



OFFERING MEMORANDUM

48TH & J STREET PREMIER EAST SACRAMENTO REDEVELOPMENT OPPORTUNITY

4830 J ST, SACRAMENTO, CA 95819



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*Exclusively
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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF EAST SACRAMENTO

Positioned at the prominent intersection of 48th & J Street in the heart of Sacramento’s highly coveted East Sacramento neighborhood, 4830 J Street represents one of the last premier large-scale infill redevelopment opportunities in the submarket. Offered at \$9,400,000, the ±57,935 SF corner parcel is improved with ±16,863 SF of existing buildings and benefits from flexible C-2 zoning, Residential Mixed Use (RMU) designation, and up to 4.0 FAR—supporting a potential buildout of approximately ±231,740 square feet and 240–250 residential units.

This rare offering presents exceptional optionality for developers pursuing mid-rise multifamily, mixed-income housing, senior housing, build-for-rent condominium strategies, institutional hold opportunities, or boutique and extended-stay hospitality development. The site’s prime location—just minutes from UC Davis Medical Center, Mercy General Hospital, California State University, Sacramento, and Midtown’s vibrant commercial core—drives strong long-term housing and lodging demand.

Surrounded by affluent demographics with average household incomes exceeding \$145,000 within one mile, East Sacramento is renowned for its walkability, tree-lined streets, the iconic Fab Forties, McKinley Park, and its proximity to Sacramento’s best dining, entertainment, and community amenities—making this an irreplaceable covered land play in one of Northern California’s most desirable urban neighborhoods.



ADDRESS	4830 J Street, Sacramento, CA 95819
PARCEL SIZE	±57,935 SF
BUILDING SIZE	±16,863 SF
ZONING	C-2
ZONING/FAR	4.0 FAR
DEVELOPMENT POTENTIAL	Up to 250 units
LISTED PRICE	\$9,400,000
FOR LEASE	Inquire to broker

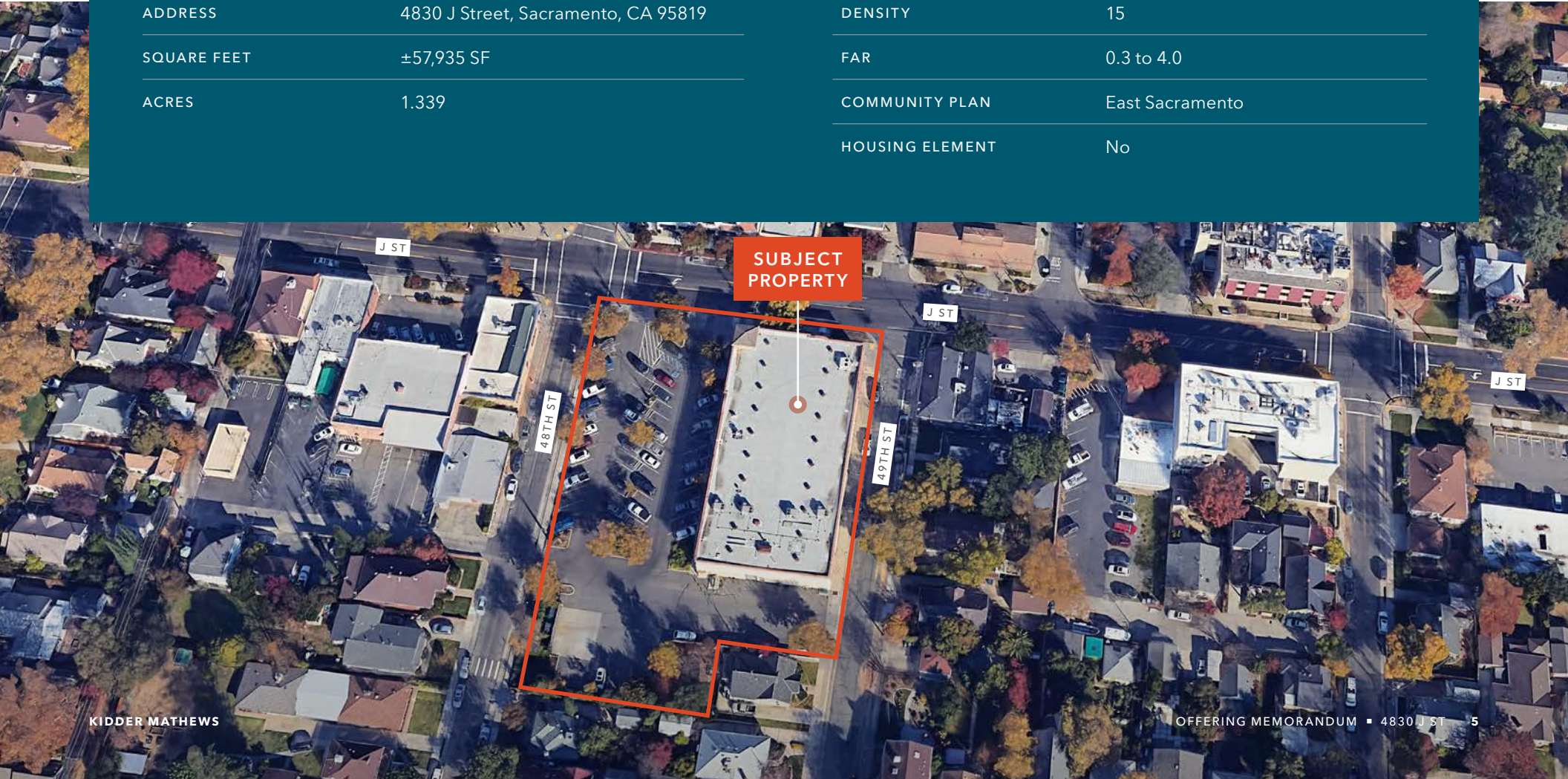
DEVELOPMENT GUIDELINES

PROPERTY

APN	008-0161-027
ADDRESS	4830 J Street, Sacramento, CA 95819
SQUARE FEET	±57,935 SF
ACRES	1.339

GENERAL PLAN

DESIGNATION	Residential Mixed Use (RMU)
DENSITY	15
FAR	0.3 to 4.0
COMMUNITY PLAN	East Sacramento
HOUSING ELEMENT	No



INVESTMENT HIGHLIGHTS

PREMIER EAST SACRAMENTO LOCATION

Located at the prominent corner of J Street and 48th Street in one of East Sacramento's most sought-after, established, and pedestrian-friendly neighborhoods

ENTITLED FOR DENSITY

Zoned C-2 and carrying a General Plan designation that permits up to 4.0 Floor Area Ratio (FAR), enabling a total development potential of approximately 231,740 square feet.

LARGE CORNER PARCEL

This sizable corner lot encompasses roughly 57,935 square feet and offers an ideal configuration, exceptional visibility, and convenient access from multiple street frontages.

MID-RISE MULTIFAMILY POTENTIAL

The site's conceptual capacity supports 240-250 residential units, providing excellent flexibility for market-rate, mixed-income, or senior housing developments.

AFFLUENT SURROUNDING DEMOGRAPHICS

Households within a one-mile radius boast average incomes above \$145,000, reflecting robust demand for high-quality, amenity-rich housing options.

FLEXIBLE EXIT STRATEGIES

Well-suited for developers seeking build-to-rent or condominium exits, as well as institutional buyers pursuing stabilized assets in this low-inventory, high-demand submarket.

RARE INFILL OPPORTUNITY

One of the few remaining large-scale infill redevelopment sites in East Sacramento, with no directly comparable properties currently available for purchase.

PROXIMITY TO KEY ANCHORS

Minutes away from UC Davis Medical Center, Mercy General Hospital, Sacramento State University, and the lively commercial and dining hub of Midtown Sacramento.

HOSPITALITY DEVELOPMENT OPPORTUNITY

The current zoning supports boutique hotels or extended-stay lodging, perfectly situated to serve visitors to the nearby medical centers as well as East Sacramento and Midtown destinations.



PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY DETAILS

ADDRESS	4830 J Street, Sacramento, CA 95819
APN	008-0161-027
ZONING	C-2
PARCEL SIZE	±57,935 SF
BUILDING SIZE	±16,863 SF

SEISMIC/FLOOD

FAULT ZONE	This parcel is not within an Earthquake Fault Zone (per CA Dept. of Conservation)
FLOOD ZONE	Zone X (FEMA Map 06067C0180J)

UTILITY DETAILS

ELECTRICITY	Sacramento Municipal Utilities District (SMUD)
GAS	Pacific Gas & Electric (PG&E)
WATER/SEWER/TRASH	City of Sacramento
STORM DRAIN	City of Sacramento

NEIGHBORING PROPERTY USES

NORTH	Commercial and residential (single family and multifamily)
SOUTH	Residential (single family)
EAST	Commercial and residential (single family)
WEST	Commercial



PARCEL MAP





LOCATION OVERVIEW

WE ARE *SACRAMENTO*

Sacramento is the major up-and-coming city in California, if not in the entire West Coast.

The City of Sacramento, capital of California and the 7th largest city in the state, is home to nearly 480,000 people. While only a two-hour drive to popular leisure destinations like San Francisco, Napa Valley and Lake Tahoe, Sacramento itself is an increasingly desirable destination for food, entertainment, night life and outdoor recreation. Over the last 5 years, Sacramento's urban core has undergone a transformation like few cities have experienced in the same time span. Currently, Sacramento is experiencing the largest millennial growth in the US.

Additionally, Sacramento has an unmatched list of amenities, universities, and landmarks that are within a 100-mile radius including Lake Tahoe, all San Francisco Bay Area cities and beaches, Reno, Yosemite National Park, UC Davis, Stanford University, UC Berkeley, CSU Sacramento, and over 50 major hospital and medical centers. With amenities like these, talent pools for employment are endless. It is an exciting time for the Sacramento region, to say the least!





WE ARE *SACRAMENTO*

Sacramento Region

Home to the California state capitol and rich with history and a sense of community, the Sacramento Region is also known for its central location. Located in the northcentral portion of the state, this geographic location provides convenient access through major highways and freeways to destinations like the Pacific Coast, Sierra Nevada Mountains, Yosemite National Park, Napa Valley and Lake Tahoe/Reno.

The Sacramento Metropolitan Area (MSA) includes seven counties and an estimated population of over 2.2 million residents. Its metropolitan area is the fourth largest in California and the 25th largest in the United States.

The Sacramento Region boasts a diversified economy with traditional and innovative economic activity that provides stability and growth to the market. The region is quickly developing into a world-class technology community, with specific competitive advantages in renewable energy, biotechnology, and agricultural and food sciences.

SACRAMENTO REGION'S COMPETITIVE ADVANTAGES

California's Policy HQ: Home base for federal and state agencies and departments, as well as executive and legislative arms of state government.

Affordability: Most cost-effective of California's major metro areas, from business costs to the costs of living.

Talented Workforce: A deep labor pool that spans many industries and allows employers to draw from both UC Davis and Sacramento State.

Strong Education: UC Davis/Sacramento State/Community Colleges combined, provide over 150,000 students with a diverse and "world-class" education.

Optimal Location for Logistics: Central location within the western U.S. with a strong transportation system: air, roadway, rail, and waterway.

EAST SACRAMENTO

Upscale East Sacramento (“East Sac”) is known for its leafy streets and parks, especially McKinley Park, which has a large rose garden and hosts food truck events, concerts, and movie nights. The area has a lively dining scene, with everything from casual burger joints to refined farm-to-fork restaurants, plus family-friendly craft breweries and artisan coffee shops.

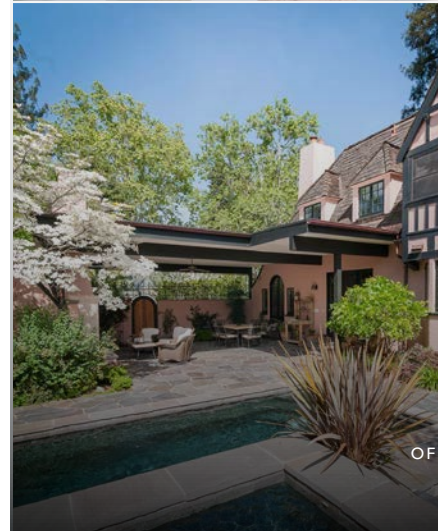
East Sacramento home prices have seen the largest price appreciations relative to size of any area in Sacramento. Additionally the Midtown factor, an area which has seen an explosion in the number of fine dining offerings, monthly social events and public art and performance offerings, weighs heavily on the popularity of East Sacramento due in part to its relative ease of access to this area via bike, public transportation or just walking. Schools, community activities, a relative sense of security and the number of outdoor, social and recreational diversions make for a pleasant mix of outdoor offerings that encourage and foster a strong sense of community.

The Fab Forties neighborhood is part of the East Sacramento area. President Ronald Reagan lived at 1341 45th Street while serving most of his term as the Governor of California. The lots between 38th and 47th Streets and bordered by J Street and Folsom Boulevard are among the largest in East Sacramento, creating the concentration of larger houses that gave rise to the area’s name. Up until the Great Depression, the grand homes of the “Fab ’40s” were considered to be the modern day equivalent of a suburban mansion. Now they are considered architecturally spectacular large to mid-sized houses in a very pricey location, anywhere from \$1 million up to \$5 million in home value. The Oscar award-winning “Lady Bird” was set in East Sacramento and the Fab Forties.

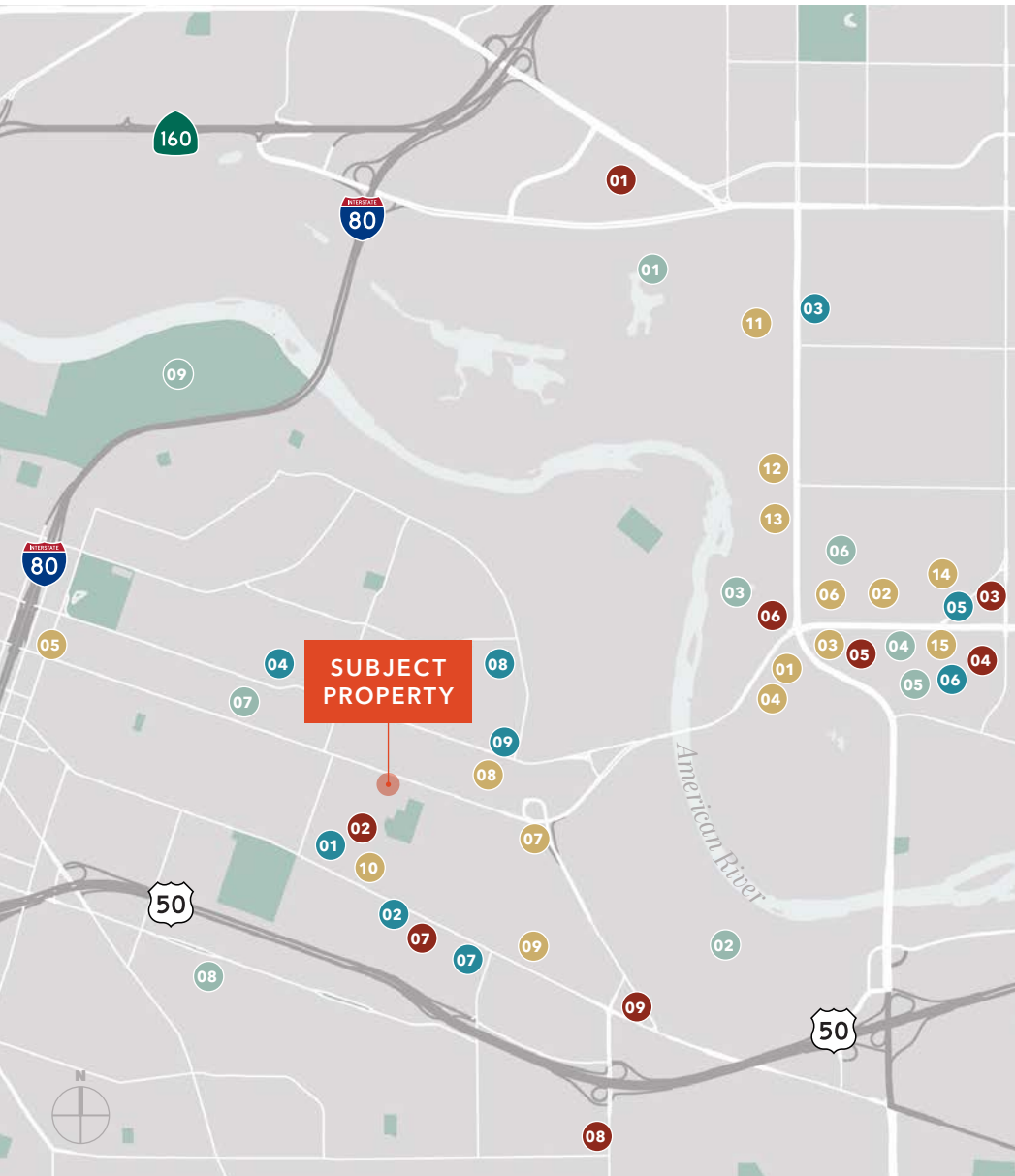
Whether you’re a family with young children, a married couple, or a barhopping college student, there is never a shortage of entertainment and social activities in East Sacramento. Famed community events like Pops in the Park summer concerts, Oktoberfest at the Turn Verein German center, 4th of July parades through the Fab 40s, bike pub crawls, Second Saturday art exhibits, and Christmas light extravaganzas make East Sac one of the most fun places in all of California!

East Sacramento Demographics (2025)

	1 Mile
TOTAL POPULATION	19,030
MEDIAN HOUSEHOLD INCOME	\$135,424
MEDIAN HOME VALUE	\$693,623
MEDIAN AGE	41.7
AVERAGE HOUSEHOLD INCOME	\$190,227
BACHELOR’S/GRADUATE/PROFESSIONAL DEGREE	69.7%



LOCATION OVERVIEW



RESTAURANTS

- 01 Urban Plates
- 02 Mikuni at the Oaks
- 03 Zocalo University Village
- 04 The Melt
- 05 The Original Mel's Diner
- 06 Ruth's Chris Steak House
- 07 Mimosa House
- 08 Selland's Neighborhood Cafe & Bar
- 09 Giovanni's Old World New York Pizza
- 10 Allora
- 11 Paris Baguette
- 12 Panera Bread
- 13 Sushi Hook
- 14 Jack's Urban Eats
- 15 Ettore's Bakery and Restaurant

RETAIL/LIFESTYLE

- 01 Arden Fair Mall
- 02 CVS
- 03 Loehmann's Plaza Shopping Center
- 04 Lyon Village Shopping Center
- 05 The UV
- 06 Raley's
- 07 Camellia Center

RETAIL/LIFESTYLE CONT.

- 08 Target
- 09 Grocery Outlet

ATTRACTIONS & HEALTH

- 01 Cal Expo
- 02 Cal State University, Sacramento
- 03 Campus Commons Golf Course
- 04 Spare Time
- 05 Rio Del Oro Sports Club
- 06 Dante Event Center
- 07 Mercy General Hospital
- 08 UC Davis Medical Center
- 09 Sutter's Landing Regional Park

COFFEE/TEA

- 01 Chocolate Fish Coffee Roasters
- 02 Starbucks
- 03 Dutch Bros
- 04 Temple Coffee Roasters
- 05 Teaspoon Boba Cafe
- 06 Peet's Coffee
- 07 Donuts & Coffey
- 08 Druthers Sutter Park
- 09 Tupelo Coffee Roasters

LOCATION OVERVIEW



17 Central
 111 apartments above 1,608 square feet of ground floor retail space
 Completed: 2022



DOCO & The Golden 1 Center

State of the art, new shopping center and Sacramento Kings arena with the Kimpton Hotel

Completed: 2019



The Carlaw

A three-story project of 26 apartments and 16,000 square foot retail space

Completed: 2019



The Railyards

244-acre development: 1m million SF of retail, 5m SF of office, housing, theaters, parks, hotels, museums, hospital, and a Major League Soccer stadium

Under phased dev.



Q19

Four-story, 68-unit apt project with 2,000 square feet of retail space.

Completed: 2019



19 J St

175 apartments and 6,600 square feet of retail space in an 11-story structure.

Completed: 2019



1430 Q

75 luxury apartments above about 9,000 square feet of retail 8.5-story building

Completed: 2019



Press Building

Redevelopment of Sacramento Bee parking garage into 277 apartments and 8,000 square feet of retail.

Completed: 2020



Ice Blocks

142 loft residences and over 100,000 SF of office and retail space

Completed: 2018

SITE →



LOCATION OVERVIEW



Hyatt House
 Conversion of historic Eastern Star Building into a 133-room hotel.
 Completed: 2021



Sutter Fort Hotel By Hilton
 Six-story, 105-room hotel next to Sutter General Hospital and Sutter Fort
 Completed: 2020



The Didion
 Four-story, iconic mixed-use building featuring 12 residential lofts and Pushkin's Bakery
 Completed: 2020



Sutter Triangle
 11 Luxury residential units with 3 retail shop spaces in middle of new Sutter Park neighborhood



Oakmont Senior Living
 Assisted living facility with 164-beds and many senior amenities
 Completed: 2020



4801 J St
 Mixed-use project of 20 residential units and 3k SF of retail
 Completed: 2019



4830 J St
 Prime East Sacramento redevelopment opportunity at 48th & J Street, featuring a ±57,935 SF site with flexible zoning supporting large-scale buildout.



Hornet Commons
 Student housing project with 1,100 bed and 200 apartments
 Completed: 2021



GIO Apartments
 213-apartment units, 4,500 SF of retail and 41 townhomes with parking garage
 Completed: 2019



Academy 65
 Six-story mixed-use student housing project with 90 apartments
 Completed: 2019

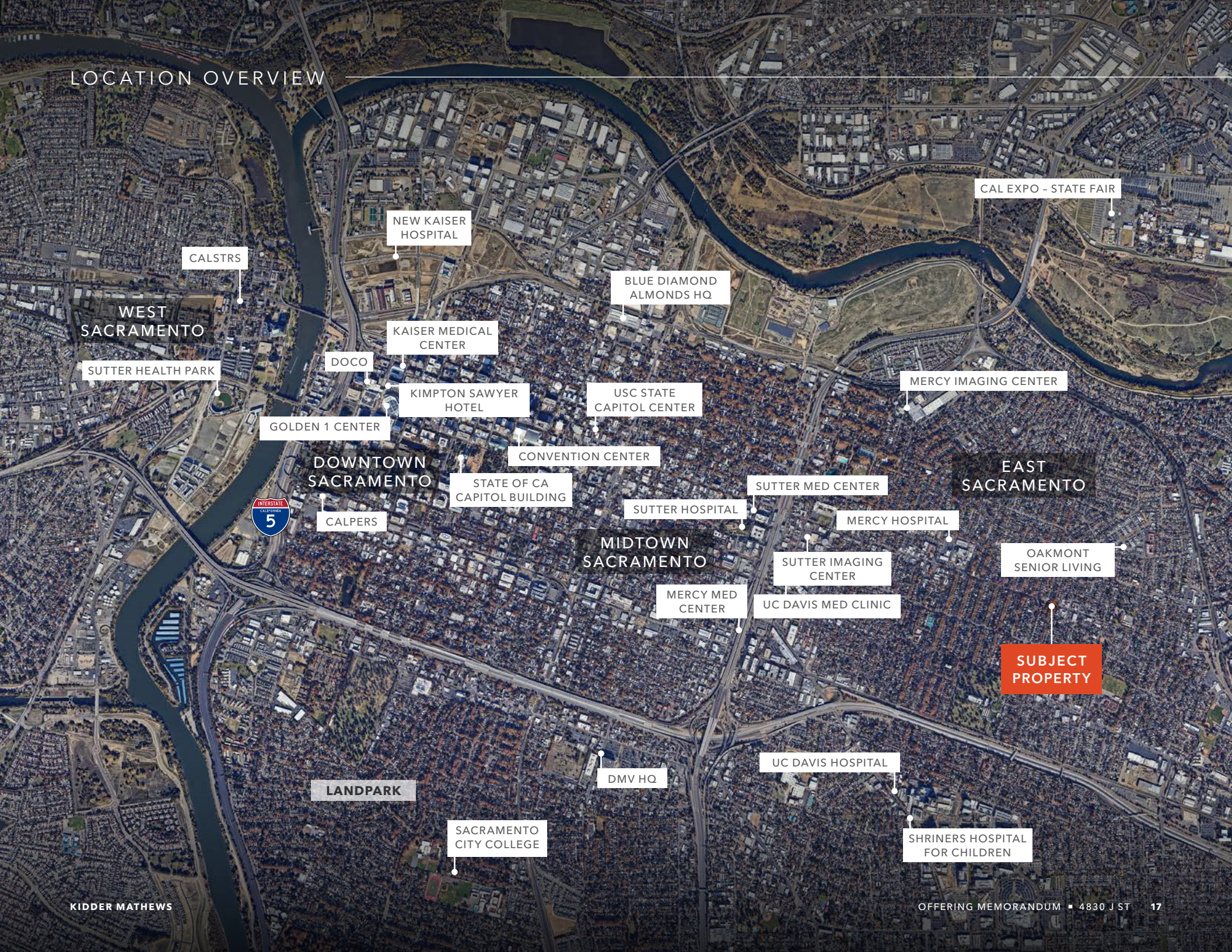


Wexler on 65th
 Student housing project of 223 units and 7k SF of retail across 4 buildings
 Completed: 2022



65 East
 Six-building, 223 units of student housing with 7k SF of retail
 Completed: 2022

LOCATION OVERVIEW



WEST SACRAMENTO

SUTTER HEALTH PARK

CALSTRS

NEW KAISER HOSPITAL

KAISER MEDICAL CENTER

DOCO

GOLDEN 1 CENTER

DOWNTOWN SACRAMENTO



CALPERS

STATE OF CA CAPITOL BUILDING

CONVENTION CENTER

MIDTOWN SACRAMENTO

MERCY MED CENTER

LANDPARK

SACRAMENTO CITY COLLEGE

DMV HQ

BLUE DIAMOND ALMONDS HQ

USC STATE CAPITOL CENTER

KIMPTON SAWYER HOTEL

SUTTER MED CENTER

SUTTER HOSPITAL

MERCY HOSPITAL

SUTTER IMAGING CENTER

UC DAVIS MED CLINIC

UC DAVIS HOSPITAL

SHRINERS HOSPITAL FOR CHILDREN

CAL EXPO - STATE FAIR

MERCY IMAGING CENTER

EAST SACRAMENTO

OAKMONT SENIOR LIVING

SUBJECT PROPERTY

LOCATION OVERVIEW



SUBJECT PROPERTY

MIDTOWN

ROXIE DELI

MCKINLEY PARK

ORPHAN BREAKFAST

BERTHA HENSCHEL PARK

RIVER PARK NEIGHBORHOOD

TIFERET

CELESTIN'S

SUTTER PARK

SUTTER HOSPITAL

SAFEWAY

TEMPLE

PACHAMAMA, LA TRATTORIA BOHEMIA, LOCALIS, BACON & BUTTER

STATION 38

MERCY HOSPITAL

KRU SUSHI, OBO ITALIAN

SACRED HEART CHURCH

SUBJECT PROPERTY

SELLAND'S MARKET CAFE

EVAN'S KITCHEN

FAB FORTIES NEIGHBORHOOD

EAST PORTAL PARK

CANON

CA STATE UNIVERSITY OF SACRAMENTO

EAST LAWN MEMORIAL

TRADER JOE'S

ALLORA

ST MARY'S CHURCH

UCD HOSPITAL

SAVEMART

ST FRANCIS HIGH SCHOOL

SHRINERS HOSPITAL

CORTI BROTHERS

SMUD

SACRAMENTO REGIONAL ECONOMY

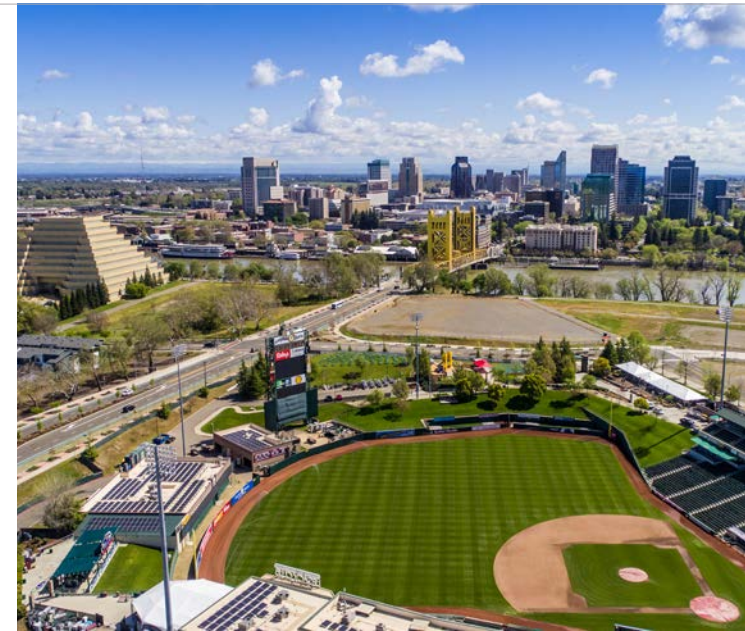
California's sixth-most populous metro, momentum in job growth has continued in the Golden State's capital. Outsized recessionary losses and subsequent subpar job growth left this market behind in the recovery, but employment gains have outpaced the national average since 2012. Job growth continues to come in above the U.S. norm and has averaged about 3% since 2012.

Education and health services, as well as Leisure and Hospitality, have been among the strongest growth sectors this cycle. The Education and Health Services sector has been the largest contributor to job growth since the bottom of the downturn, and again led the way in 2024. Total employment in this sector is about 20% above its prerecession peak. Within the Professional and Business Services sector, administrative and support jobs have benefited, due to the metro's low business costs attract firms with back-office operations.

Modest gains are expected in the long-stagnant state and local Government sector, which is by far the largest component of the metro's workforce. Government employment constitutes 25% of all jobs in the metro, the highest share of Government employment in the country, topping even Washington, D.C. in public sector employment.

Sacramento's relative affordability remains one of its biggest draws. Household growth has continued to surpass the rate of single-family and apartment deliveries, and forecasts show that population growth over the next five years will continue to outpace the national average. In recent years, Bay Area residents, as well as people in Los Angeles and San Diego, have shown interest in Sacramento to escape exorbitant housing costs. Bay Area residents continue to conduct the largest share of Sacramento apartment searches outside of metro residents.

Tech employment does exist in Sacramento, as Apple, Intel, Micron Technology, and Hewlett Packard Enterprises each have operations here. Tech startups have a presence as well, including some who relocated from the Bay Area. Silicon Valley is only about 100 miles away and operates in an entirely different world for attracting high-income, usually tech-oriented employment. Rents in Sacramento are less than half of San Francisco's and tech tenants have begun to relocate here because the Bay Area's venture capital firms, engineering schools, and entrenched culture offer better incentives, however that tide seems to be changing as we head towards the end of the decade. Bay Area residents continue to conduct the largest share of Sacramento apartment searches outside of metro residents.



SACRAMENTO REGION MULTI-FAMILY

Multi-Family demand in Sacramento has easily outpaced the tepid amount of new construction this cycle. Fueled by job growth largely outperforming the national average, strong in-migration and home prices that have become increasingly unaffordable for many metro residents, vacancy has fallen below U.S. levels.

SUPPLY & DEMAND

Sacramento’s lack of new construction, demographic trends, and solid economy has propelled significant occupancy gains this cycle. The vacancy rate is currently 5.2% and Multi-Family vacancies have fallen well below national levels. Consistent with historical trends, Sacramento draws some of the strongest per capita migration in California, particularly from the Bay Area and southern California, which has helped to boost demand. From 2012-16, a combined 30,000 residents relocated to Sacramento from the San Jose and Los Angeles metros, respectively. Furthermore, according to Apartments.com, more than 25% of year-to-date searches for Sacramento apartments came from Bay Area residents.

RENT GROWTH & AFFORDABILITY

As a result, rent growth has been robust for many years. While gains have cooled since 2016, when Sacramento led the nation in rent growth

at a near double-digit pace, year-over-year gains have remained well above the national average. Elevated demand, boosted by the healthy economy, rising home prices, and Bay Area and southern California residents searching for affordability, has far outpaced the limited number of deliveries this cycle. These dynamics have created a very tight Multi-Family market and have given landlords the leverage to push rents aggressively in recent years. Rent growth averaged almost 9% from 2015-17, and reached an all-time peak of more than 10% in 2016. Annual rent growth is currently 4.0%. It is important to note that rent growth since 2015 has far outpaced income growth, and as of late, the average rent in Sacramento consumed around 25% of median household income. One of Sacramento’s main draws, affordability, may lose some of its luster if rent growth continues to exceed income gains by a large margin. However, despite the surge in recent years, Sacramento’s average rent is still just a fraction of those in the Bay Area.

In 2021-2022, multi-family deliveries soared to a cyclical peak. More than 1,400 new units were built, marking the second consecutive year Sacramento gained at least 1,000 new apartments. The last time 1,000 or more units delivered in back-to-back years was in 2005-06. Recent notable deliveries include the 19J Apartments, which features micro 400 SF units and they are 100% leased at rents well above \$3.50/SF.

GREATER SACRAMENTO REGION

NUMBER OF BUILDINGS	129,000
VACANT UNITS	6,700
VACANCY RATE	5.2%



ABSORPTION



VACANCY



RENTAL RATE



NEW CONSTRUCTION

SACRAMENTO REGION RETAIL OVERVIEW

Sacramento continues to emerge as one of Northern California’s most compelling retail markets, supported by a diverse and stable economic base anchored by government, healthcare, education, and a growing private-sector presence. The region benefits from steady population growth and in-migration driven by relative affordability compared to the Bay Area, reinforcing long-term consumer demand. While Sacramento remains primarily a necessity-based retail market, select submarkets and newer developments are increasingly attracting high-quality tenants and experiential concepts, signaling continued evolution in the region’s retail landscape.

SUPPLY & DEMAND

Retail fundamentals remain healthy despite a recent increase in available space driven largely by isolated store closures. Availability has risen to approximately 6.5%, but underlying demand remains consistent, with over 400,000 SF of positive net absorption over the past year and sustained leasing momentum across multiple tenant categories. Importantly, newly vacant spaces are actively being backfilled, reflecting continued retailer interest in the market.

New construction remains highly constrained, with only about 370,000 SF underway—roughly 0.3% of total inventory—and the majority of that space already preleased. Elevated construction and financing costs have effectively limited speculative development, creating a supply-constrained environment that positions existing well-located assets to benefit from future tenant demand. As a result, Sacramento is expected to maintain a favorable balance between supply and demand, with vacancy remaining relatively stable.

Leasing activity continues to be led by food and beverage operators, fitness users, and experiential retailers, underscoring the market’s alignment with evolving consumer preferences and reinforcing the durability of in-person retail.

MARKET DYNAMICS & POSITIONING

A defining characteristic of the Sacramento retail market is the strong performance of newer, well-located assets. Class A and recently developed centers continue to outperform the broader market, with lower availability and faster lease-up timelines. At the same time, a significant portion of current vacancy is

concentrated in older, underperforming properties, creating opportunities for renovation, repositioning, and redevelopment.

Downtown Sacramento is poised for continued long-term growth. While leasing activity has been impacted by a gradual return-to-office environment, major catalysts—including the Railyards redevelopment and continued public and private investment—are expected to drive increased foot traffic and retail demand. As office occupancy trends improve, downtown retail is well positioned to benefit.

RENT & AFFORDABILITY

Following several years of strong growth, rents have stabilized, with a modest year-over-year decline of approximately 0.4%. This moderation reflects short-term increases in available space rather than a weakening in fundamentals. Over the long term, rent growth remains firmly positive, with rents increasing by more than 25% over the past decade.

Sacramento continues to offer a meaningful cost advantage relative to coastal California markets, supporting retailer expansion and long-term occupancy. This affordability dynamic, combined with population growth, positions the market for steady rent growth as available space is absorbed.

INVESTMENT ACTIVITY

Investment activity remains active, with approximately \$760 million in transaction volume over the past 12 months, representing year-over-year growth. Private capital continues to lead acquisition activity, with strong demand for triple-net leased assets and grocery-anchored centers that provide stable cash flow.

While larger institutional transactions have been more limited, improving lender sentiment toward retail—particularly necessity-based formats—has begun to support increased deal flow. Additionally, recent sales of former anchor boxes and underutilized properties highlight a growing wave of redevelopment opportunities, offering investors the ability to unlock value through repositioning strategies.

Overall, Sacramento’s combination of limited new supply, steady demand, and favorable economic fundamentals continues to position the retail market for long-term stability and growth.

MARKET STATS

NUMBER OF BUILDINGS	9,500
MARKET SIZE (SF)	113,000,000
VACANCY RATE	5.8%
AVAILABILITY RATE	6.5%
SF VACANT	6,500,000
SF UNDER CONSTRUCTION	368,000
SF DELIVERED IN LAST 4 QUARTERS	466,000



ABSORPTION



VACANCY



RENTAL RATE









NEW CONSTRUCTION



COMPARABLES

Section 04

SALE COMPARABLES

<p>301 CAPITOL MALL Sacramento, CA</p> <p>\$17M SALE PRICE</p>		<p>LOT X Sacramento, CA</p> <p>\$16.75M SALE PRICE</p>		<p>905 S ST Sacramento, CA</p> <p>\$7.9M SALE PRICE</p>	
PRICE / SF	\$163.00	PRICE / SF	\$148.87	PRICE / SF	\$158.00
SIZE	±104,108 SF	SIZE	±112,517 SF	SIZE	±49,867 SF
SALE DATE	April 2024	SALE DATE	October 2021	SALE DATE	June 2022
<p>NEC 16TH & J STREETS Sacramento, CA</p> <p>\$3.7M SALE PRICE</p>		<p>1705 I ST Sacramento, CA</p> <p>\$5M SALE PRICE</p>		<p>1009-1023 J ST Sacramento, CA</p> <p>\$7M SALE PRICE</p>	
PRICE / SF	\$201.00	PRICE / SF	\$195.00	PRICE / SF	\$168.00
SIZE	±18,400 SF	SIZE	±25,600 SF	SIZE	±41,735 SF
SALE DATE	January 2022	SALE DATE	September 2022	SALE DATE	December 2022



COMPANY OVERVIEW

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO SIZE

750+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

41/26

TOTAL NO. OF APPRAISERS/MAI'S

Exclusively listed by

TYLER BOYD

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