

# FOR SALE PRIME INFILL LAND

11047 FOLSOM BLVD.  
RANCHO CORDOVA

- Walking distance to light rail stop
- Excellent exposure
- Zoned CMU: See attached zoning matrix

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NEWMARK

19-0772-2/21



FOR. SEC. 25, T.9N., R.6E., M.D.B. & M.

(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

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# FOR SALE PRIME INFILL LAND

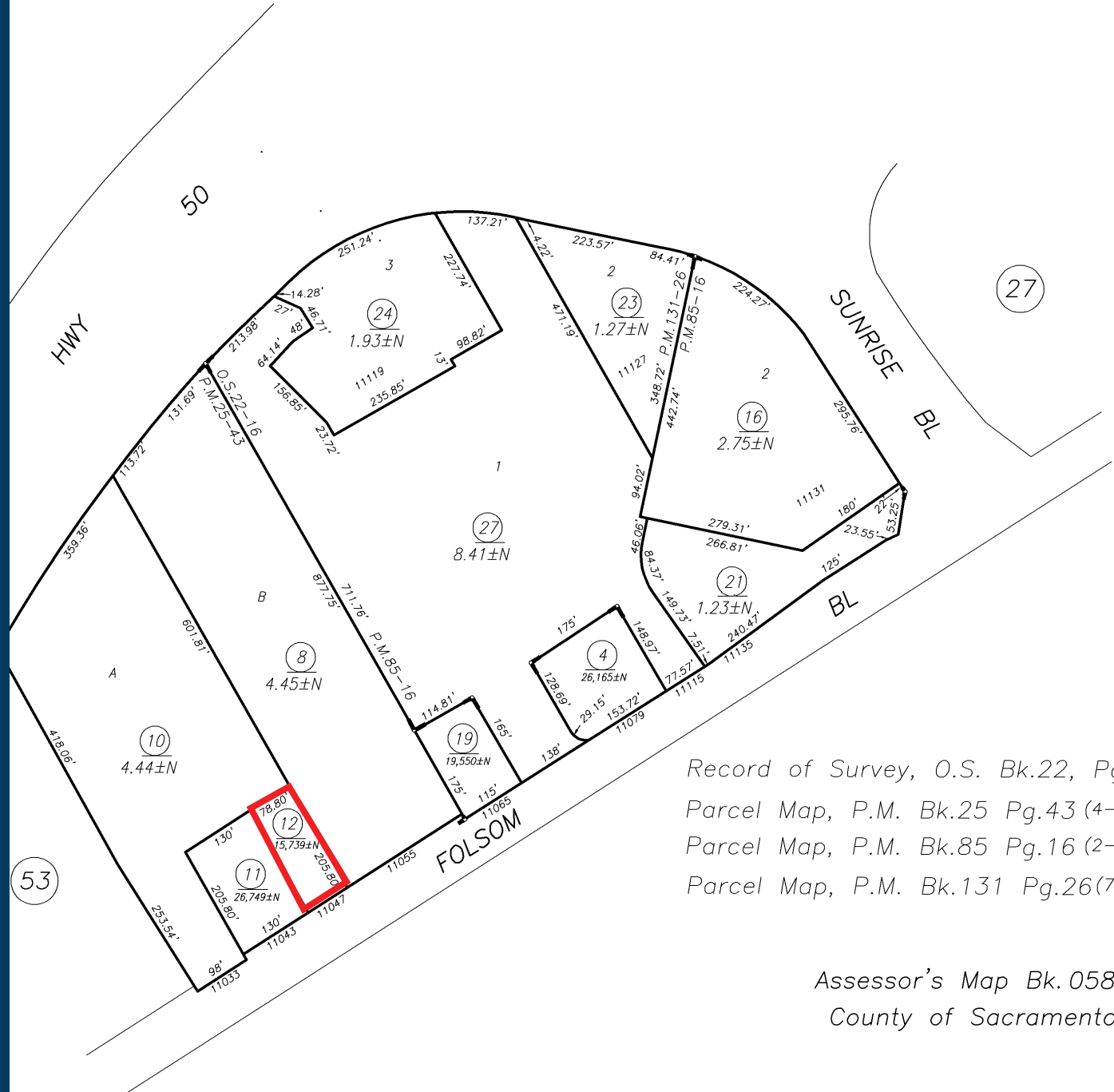
## 11047 FOLSOM BLVD. RANCHO CORDOVA

APN#: 058-0280-012 - ±0.36 Acres  
ZONED: CMU

See attached zoning matrix for CMU  
uses

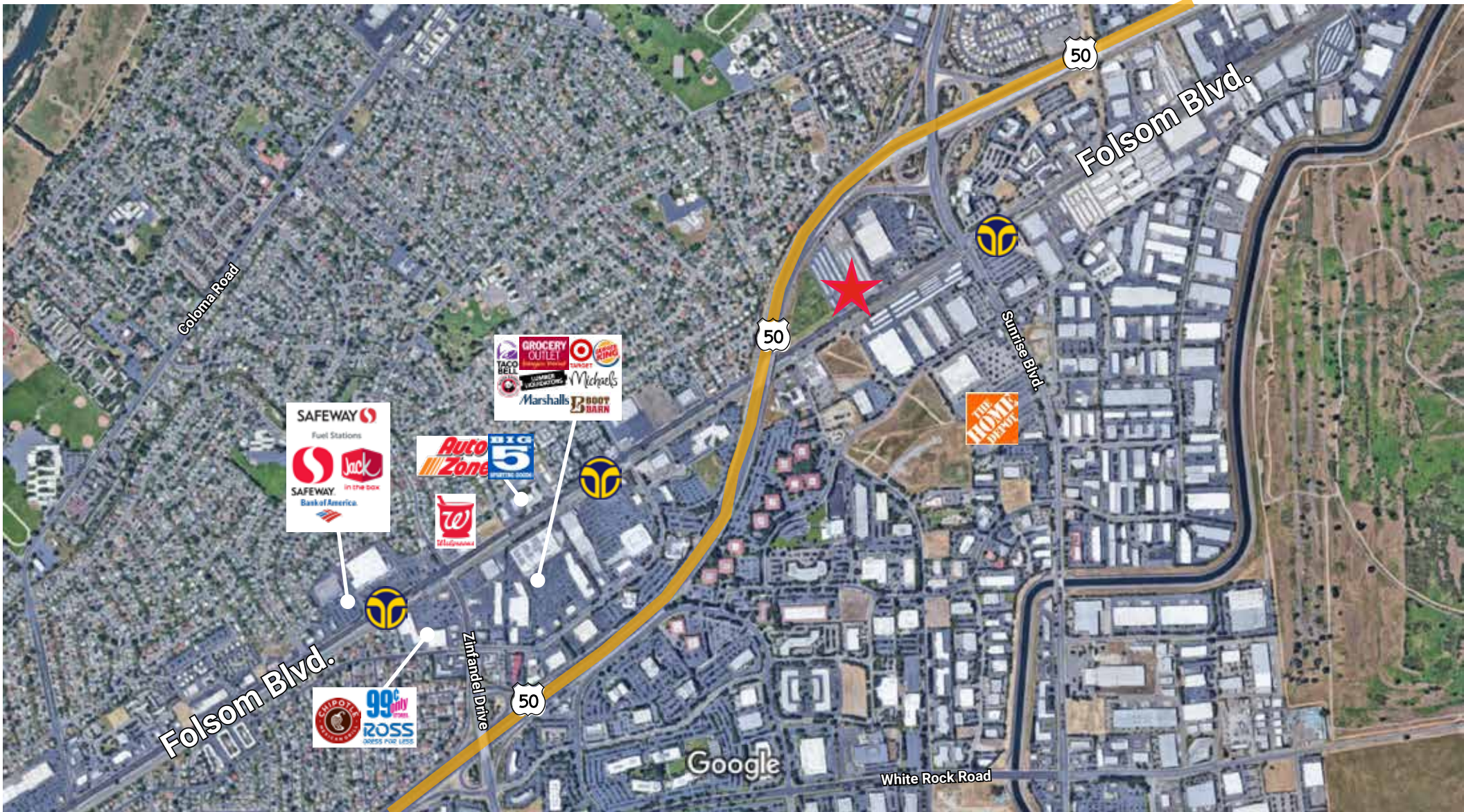
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### NEWMARK



Record of Survey, O.S. Bk.22, Pg.16(7-  
Parcel Map, P.M. Bk.25 Pg.43 (4-13-197  
Parcel Map, P.M. Bk.85 Pg.16 (2-6-1985  
Parcel Map, P.M. Bk.131 Pg.26(7-23-19

Assessor's Map Bk.058 Pg. C  
County of Sacramento, Calif



- Average Daily Traffic of Folsom Blvd. is 14,952

DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
2019 Population	9,200	36,225	79,059
Average Age	39.40	38.40	39.10
Total Businesses	1,269	2,859	4,326
Total Employees	14,323	32,098	44,736

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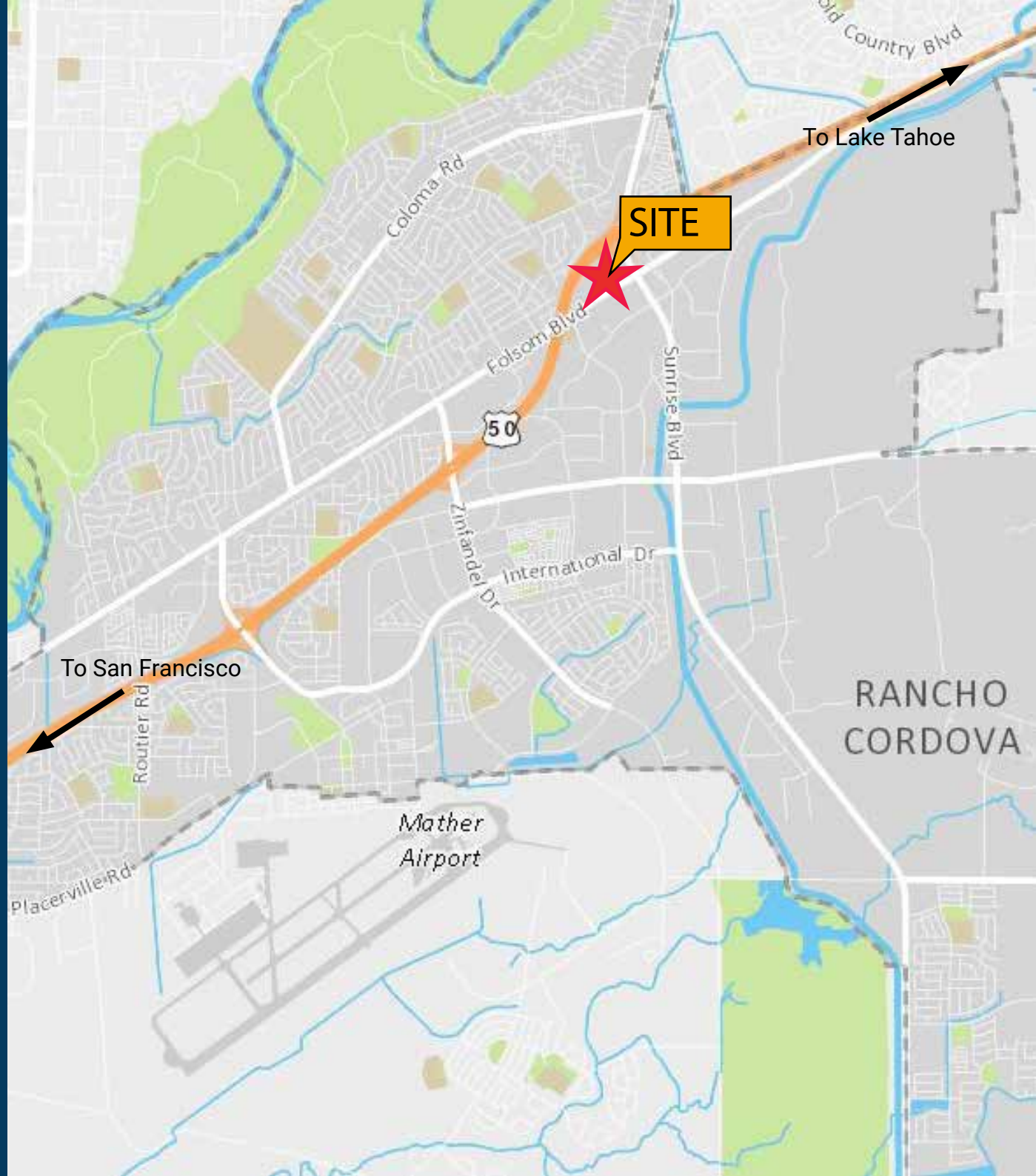
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**23.313.030 Allowed Land Uses and Permit Requirements**

Table 23.313-1 below identifies allowed uses and corresponding permit requirements for the Mixed Use Districts subject to compliance with Chapter 23.304 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

**Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts**

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
<b>Residential Uses</b>									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	23.901.020
Dwelling, Multi-Family	P <sup>1</sup>	P <sup>1,2</sup>	P <sup>1,2</sup>	N	N	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Dwelling, Second Unit	P	N	N	N	N	N	N	N	23.901.060
Dwelling, Single-Family	P <sup>1</sup>	P <sup>1,2</sup>	P <sup>1,2</sup>	N	N	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Dwelling, Two-Family	P <sup>1</sup>	P <sup>1,2</sup>	P <sup>1,2</sup>	N	N	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Large	C	N	N	N	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Group Residential	L	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	23.901.030
Live-Work Facility	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	N	N	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	23.901.040
Residential Care Home	P	N	N	N	N	N	N	N	
Transitional Housing	P	N	N	N	N	N	N	N	
<b>Recreation, Education, and Public Assembly Uses</b>									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	C	P	P	P	
Community Centers/Civic Uses	P	P	P	P	C	P	P	P	
Indoor Amusement/Entertainment Facility	C	P	P	P	C	L	P	P	
Indoor Fitness and Sports Facility	L	P	P	P	C	L	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Outdoor Commercial Recreation	N	C	P	P	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios	P	P	P	P	C	P	P	P	
Schools, Public	P	P	P	P	P	P	P	P	
Theaters and Auditoriums	C	P	P	P	N	L	P	P	
<b>Utility, Transportation, and Communication Use Listings</b>									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	C	C	C	C	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	C	P	P	P	P	C	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	L	L	L	L	L	L	L	L	23.907.030
<b>Retail, Service, and Office Uses</b>									
Adult Day Care Facility	N	C	C	C	C	C	C	C	
Alcoholic Beverage Sales, off-site <sup>10</sup>	C	C	C	C	C	C	C	C	
Ambulance Service	N	C	C	P	P	N	N	N	
Animal Sales and Grooming	C	P	P	N	N	P	P	P	
Art, Antique, collectable	P	P	P	P	N	P	P	P	
Artisan Shops	C	P	P	P	P	P	P	P	
Banks and Financial Services	P	P	P	P	P	P	P	P	
Bars and Nightclubs	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	
Bed and Breakfast Inns	P	N	N	N	N	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Building Materials Stores and Yards	N	P <sup>4</sup>	N	C <sup>4</sup>	N	N	C <sup>4</sup>	C <sup>4</sup>	
Business Support Services	L <sup>4,5</sup>	P	P	P	C	P <sup>5</sup>	P	P	
Call Centers	N	N	P	P	C	N	N	N	
Child Day Care Facility	P	C	C	C	C	P	C	C	
Convenience Stores	C	L	L	L	C	L	L	L	
Drive-in and Drive-through Sales and Service	N	C	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	N	N	N	23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/ Plant Nursery	N	P	N	C	N	N	C	C	
Grocery Stores/ Supermarket	L <sup>7</sup>	P	P	C	N	L <sup>6</sup>	P	P	
Home Improvement Supplies	N	P <sup>9</sup>	N	P	P	N	P <sup>9</sup>	P <sup>9</sup>	
Hotels and Motels	C	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay	C	C	C	C	N	C	C	C	
Kennels, Commercial	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	L <sup>4</sup>	C <sup>4</sup>	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	L	P	P	
Medical Services, General	P	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	P	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes <sup>15</sup>	N	P	P	P	P <sup>15</sup>	N	N	N	
Neighborhood Market	P	P	P	C	N	P	P	P	
Offices, Business and Professional	P <sup>2</sup>	P <sup>2</sup>	P	P	N	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	
Offices, Accessory	P	P	L <sup>10</sup>	L <sup>10</sup>	P <sup>10</sup>	P	P	P	
Personal Services	P <sup>5</sup>	P	P	P	P	P	P	P	
Residential Care Facility	L	C	C	N	N	N	N	N	
Restaurants	P <sup>2</sup>	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P	
Retail, Accessory	P <sup>2</sup>	P	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P	P	
Retail, General	P <sup>2, 11</sup>	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Veterinary Facility	C	P	P	P	C	C	P	P	
<b>Automobile and Vehicle Uses</b>									
Auto and Vehicle Sales and Rental	N	P	N	N	P	N	N	N	
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C <sup>12</sup>	P <sup>12</sup>	N	N	N	
Auto Parts Sales	N	P <sup>11, 12</sup>	N	N	P <sup>11, 12</sup>	N	N	N	
Car Washing and Detailing	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	P	N	C	C	
Service Stations	N	C	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C <sup>12</sup>	P <sup>12</sup>	N	N	N	
Vehicle Services, Minor	N	C <sup>12, 13</sup>	N	C <sup>12</sup>	P <sup>12</sup>	N	N	N	
<b>Industrial, Manufacturing, and Processing Uses</b>									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Manufacturing, Major	N	N	N	N	C <sup>14</sup>	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C	P	N	N	N	
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P <sup>14</sup>	P <sup>14</sup>	N	N	N	
Wholesaling and Distribution	N	N	N	P <sup>14</sup>	P <sup>14</sup>	N	N	N	
<b>Special Regulated Uses</b>									
Card Rooms	N	P	C	C	C	N	N	N	23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	23.919.030
Massage Parlor	N	P	N	N	N	N	N	N	
Pawn Shops	N	P	N	N	N	N	N	N	23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	23.919.050