



**DEVELOPMENT PROPERTY FOR SALE**

# Sunset Colony

LIVE OAK BLVD. LIVE OAK, CA

Live Oak, CA 95953

**PRESENTED BY:**

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This 12.57-acre lot is made up of 2 parcels with 7.17 acres and 5.4 acres. The site provides numerous possibilities to develop. Formerly a commercial orchard, the entrance to the property is strategically on CA Hwy 99, resulting in high visibility. The local government is signaling strong support for Mixed-Use Development. The front portion of the site is zoned C-MU and is ideal for a high-traffic commercial usages such as restaurants, offices or retail. The back parcel is zoned R-2 which allows for single family homes and multifamily units.

## PROPERTY HIGHLIGHTS

- Zoned CMU, R-2
- Direct CA Highway 99 frontage
- Vacant land with recent Caltrans Street improvements
- Ideally suited for multifamily units
- Projected 35% population surge support
- Allows for estate home and retail center construction
- Potential for a neighborhood strip center
- Opportunity for a minimum of 20 multifamily units
- Investment possibilities subject to zoning regulations

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## Live Oak, Sutter County, California

**Live Oak** is an incorporated city in Sutter County, CA. It is part of the Yuba City Metropolitan Statistical Area within the Greater Sacramento CSA.

The population was 9,106 at the 2020 census, up from 8,392 at the 2010 census.

The United States Census Bureau shows the city has a total area of 3.1 square miles. Live Oak is an agricultural community located in the fertile Sacramento Valley. Rich farmlands, orchards, the Feather River, and the Sutter Buttes surround Live Oak.



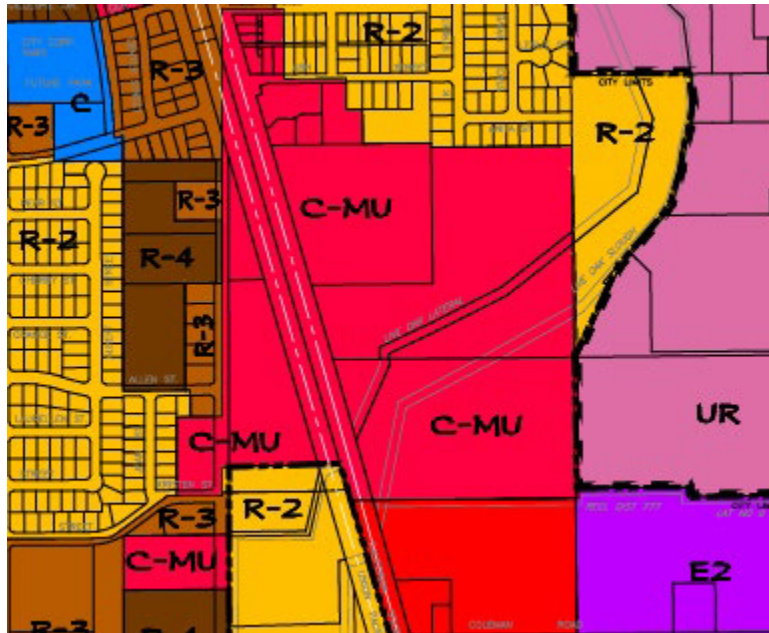
The **Sutter** Buttes are a small circular complex of eroded volcanic lava domes which rise as buttes above the flat plains of the Sacramento Valley in Sutter County. They are situated just outside Yuba City in the northern part of the state's Central Valley.

The Sutter Buttes are referred to as the world's smallest mountain range. The Sutter Buttes have as their highest point the summit of South Butte, at 2,122 ft.

The mountain range was designated as a state park in 2003 after the California State Park system acquired property on the North of the buttes. It has yet to be named officially and is not open to the public.

At the base of the mountain is the small town of Sutter. The town, county, and buttes are named for John Sutter, a man who received a large land grant in the area from the Mexican government.

# Live Oak Zoning Regulations



## Legend

-----	PLANNING AREA
-----	CITY LIMITS
R-1	LOW DENSITY RESIDENTIAL ZONE DISTRICT
R-2	SMALL LOT RESIDENTIAL ZONE DISTRICT
R-3	MEDIUM DENSITY RESIDENTIAL ZONE DISTRICT
R-4	MULTIPLE FAMILY RESIDENTIAL ZONE DISTRICT
C-G	GENERAL COMMERCIAL ZONE DISTRICT
C-MU	COMMERCIAL-MIXED USE ZONE DISTRICT
E1	EMPLOYMENT/OFFICE ZONE DISTRICT
E2	EMPLOYMENT/MANUFACTURING ZONE DISTRICT
C	CIVIC ZONE DISTRICT
UR	URBAN RESERVE ZONE DISTRICT
PD	PLANNED DEVELOPMENT ZONE DISTRICT

## Subject

**Parcel A: C-MU, Commercial-Mixed Use Zone District**

**Parcel B: R-2, Small Lot Residential Zone District**

## Purpose of the Commercial Zone Districts

- A. General Commercial (C-G) Zone District. Provides for a full range of retail and service commercial uses and associated services and uses. The C-G Zone District is consistent with the Community Commercial General Plan designation.
- B. Commercial-Mixed Use (C-MU) Zone District. Provides for a full range of retail and service commercial uses and higher density residential uses. The mix of uses can occur in either a vertical configuration in which nonresidential uses occur on the first floor with multiple-family residential uses above or in a horizontal configuration where nonresidential uses and residential uses are on the same level, but typically in different buildings. The C-MU Zone District is consistent with the Commercial Mixed Use General Plan designation and with the Downtown Mixed Use designation when combined with the D Combining Zone District.

### Allowed Uses and Permit Requirements in Commercial Zone Districts.

Land Use	Zone District		Specific Use Criteria
	C-G	C-MU	
<b>Commercial Uses</b>			
Retail sales and services conducted indoors (unless otherwise addressed in this table)	P	P	
Animal grooming	P	P	
Animal boarding (indoors)	P	P	
Animal boarding (outdoors) <sup>1</sup>	U	U	
Veterinarian	P	P	
Auto, boat, motorcycle, RV, mobilehome, trailer and agricultural equipment sales (outdoors) (repair as secondary use)	P	P	

Land Use	Zone District		Specific Use Criteria
	C-G	C-MU	
Auto, boat, motorcycle, RV repair (excluding body & radiator shops)	P	P	
Bank, financial institution, insurance	P	P	
Day care center, including outdoor play area	P	P	
Health/fitness facility (outdoor pool)	P	P	
Offices (administrative, business, medical and professional)	P	P	
Funeral establishment	P	P	
Schools & studios conducted indoors	P	P	
Bar, night club, lounge, tavern	P	P	
Laundry, Laundromat	P	P	
Repair shop (i.e. shoes, radios, appliances, electronic equipment)	P	P	
Hotel, motel	P	P	
Indoor entertainment (theater, video arcade, skating rink, bowling, billiards)	P	P	
Outdoor commercial recreation (theme, amusement park, miniature golf)	U	U	
Restaurant	P	P	
Retail plant nursery (includes outdoor sales)	P	P	
Car rental	P	P	
Car wash	P	P	§ 17.16.040
Home improvement, building material sales (includes outdoor sales)	P	P	
Drive-through facilities	U	U	

Gasoline sales	U	U
Medical, dental, optical lab	P	P
Retail tire sales	P	P
Recycling collection facility	ZC	ZC
Commercial coach (temporary)	U	U
Outdoor product display	P	P
Outdoor holiday sales	ZC	ZC
Adult-oriented business	U	U
Medical marijuana dispensary		
<b>Public and Quasi-Public Uses</b>		
Public buildings and facilities	P	P
Library/museum	P	P
Place of religious worship	P	P
Hospital	P	P
Park	P	P
Clubs and lodges	P	P

Land Use	Zone District	
	C-G	C-MU
Public parking	P	P
Community center	P	P
Cultural institution	P	P
Wireless telecommunications facility	U	U
Heliport	U	U
<b>Residential Uses</b>		
Multiple-family residential		U
Caretaker quarters	P	P
Live/work lofts		U
Emergency shelter		U
Home occupation		ZC
Transitional housing		U

Minimum lot size	5,000 square feet. Other criteria and exceptions are provided in Ch. 17.20.
Minimum lot width	50 feet.
Minimum yards	<b>Front yard:</b> 10 feet. <b>Street side yard:</b> 10 feet. <b>Interior side yard:</b> none, except when abutting a residential zone district it is 15 feet. <b>Rear yard:</b> none, except when abutting a residential zone district it is 15 feet. Other criteria and exceptions are provided in Ch. 17.22.
Maximum building height	4 stories, not to exceed 65 feet. Other criteria and exceptions are provided in Ch. 17.23.

## R-2 Small Lot Residential District

Provides areas similar to the R-1 Zone District but also allows for smaller single family lots and duplexes. It also allows uses compatible with these residential uses. This zone district is primarily utilized around and within areas designated by the General Plan as Neighborhood Center or Civic Centers. The R-2 Zone District is also consistent with the Small Lot Residential General Plan Designation.

**Two-Family Residence:** A building containing two residences.

**Residence:** A building or portion thereof designed for occupancy by one family for living purposes, having only one kitchen.

**Minimum and Maximum Density:** 4-10 residences per acre.

**Minimum lot area:** Single Family, 3,500 interior and 4,000 corner  
Two Family 7,000 interior and 7,500 corner

**Minimum lot width:** Single Family 35 feet, 40 corner  
Two Family 70 feet, 85 corner

**Maximum lot coverage:** 50% single story, 45% two story

**Minimum front yard:** 15 feet, garage entrances 20 feet

**Side Yards:** 5 feet, 10 feet for corner lots, 20 feet for garage entrances

**Minimum rear yard:** 20 feet or 20% of lot depth, whichever is less.

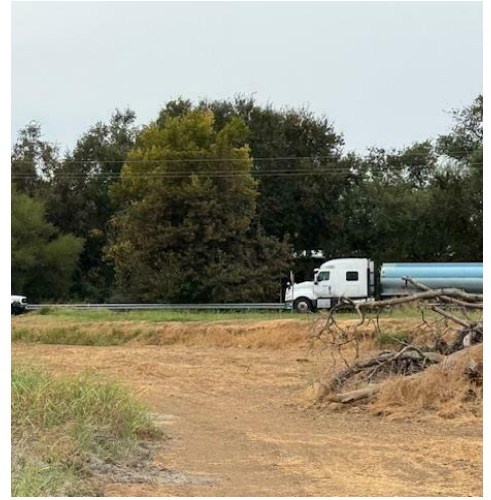
**Building Height:** Not to exceed a maximum of 2 stories or 30 feet.

**Landscaping:** Required on all new residences and on remodels or additions if the cost exceeds 50% of the building value.

**Parking:** 2 spaces per residence required, 9x18 each, asphalt or cement, must not be in the required front yard

**Recreational Vehicle Parking:** No parking in required front or street side yard. Includes RV, boat, trailer, and any recreational vehicle

# ADDITIONAL PHOTOS



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# RETAILER MAP



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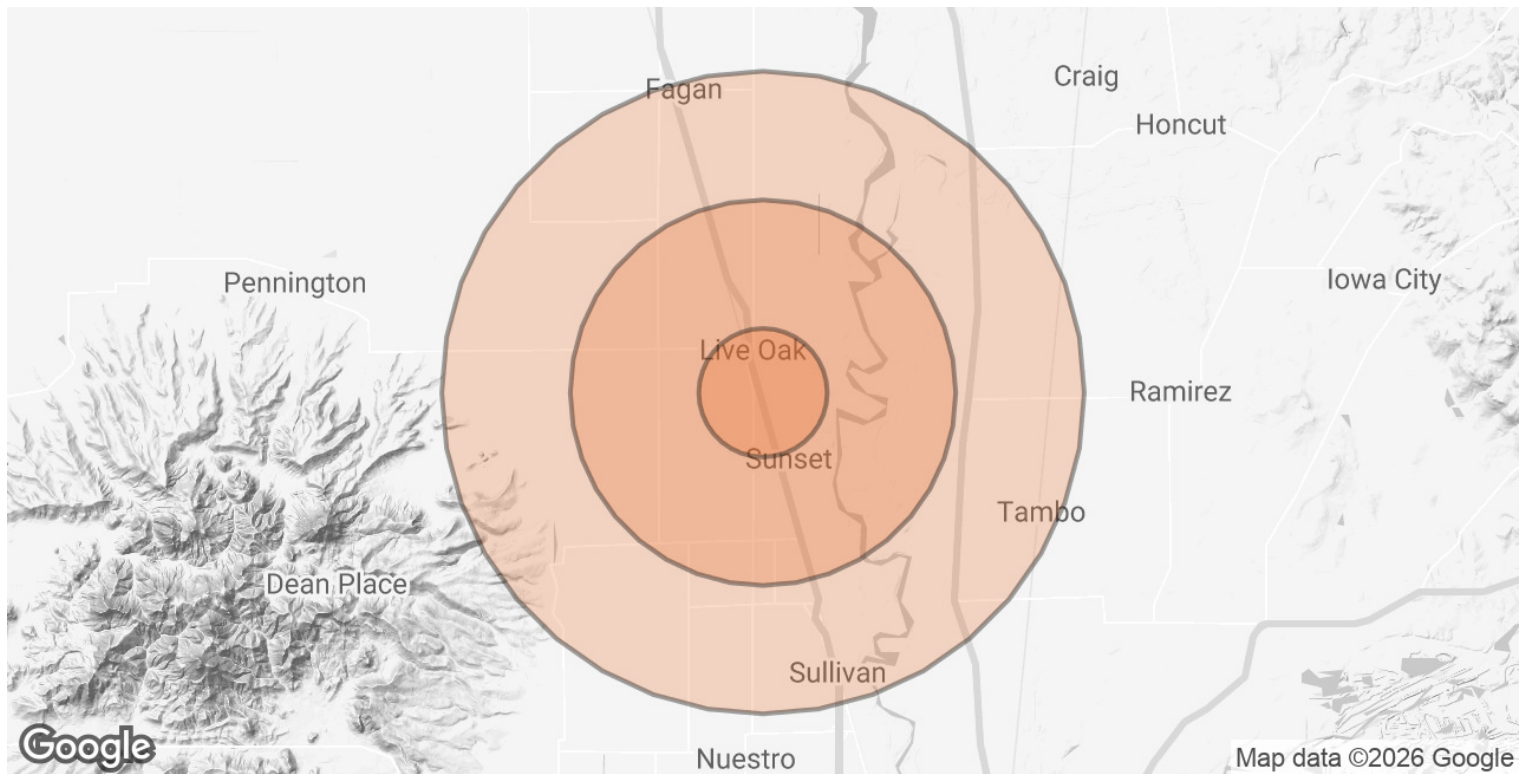
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	3,979	9,358	12,120
<b>AVERAGE AGE</b>	39.8	38.1	38.5
<b>AVERAGE AGE (MALE)</b>	38.1	37.2	37.8
<b>AVERAGE AGE (FEMALE)</b>	40.6	38.2	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,243	2,879	3,748
<b># OF PERSONS PER HH</b>	3.2	3.3	3.2
<b>AVERAGE HH INCOME</b>	\$79,107	\$85,237	\$91,185
<b>AVERAGE HOUSE VALUE</b>	\$326,322	\$351,970	\$371,044

2023 American Community Survey (ACS)

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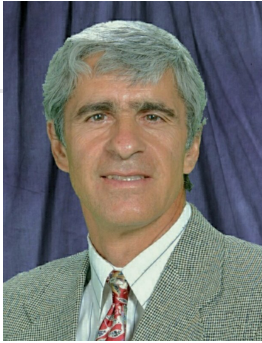
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## ADVISOR BIO 1



### SAL ZIMMITTI, CCIM

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### PROFESSIONAL BACKGROUND

Sal Zimmitti is a CCIM Designee (Certified Commercial Investment Member). A CCIM Designee is recognized as a leading expert in commercial real estate investments. He has completed advanced coursework in financial, market and investment analysis, thus helping clients minimize risk, enhance credibility, make informed decisions and close more deals.

He is a Senior Investment Advisor for SVN MG Property Advisors, Inc. As a 1031 Exchange Expert, Mr. Zimmitti is able to help clients reinvest sale proceeds to acquire more valuable properties and defer capital gains taxes.

Sal Zimmitti has been active in commercial real estate since 1983. He has assisted investors in purchasing, leasing and managing numerous apartment complexes and shopping centers. Mr. Zimmitti was also a Certified General Appraiser for 15 years evaluating single family homes, apartments, retail centers, offices and industrial buildings and providing tax appeal services.

His experience in real estate also includes Office and Sales Manager for a real estate brokerage company and Assistant Property Manager for A&O Properties Management, Inc. servicing two retail malls in California.

Sal Zimmitti earned a Bachelor of Sciences Degree from Central Connecticut State University and completed a Fifth Year in Public Administration at the University of Oklahoma.

### EDUCATION

Bachelor of Sciences Degree from Central Connecticut State University

Fifth Year in Public Administration, University of Oklahoma

CCIM Designation (Certified Commercial Inve

### MEMBERSHIPS

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## ADVISOR BIO 2



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### PROFESSIONAL BACKGROUND

Julie Sommer is a Senior Advisor at SVN | MG Property Advisors, Inc. | based in San Rafael, CA. Julie joined the firm in 2023. She focuses on serving the commercial real estate requirements (leasing and sales) for clients throughout Northern California as both a tenant and owner's representative.

Prior to joining the firm, Julie managed, leased, and assisted with multi-million-dollar assets including dispositions and acquisitions in San Francisco, Marin, and Sonoma Counties. She was responsible for overseeing and managing numerous Capital Improvement projects & Tenant Improvements for many Class A properties for employers such as Tishman Speyer Properties, Kilroy Realty, Equity Office and CBRE.

Julie's primary focus is tenant and landlord representation for office, industrial & retail in and around Marin County, Sonoma County, Contra Costa County and San Francisco County.

Julie prides herself on being direct, honest, and very responsive to her client's needs.

### EDUCATION

California State University, Chico

### MEMBERSHIPS

Terra Linda Rotary

Big Brother Big Sister Program

Mama Bears Friends & Family Group

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