



2330-2334 Lexington Street, 116-120 Dixieanne Avenue,
2323 Selma Street, Sacramento, CA

For Sale

±1.42 Acres (61,855 SF) Vacant Parcel of Land in Sacramento

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Property Details

Sale Price: Call Broker

±1.42 Acres (±61,855 SF) Vacant Land. All APNs zoned RMX.

2334 Lexington Street

- APN: 277-0083-007
- Acreage: 0.16
- Zoning: RMX

2330 Lexington Street

- APN: 277-0083-006
- Acreage: 0.32
- Zoning: RMX

1116 Dixieanne Avenue

- APN: 277-0083-002
- Acreage: 0.24
- Zoning: RMX

1120 Dixieanne Avenue

- APN: 277-0083-003
- Acreage: 0.24
- Zoning: RMX

2323 Selma Street

- APN: 277-0083-004
- Acreage: 0.46
- Zoning: RMX



Location

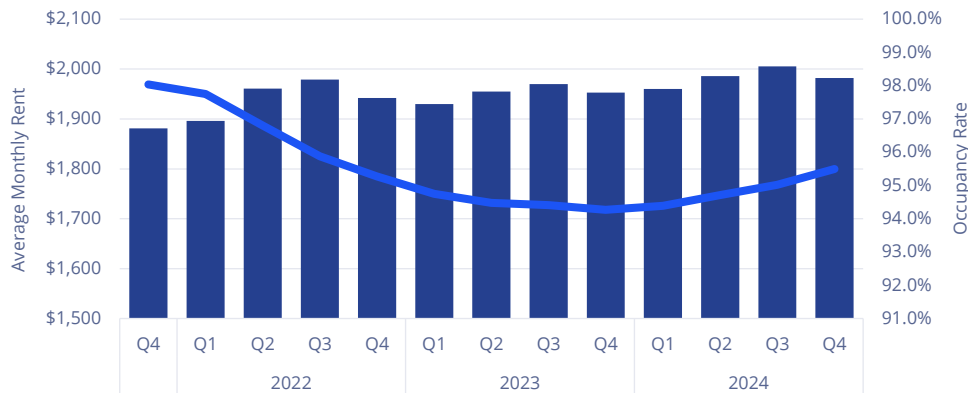


Demographics

Population

	1 mile	2 mile	3 mile
2024 Population	17,263	60,149	159,852
2029 Population Projection	18,771	62,480	164,446
Annual Growth 2023-2028	1.69%	0.76%	0.57%
Median Age	34.5	34.0	35.1
Bachelor's Degree or Higher	20.0%	19.4%	30.3%
Median Household Income	\$48,578	\$54,921	\$65,355

Sacramento's multifamily market in 2024 exhibited a remarkable resurgence. Driven by record renter demand, the market's occupancy rate rose to 95.5%, its highest level since Q3 2022. Annual rent growth has stabilized despite elevated levels of new supply, though remained below its historical average. Concessions are still historically high but have begun to decrease as landlords regained balance. Sales volume surged, and prices rebounded from early-year lows. Slower construction activity and resilient demand from renters should keep the market on solid ground throughout 2025. Though demand is sure to slow from this year's record high, occupancy rates should stay steady around a healthy level of 95.0%. Investment activity is expected to build on the momentum from this quarter into 2025, fueled by improving market fundamentals and narrowing bid-ask spreads, though challenges from higher interest rates and operating expenses remain for investors and landlords.



Source: RealPage, Inc. Monthly Effective Rent Market Occupancy Rate

2024 Housing

Within 1 mile - Per Household



6,285
Total Households



3,553
Total Number of Families



\$285,906
Median Home Value



\$48,578
Median Household Income



4,494
Renter Occupied



7.4%
Rental Vacancy