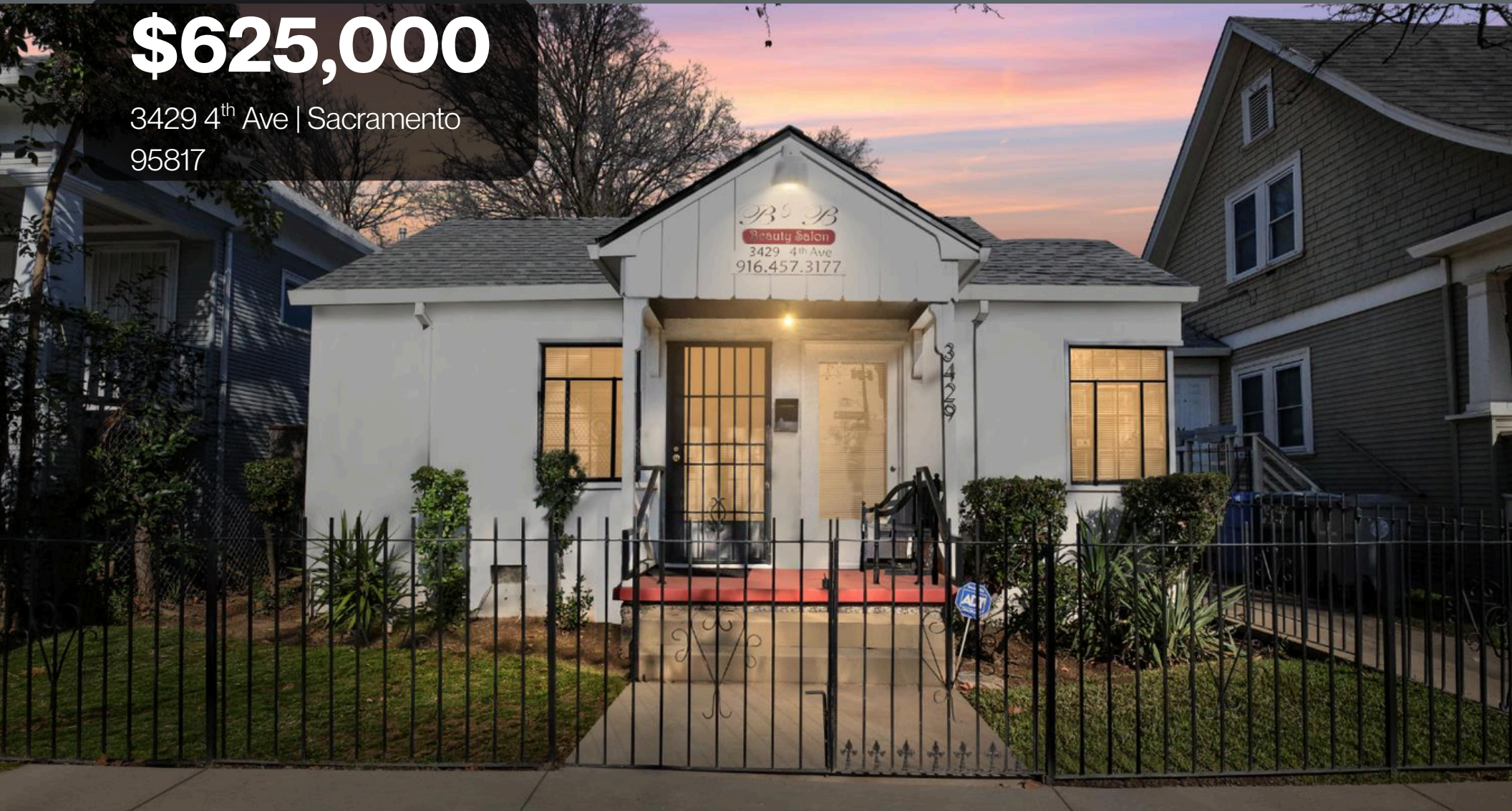


FOR SALE

\$625,000

3429 4th Ave | Sacramento
95817



Janet Gibson

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DRE #02011889


Windermere
REAL ESTATE

Property Overview

AN INFILL OPPORTUNITY IN A TRANSFORMING URBAN CORRIDOR

Discover a versatile mixed-use property at 3429 4th Avenue, located in the heart of North Oak Park, one of Sacramento's most actively evolving neighborhoods. Positioned minutes from the UC Davis Medical Center and the Aggie Square innovation district, this site offers a rare combination of in-place usability and long-term redevelopment potential.

With flexible R-2B zoning and a dual-structure layout, the property supports a wide range of uses including creative office, wellness, residential conversion, or boutique experiential concepts.

A STRATEGIC LOCATION FOR LONG-TERM VALUE

North Oak Park is undergoing a steady transformation driven by institutional investment, healthcare expansion, and proximity to downtown Sacramento. The nearby Aggie Square development is expected to anchor a new hub for life sciences, research, and innovation, creating sustained demand for housing, services, and neighborhood-oriented commercial uses.

This property is positioned to benefit from:

- Increased foot traffic and economic activity
- Rising land values and density pressure
- Continued neighborhood revitalization

PROXIMITY HIGHLIGHTS

- **UC Davis Medical Center:** Major regional employer and healthcare hub within minutes
- **Aggie Square:** \$1B+ innovation campus driving long-term growth and demand
- **Broadway Corridor:** Established retail, dining, and neighborhood amenities nearby
- **Downtown Sacramento:** Quick access to core employment and transit

Key Features

BUILDING SIZE: 1,268 SF (two structures)

- ~500 SF (front building) – currently a salon
- ~700–800 SF (rear building) – former dental / studio use

LOT SIZE: ~6,000 SF

ZONING: R-2B (multi-unit residential / mixed-use potential)

PARKING: On-site lot with alley access (approx. 6 spaces)

LAYOUT: Dual-building configuration with central courtyard

YEAR BUILT: 1952

CONFIGURATION: Single-story structures



Economics

RENT ROLL

Suite / Use	SF	Status	Rent/SF	Monthly Rent	Annual Rent
Salon (Front Building)	~500	Leased	~\$29.40	\$1,225	\$14,700
Rear Unit (Vacant / Underutilized)	~768	Vacant	—	\$0	\$0
TOTAL	1,268	Partial	\$11.59 (blended)	\$1,225	\$14,700



VALUE-ADD OPPORTUNITY

- Lease vacant rear unit
- Reset rents to market
- Implement NNN structure
- **Increase NOI ~4x**

EXISTING ECONOMICS

Current Monthly Income: \$1,225.00
 Current Annual Income: \$14,700.00
 Estimated Expenses: (\$4,645.00)
 Net Operating Income: \$10,355.00
 Capitalization Rate: 1.66%

PRO FORMA ECONOMICS (REPOSITIONING – NNN STRUCTURE)

Monthly Income: \$3,170.00
 Annual Income: \$38,040.00
 Estimated Expenses: (\$4,645.00)
 CAM Reimbursement – NNN Lease: \$6,300.00
 Net Operating Income: \$39,695.00
 Pro Forma Capitalization Rate: 6.35%



The Location



Located in North Oak Park, the property benefits from a dense, workforce-driven trade area anchored by UC Davis Medical Center and the emerging Aggie Square innovation district, supporting sustained demand for neighborhood-serving retail and services.

North Oak Park | Investment Overview

KEY STATS

LOCATION

- 3 miles from Downtown Sacramento
- Adjacent to UC Davis Medical Center
- Near Aggie Square (\$1B+ innovation district)

DEMOGRAPHICS (3-MILE RADIUS)

- Population: 150,000+
- Daytime Population: 90,000+
- Median Household Income: \$72,000

KEY DRIVERS

- Major healthcare and research employment hub
- Strong demand for neighborhood-serving retail and services
- Active infill development and neighborhood growth

INVESTMENT HIGHLIGHTS

- Early-stage submarket with rising land values
- Attractive for value-add investors and owner-users
- Supported by dense, workforce-driven demand





COMMUNITY-DRIVEN. FLEXIBLE. POSITIONED FOR GROWTH.

**Contact us today for more details or
to schedule a tour**

A rare opportunity to acquire a versatile infill property in North Oak Park, minutes from UC Davis Medical Center and the emerging Aggie Square district.

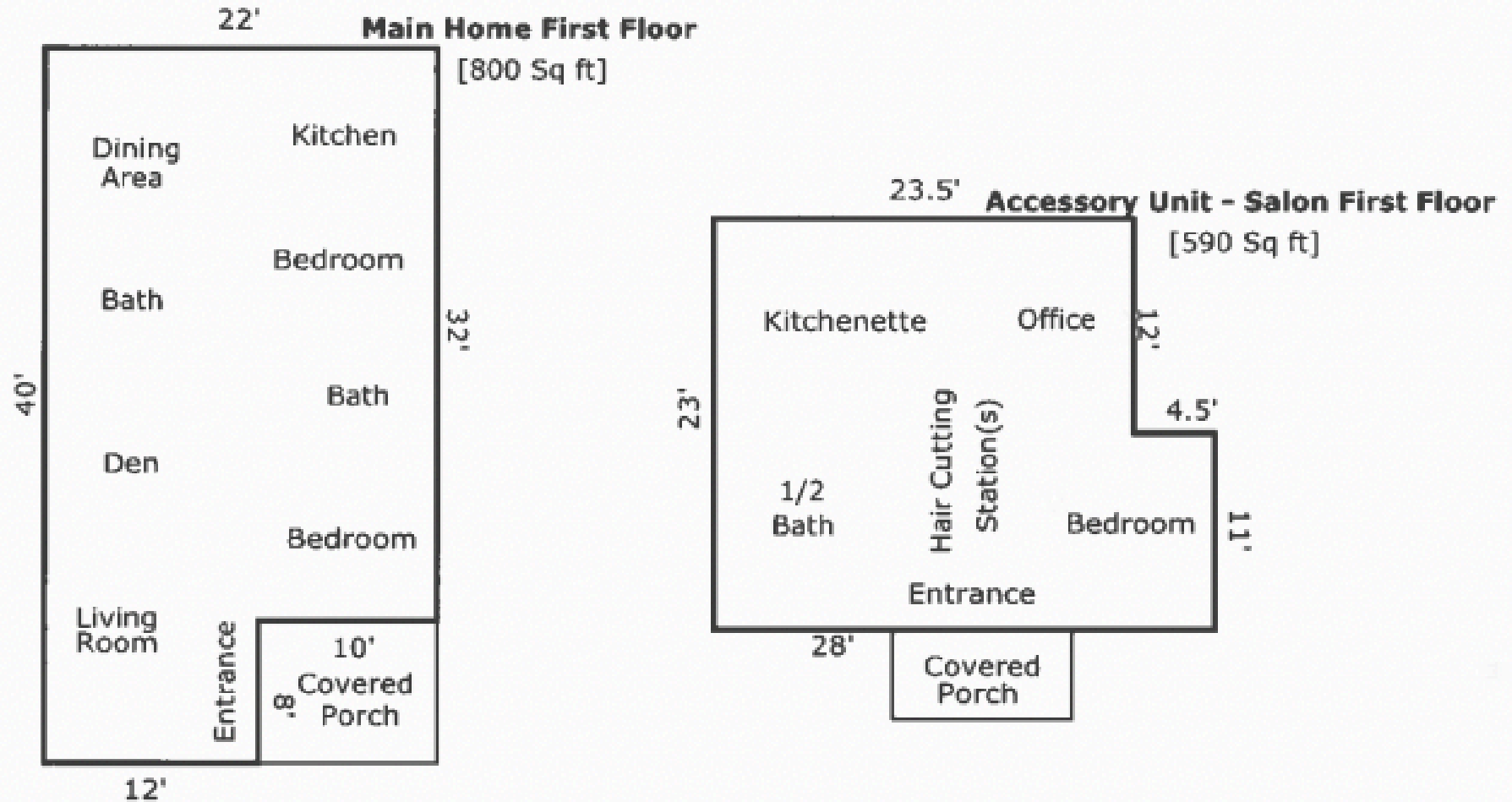
With flexible layout, R-2B zoning, and clear upside through lease-up and repositioning, 3429 4th Avenue offers multiple paths to value creation.



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3429 4th Avenue | Floor Plan



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