200,000+	801 13.19%	6,491 11.36%	40,610 9.38%
<b>2024 Avg Household Income</b>	\$104,565	\$97,279	\$97,929
<b>2024 Med Household Income</b>	\$70,131	\$66,794	\$75,765

# DEMOGRAPHICS

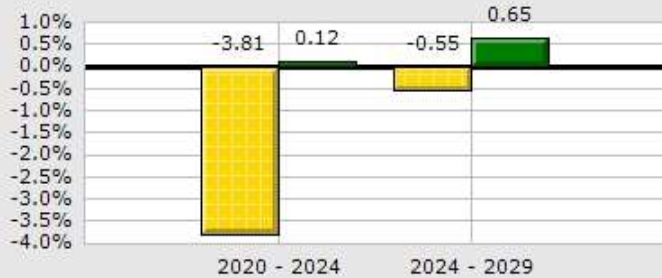
DDSO Campus  
2331 Saint Marks Way | Sacramento, CA 95864

2331 Saint Marks Way, Sacramento, CA 95864

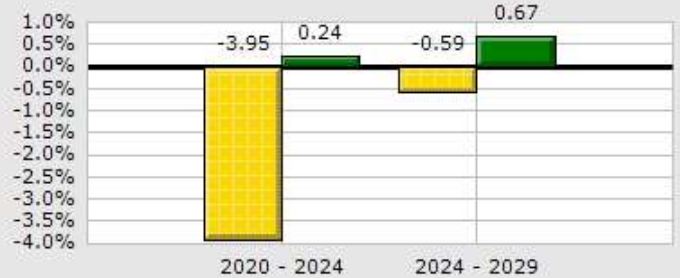
Type: **Specialty/Schools**  
County: **Sacramento**

■ 1 Mile  
■ County

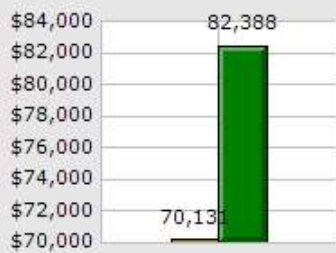
### Population Growth



### Household Growth



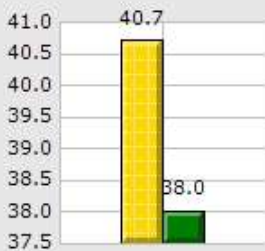
### 2024 Med Household Inc



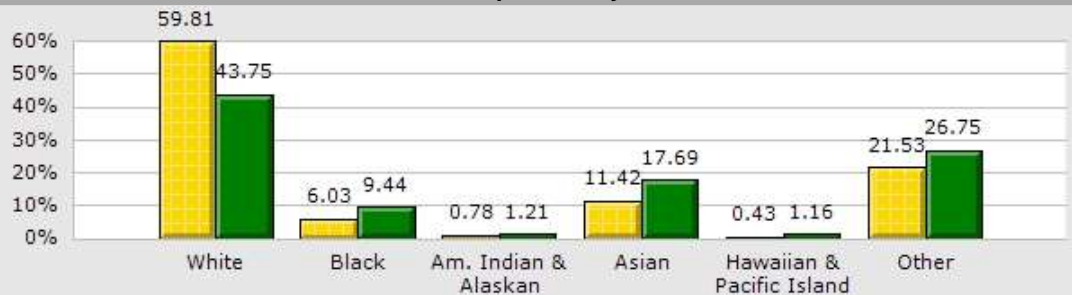
### 2024 Households by Household Income



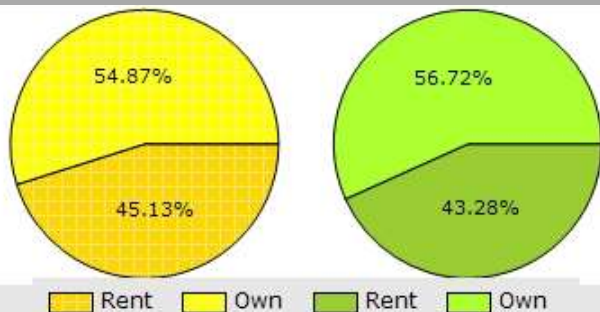
### 2024 Median Age



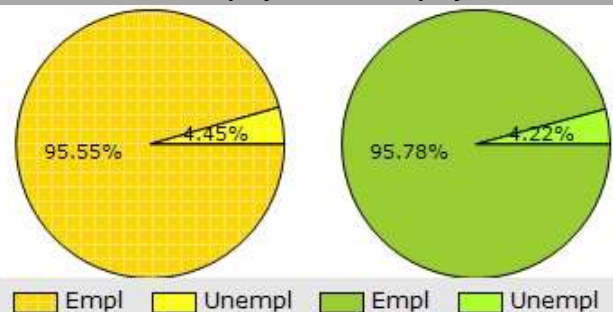
### 2024 Population by Race



### 2024 Renter vs. Owner



### 2024 Employed vs. Unemployed



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1/23/2025



# DEMOGRAPHICS

DDSO Campus  
2331 Saint Marks Way | Sacramento, CA 95864

## 2331 Saint Marks Way, Sacramento, CA 95864

Type: **Specialty/Schools**  
County: **Sacramento**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	-3.81%		0.12%	
Growth 2024 - 2029	-0.55%		0.65%	
Empl	7,125	95.55%	774,074	95.78%
Unempl	332	4.45%	34,068	4.22%
<b>2024 Population by Race</b>	<b>14,960</b>		<b>1,586,988</b>	
White	8,948	59.81%	694,301	43.75%
Black	902	6.03%	149,853	9.44%
Am. Indian & Alaskan	117	0.78%	19,207	1.21%
Asian	1,708	11.42%	280,769	17.69%
Hawaiian & Pacific Island	64	0.43%	18,345	1.16%
Other	3,221	21.53%	424,513	26.75%
<b>Household Growth</b>				
Growth 2020 - 2024	-3.95%		0.24%	
Growth 2024 - 2029	-0.59%		0.67%	
Renter Occupied	2,742	45.13%	244,871	43.28%
Owner Occupied	3,334	54.87%	320,919	56.72%
<b>2024 Households by Household Income</b>	<b>6,075</b>		<b>565,790</b>	
Income <\$25K	966	15.90%	83,541	14.77%
Income \$25K - \$50K	1,114	18.34%	86,409	15.27%
Income \$50K - \$75K	1,087	17.89%	90,874	16.06%
Income \$75K - \$100K	605	9.96%	74,681	13.20%
Income \$100K - \$125K	477	7.85%	68,250	12.06%
Income \$125K - \$150K	465	7.65%	45,336	8.01%
Income \$150K - \$200K	560	9.22%	55,053	9.73%
Income \$200K+	801	13.19%	61,646	10.90%
2024 Med Household Inc	\$70,131		\$82,388	
2024 Median Age	40.70		38.00	



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1/23/2025

Page 3





Easy Money

Funding, Laws  
and Zoning

# Funding Sources for Educational Institutions

## Senate Bill 740

Senate Bill 740 (SB 740) established the Charter School Facility Grant Program in California, which provides financial assistance to charter schools for facility-related expenses. The program offers grants to eligible charter schools to cover up to 75% of their annual facilities rent and lease costs, subject to certain caps.

To qualify for these grants, a charter school must meet specific criteria, including:

- **Student Demographics:** At least 55% of the school's students must be eligible for Free or Reduced-Price Meals (FRPM). Alternatively, the school can qualify if it is located within the attendance area of a public elementary school where at least 55% of students are eligible for FRPM. **The site appears to qualify, but this should be confirmed.**
- **Admissions Preference:** The charter school must give admission preference to students who attend the local elementary school or reside in the elementary school attendance area.

SB 740's provisions are designed to support charter schools with occupancy costs. Therefore, if the redevelopment involves establishing a charter school that meets the eligibility criteria, the program could provide financial assistance for leasing the facility. However, SB 740 does not offer grants or funding for **purchasing or renovating** school properties. Other funding sources or programs must be considered for such redevelopment projects. Fortunately, Proposition 2 was approved by the voters in late 2024.

## Proposition 2

Proposition 2, approved by California voters in November 2024, authorizes the state to issue \$10 billion in general obligation bonds to fund the construction and modernization of public education facilities. **Of this amount, \$8.5 billion is allocated for K–12 schools, including charter schools,** and \$1.5 billion for community colleges. For more information: [Prop 2 Information](#) .

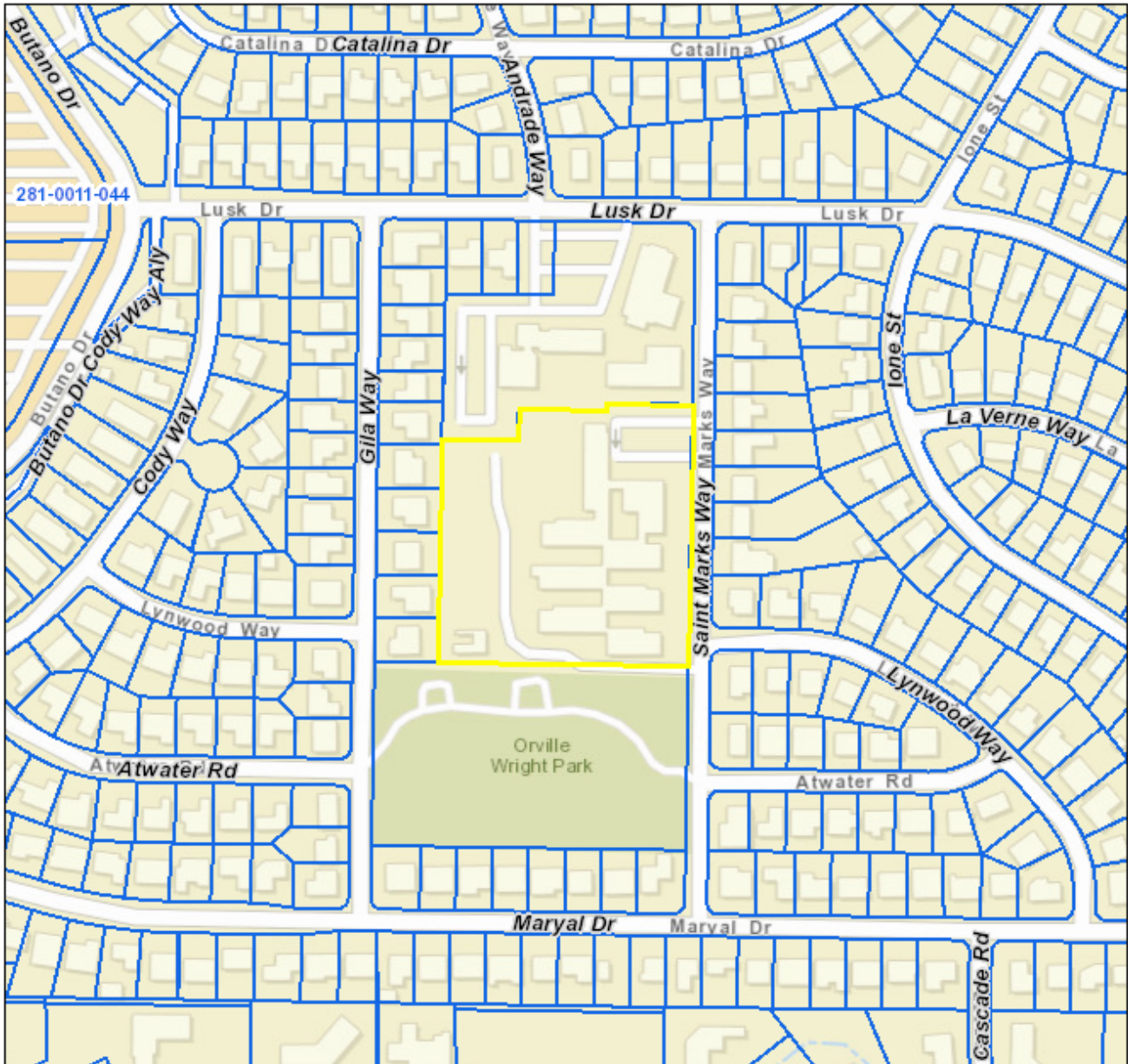
# LEGAL / ZONING

DDSO Campus  
2331 Saint Marks Way | Sacramento, CA 95864



APN: 28101210140000

Print date: 3/01/2021



- Parcel Boundaries, Level 16,17,18,19,20
- Sacramento County Boundary



1" = 296'

Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.



## Information for Parcel:

281-0121-014-0000

### PROPERTY INFORMATION

Jurisdiction	Unincorporated Area of Sacramento County
Address	2331 SAINT MARKS WAY
Postal City, Zip	SACRAMENTO 95864
Assessor Parcel #	28101210140000
Assessor Roll Status	ACTIVE
Assessor's Map	<a href="#">Assessor's Map Book 281, Page 012</a>
Parcel Type	LND

### SUBDIVISION

Assessor Land Use	<a href="#">EFA00A</a>
Assessor's Property Description	POR NW 1/4 SEC 42 RANCHO DEL PASO BEG AT THE NE COR ORVILLE WRIGHT SCHOOL; TH S89%02'30"W 141;; TH S00%57'30"E 10'; TH S89%02'30"W 168.60'; TH S00%57'30"E 55'; TH S89%02'30"W 138'; TH S00%57'30"E 400.64'; TH S89%02'30"E 447.60'; TH N00%57'30"W 465.64' TO POB. CONTG 4.54 N AC M/L.
Approx. Parcel Area	197762 sq ft / 4.54 acres

Additional information regarding filed maps can be obtained from the County Clerk Recorder [Recorded Documents webpage](#) and by contacting the Surveys Department at [916-874-6546](tel:916-874-6546) or [DSSurveysWeb@SacCounty.net](mailto:DSSurveysWeb@SacCounty.net).

### OWNER INFORMATION

California Government Code Section 6254.21 states that **"No state or local agency shall post the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual."** As the cost to collect and continuously update that information is prohibitive, this website does not display the Assessee name. It may be obtained by calling [916-875-0700](tel:916-875-0700), or by visiting the [Assessor's Office](#) at 3701 Power Inn Road, Suite 3000, in Sacramento.

Last Ownership Transfer Document Type	
County Recorder's Document Number	Book 19990122, Page 608
Event Date	Fri Jan 22 1999

### PROPERTY TAX BILL

A summary of the most recent property tax bill is available on the e-PropTax site:	<a href="#">e-PropTax</a>
Tax Rate Area Code	<a href="#">54-106</a>
Jurisdiction Used on Most Recent Tax Roll	UNINCORPORATED
Last Roll Year	2020

### POLITICAL DISTRICTS

County Supervisor District	<a href="#">Rich Desmond - District 3</a>
State Assembly District	Ken Cooley (8)
State Senate District	Richard Pan (6)
US Congressional District	AMI BERA (7)



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