

An aerial photograph of a city area. In the foreground, a multi-lane highway with several vehicles is visible. To the left of the highway, there are train tracks and some industrial or commercial buildings. In the background, there are more buildings, including one with a distinctive circular roof structure, and some greenery. The overall scene depicts a transit-oriented urban environment.

— THE —
FOLSOM BLVD
UNIVERSITY ASSEMBLY
SACRAMENTO | CA

**TRANSIT ORIENTED UNIVERSITY
DEVELOPMENT OPPORTUNITY**

6948-7042 FOLSOM BOULEVARD | SACRAMENTO, CA

EXECUTIVE SUMMARY

**6948-7042
FOLSOM**
SACRAMENTO | CA

PROPERTY OVERVIEW

6948-7042 Folsom Boulevard, Sacramento, CA consists of three contiguous parcels totaling ± 2.21 acres offered for sale individually or as an assemblage. Positioned for redevelopment, the property presents an opportunity for high density residential, student housing, mixed use, or commercial development within a transit oriented infill corridor. The site is zoned C-2 / UCORLOW (Urban Corridor Low) and is located within Qualified Census Tract (QCT) Census Tract 44, providing additional considerations for eligible development and investment strategies. The property's configuration and flexible offering structure accommodate a range of development scenarios.

Located at the signalized southern entrance to Sacramento State University, the property offers prominent frontage along Folsom Boulevard directly across from the Hornets football stadium. The site benefits from strong visibility, convenient access to campus, nearby light rail service, and connectivity to Highway 50, placing downtown Sacramento and the greater region within easy reach. Surrounded by established residential neighborhoods, university facilities, retail services, dining, and daily amenities, the location supports a variety of residential and commercial development opportunities in one of Sacramento's established urban corridors.

OFFERING

- Three contiguous parcels totaling ± 2.21 acres available together or as individual sales.
- Directly across from Sacramento State's Hornets football stadium with signalized access.
- C-2 / UCORLOW zoning supports a range of commercial and higher density development.
- Transit oriented infill location near light rail, campus, and Highway 50 connectivity.
- Located within Qualified Census Tract 44, offering potential development incentives.
- Offering Price: \$5,000,000



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JEREMY COUCH

Director of Sales & Leasing
916.514.5225 x129
jeremy@capitalrivers.com
DRE #02312732



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LOCATION MAP

6948-7042
FOLSOM
SACRAMENTO | CA

EST. 1973
SACRAMENTO
REGIONAL TRANSIT
**LIGHT RAIL
GOLD LINE
UNIVERSITY/
65TH STATION**



**THE
FOLSOM BLVD
UNIVERSITY ASSEMBLY**
SACRAMENTO | CA

JEREMY COUCH
Director of Sales & Leasing
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jeremy@capitalrivers.com
DRE #02312732



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PARCEL MAP



6948-7042
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PARCEL	APN	LOT SIZE
1	079-0222-002	±0.875 Acres
2	079-0222-025	±0.55 Acres
3	079-0222-034	±0.785 Acres
TOTAL		±2.21 Acres

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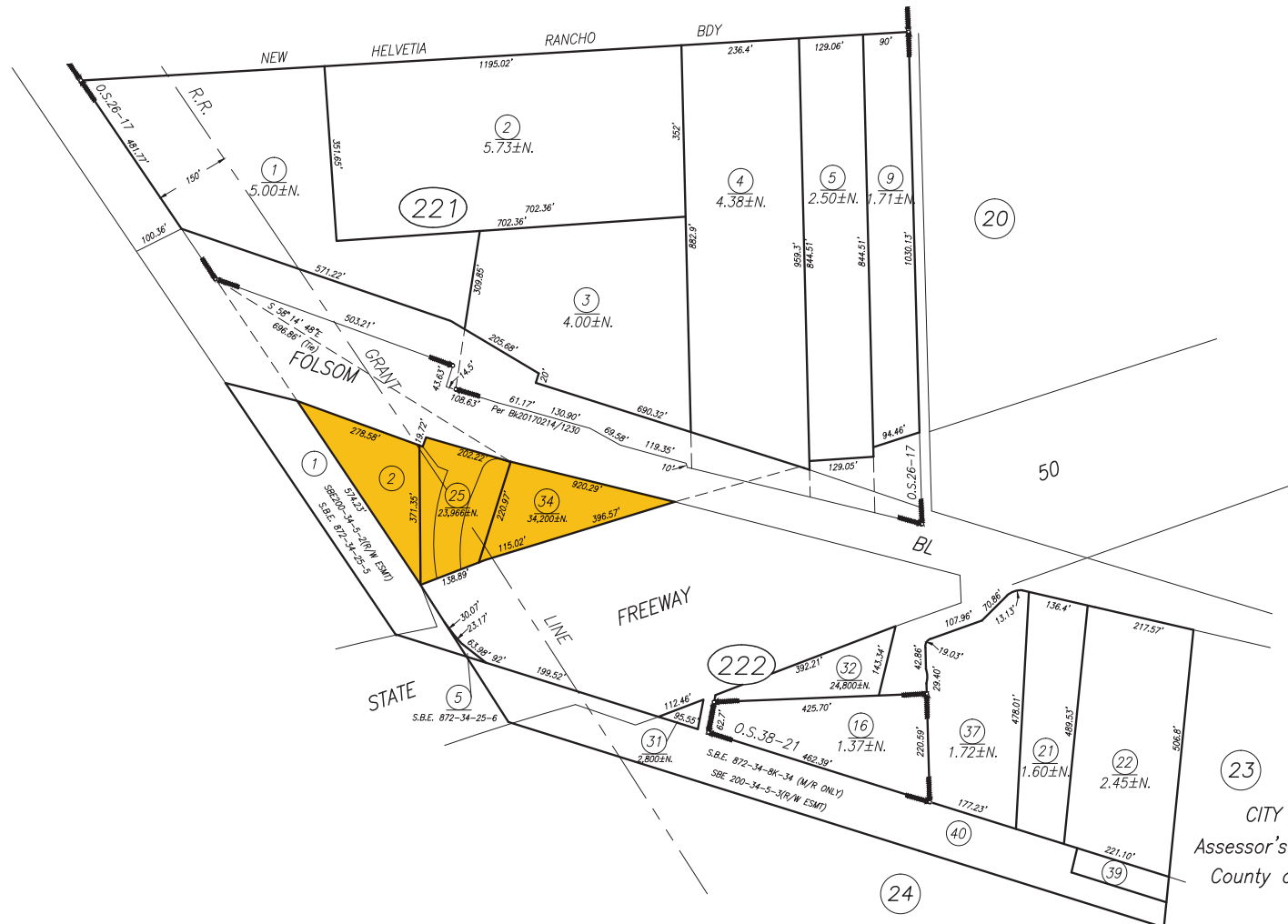
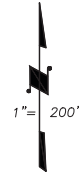
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PARCEL MAP

**6948-7042
FOLSOM**

SACRAMENTO | CA

079-22



CITY OF SACRAMENTO
Assessor's Map Bk. 079 Pg. 22
County of Sacramento, Calif.

JULY 18TH, 2017

JEREMY COUCH

Director of Sales & Leasing
916.514.5225 x129
jeremy@capitalrivers.com
DRE #02312732



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PARCEL DIVISION

**6948-7042
FOLSOM**
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POTENTIAL PARCEL SPLIT WITH LOT LINE ADJUSTMENT



JEREMY COUCH

Director of Sales & Leasing
916.514.5225 x129
jeremy@capitalrivers.com
DRE #02312732



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LOCAL AREA

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SACRAMENTO | CA



JEREMY COUCH

Director of Sales & Leasing
916.514.5225 x129
jeremy@capitalrivers.com
DRE #02312732



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PROPERTY PHOTOS

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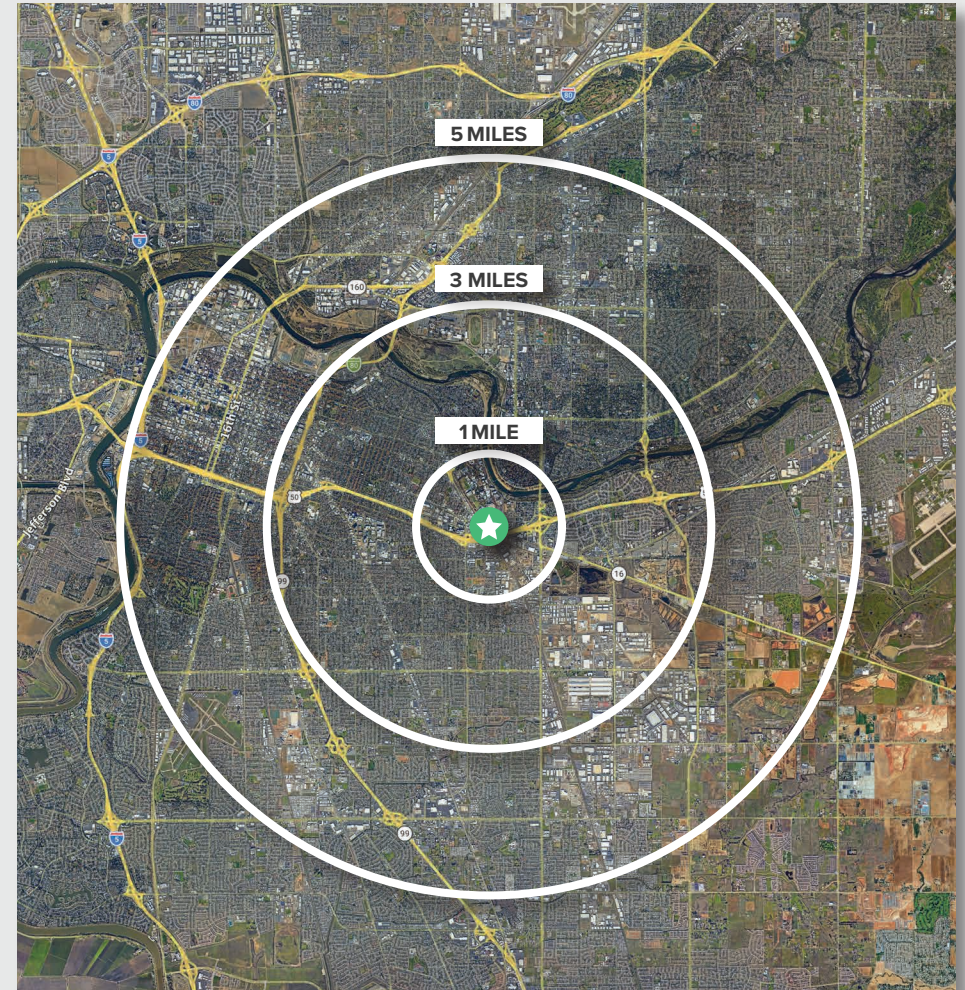
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REGIONAL DEMOGRAPHICS

**6948-7042
FOLSOM**
SACRAMENTO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	16,274	149,845	407,687
2020 Census Population	16,053	151,241	400,264
2010 Census Population	11,911	134,717	357,855
2026 Median Age	30.1	36.2	36.3
HOUSEHOLDS			
2026 Estimated Households	6,166	61,401	164,797
2020 Census Households	6,118	59,822	155,453
2010 Census Households	5,260	55,152	143,693
INCOME			
2026 Estimated Average Household Income	\$104,824	\$128,092	\$118,276
2026 Estimated Median Household Income	\$79,498	\$94,689	\$91,130
BUSINESS			
2026 Estimated Total Businesses	799	7,228	21,814
2026 Estimated Total Employees	11,815	78,857	225,683

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



JEREMY COUCH

Director of Sales & Leasing
916.514.5225 x129
jeremy@capitalrivers.com
DRE #02312732



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ABOUT CAPITAL RIVERS

6948-7042
FOLSOM
SACRAMENTO | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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JEREMY COUCH

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