

AVAILABLE
FOR SALE



2000 HELENA AVE
Sacramento, CA 95821

+/- 2.13 acres of Approved Apartment Development

266-0261-008

266-0261-009

266-0253-001

266-0284-001

Acquired row

\$1,450,000.00 (\$14.72 PSF)

\$641,203.20 Per Acre

SUBJECT

Rare opportunity to acquire a almost fully entitled 39-unit multifamily development site in Sacramento with approved plans, 80 parking spaces, and immediate development potential in a high-demand infill location.

DANIEL MUELLER

Executive Director

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Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc



39-Unit Fully Entitled Multifamily Development Site

+/- 2.13 Acres | Sacramento, CA 95821

Approved Designs | 80 Parking Spaces | Almost Shovel-Ready



DEVELOPER SNAPSHOT



2000 Helena Ave, Sacramento, CA 95821

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
<p>Sacramento, California</p>	<p>For Sale: \$14.72 PSF</p>	<p>Approved Multifamily BP, R-1</p>	<p>266-0261-008 +/- 1.01 acres 266-0261-009 +/- 0.38 acres 266-0253-001 +/- 0.32 acres 266-0284-001 +/- 0.19 acres Acquired row +/- 0.23 acres Total Area +/- 2.13 Acres</p>	<p>For Sale: \$1,450,000.00 \$641,203.20 Per Acre</p>

YESHI ARDEN APARTMENTS

- 2.13 Acres
- 4 Buildings
- 39 Residential Units
- 80 Parking Spaces
- Approved Entitlements
- Approved Site & Architectural Plans
- Utilities Onsite (water, electric, sewer)
- Minutes to Downtown Sacramento
- Minutes to CSU Sacramento, Arden Fair Mall
- Easy Access to I-80 & Business 80 & I5 and Expressway CA 160



This excellent multifamily project with approved plans and renderings is now For Sale. The site is Located just minutes from Downtown Sacramento and the Arden Mall The opportunity offers easy access to major Freeways and urban centers. Located approximately 10 minutes from CSU Sacramento, one of Northern California's largest Universities with over 30,000 students and staff.



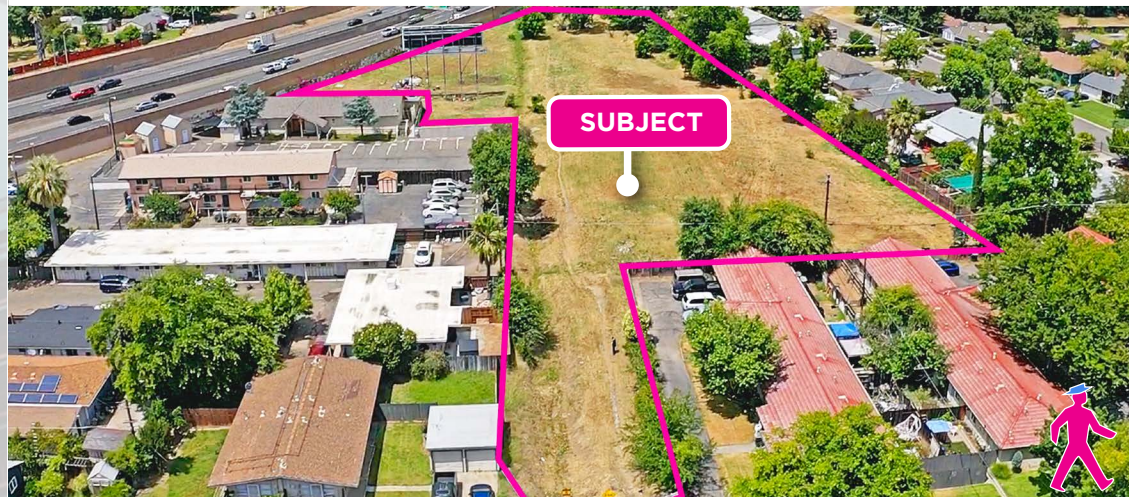
The subject consists of four parcels and alleys: 266-0261-008 +/- 1.01 acres, 266-0261-009 +/- 0.38 acres, 266-0253-001 +/- 0.32 acres, 266-0284-001 +/- 0.19 acres, Acquired row +/- 0.23 acres, Total Area +/- 2.13 Acres.



The Project offers a developer the opportunity to enter the thriving Sacramento multifamily market in a well-located location surrounded by easy access to a multitude of amenities.



BUILDING A SOUTH



SUBJECT





EL CAMINO AVE

HOWE AVE

DARWIN ST

ETHAN WAY

CONNIE DR

HELENA AVE



Bell View Park



The subject consists of four parcels and alleys.
266-0261-008
266-0261-009
266-0253-001
266-0284-001
Acquired row
Total Area +/- 2.13 Acres

Wash Man
Car Wash & Detail



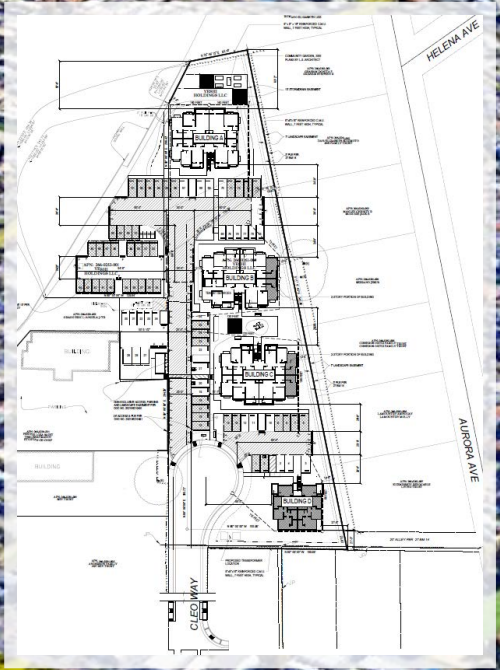
1841
El Camino Dr

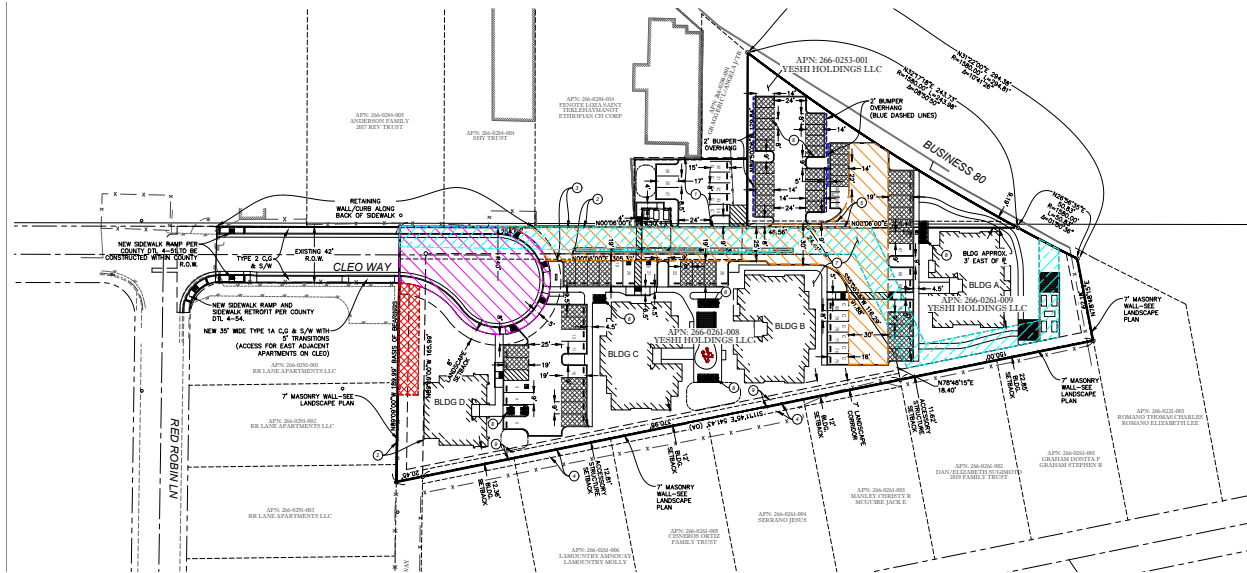


Public Storage

Albatross & El Camino Plaza

Love Your Child,
Child Care





THE AREA & VISION

- Established Sacramento neighborhood with strong residential character
- Convenient access to Downtown Sacramento and major employment centers
- Excellent connectivity via Interstate 80 and Interstate 5
- Infill location supported by existing infrastructure
- Positioned within a market experiencing continued demand for multifamily housing
- Close proximity to schools, parks, shopping, and community amenities. Located approximately 10 minutes from CSU Sacramento, one of Northern California's largest Universities with over 30,000 students and staff.
- Bell View offers developers the opportunity to deliver quality housing in a location that combines accessibility, community character, and long-term growth potential.



BUILDING B SOUTH



PROJECT ECONOMICS

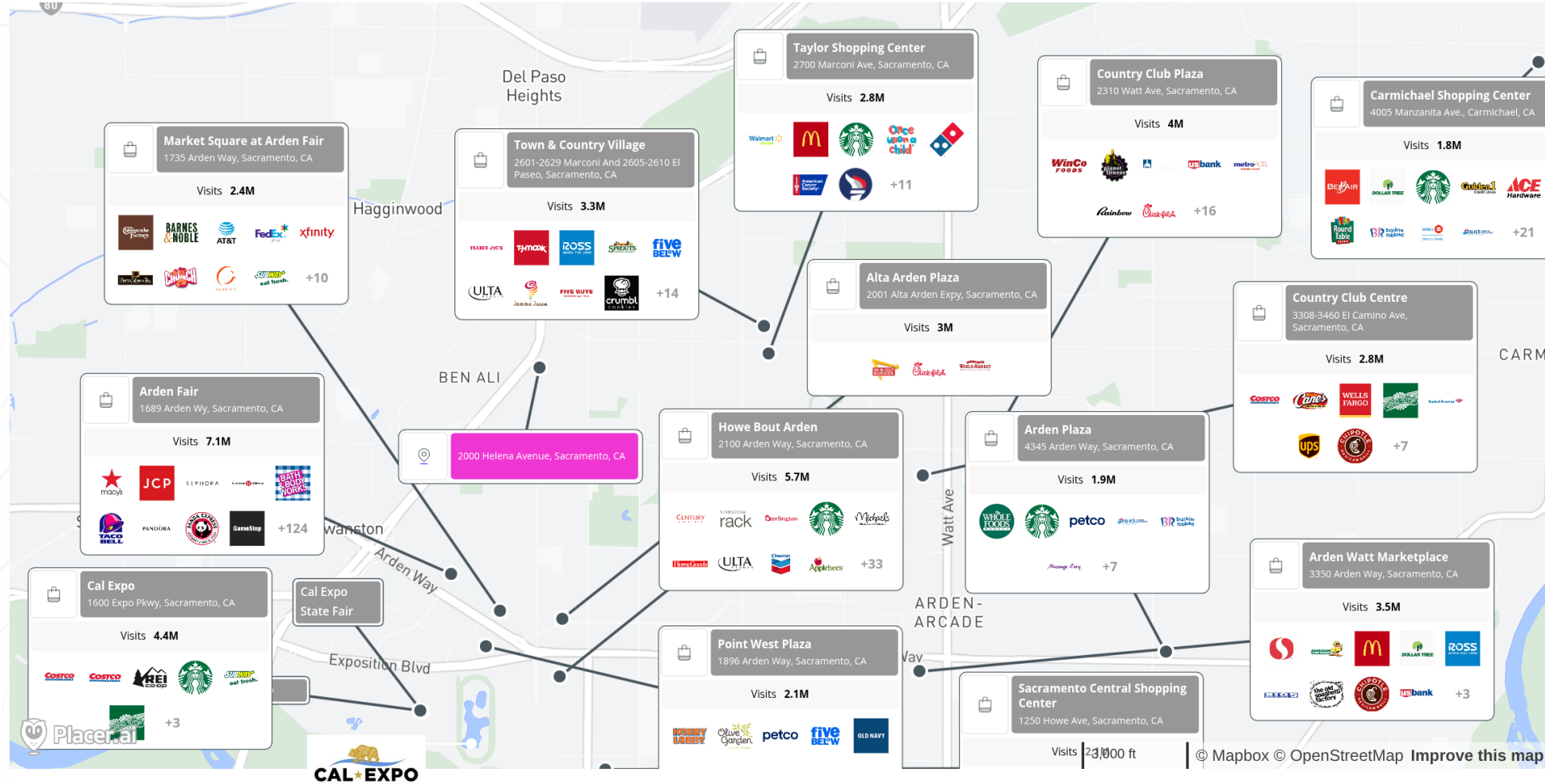
- 📍 Total Units: 39
- 📍 Average Unit Size: 845 SF
- 📍 Total Rentable Area: 32,917 SF
- 📍 Estimated Market Rent: \$2.45/SF
- 📍 Stabilized Occupancy: 95%
- 📍 Projected Gross Revenue: +/- \$920,000
- 📍 Projected NOI: approximately +/- \$660,000

ENTITLEMENT STATUS

- 📍 County approvals obtained
- 📍 Design approved
- 📍 Environmental review completed
- 📍 Approved site plan
- 📍 Approved architecture
- 📍 Ready for construction document and permit phase



SURROUNDING RETAILERS



Jun 1, 2025 - May 31, 2026
 Data provided by Placer Labs Inc. (www.placer.ai)



THE AREA

Located approximately 10 minutes from CSU Sacramento, one of Northern California's largest Universities with over 30,000 students and staff.

In the heart of North Sacramento, **Bell View** presents a compelling infill development opportunity within one of the region's most established residential neighborhoods. Characterized by its mature streetscapes, strong community fabric, and convenient access to major transportation corridors, the area offers an attractive balance of neighborhood stability and urban connectivity. Residents benefit from proximity to Downtown Sacramento, Interstate 80, Interstate 5, and regional employment centers, while enjoying access to nearby schools, parks, retail services, and public transportation. The neighborhood's central location provides convenient connections to Sacramento's growing healthcare, government, logistics, and education sectors.

As Sacramento continues to experience sustained population growth and increasing demand for attainable housing options, **Bell View** is well-positioned to support thoughtfully designed multifamily development that addresses regional housing needs while complementing the surrounding community. The area's established infrastructure, infill character, and accessibility make it an ideal setting for residential projects focused on long-term value creation and neighborhood enhancement.



LOCATION ADVANTAGE

Why Sacramento Multifamily?

Sacramento's multifamily market is supported by compelling demographic and economic fundamentals. The region continues to face a housing shortage, while benefiting from a diverse and resilient employment base led by state government operations. Ongoing expansion in the healthcare sector and sustained demand from major higher education institutions contribute to population growth and housing demand. As the capital of California, Sacramento serves as a major government employment hub, providing stability through economic cycles. Combined with a limited inventory of entitled multifamily development sites, these factors create a favorable environment for continued occupancy strength and long-term investment performance.

ENTITLEMENTS:

Complete

CONSTRUCTION

DOCUMENTS:

In Progress

PERMIT ISSUANCE:

up to 4
Months

CONSTRUCTION

DURATION:

18-24 Months

**READY FOR
CONSTRUCTION**
Document and
permit phase



APPROVED LANDSCAPING PLAN



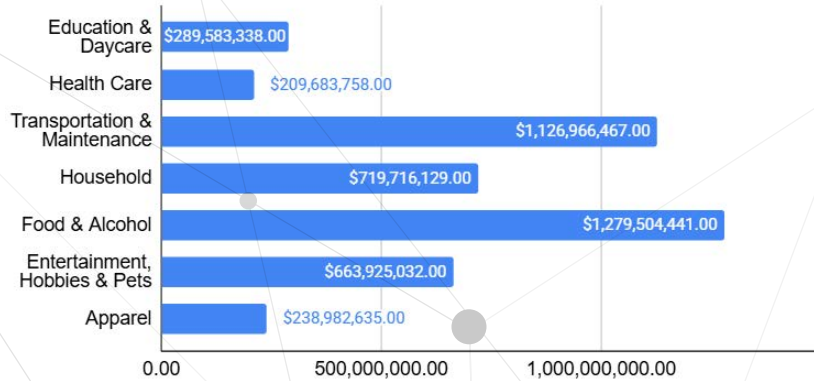
All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



DEMOGRAPHICS

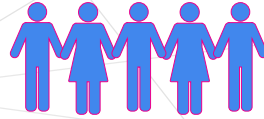
CONSUMER SPENDING

3 miles Households

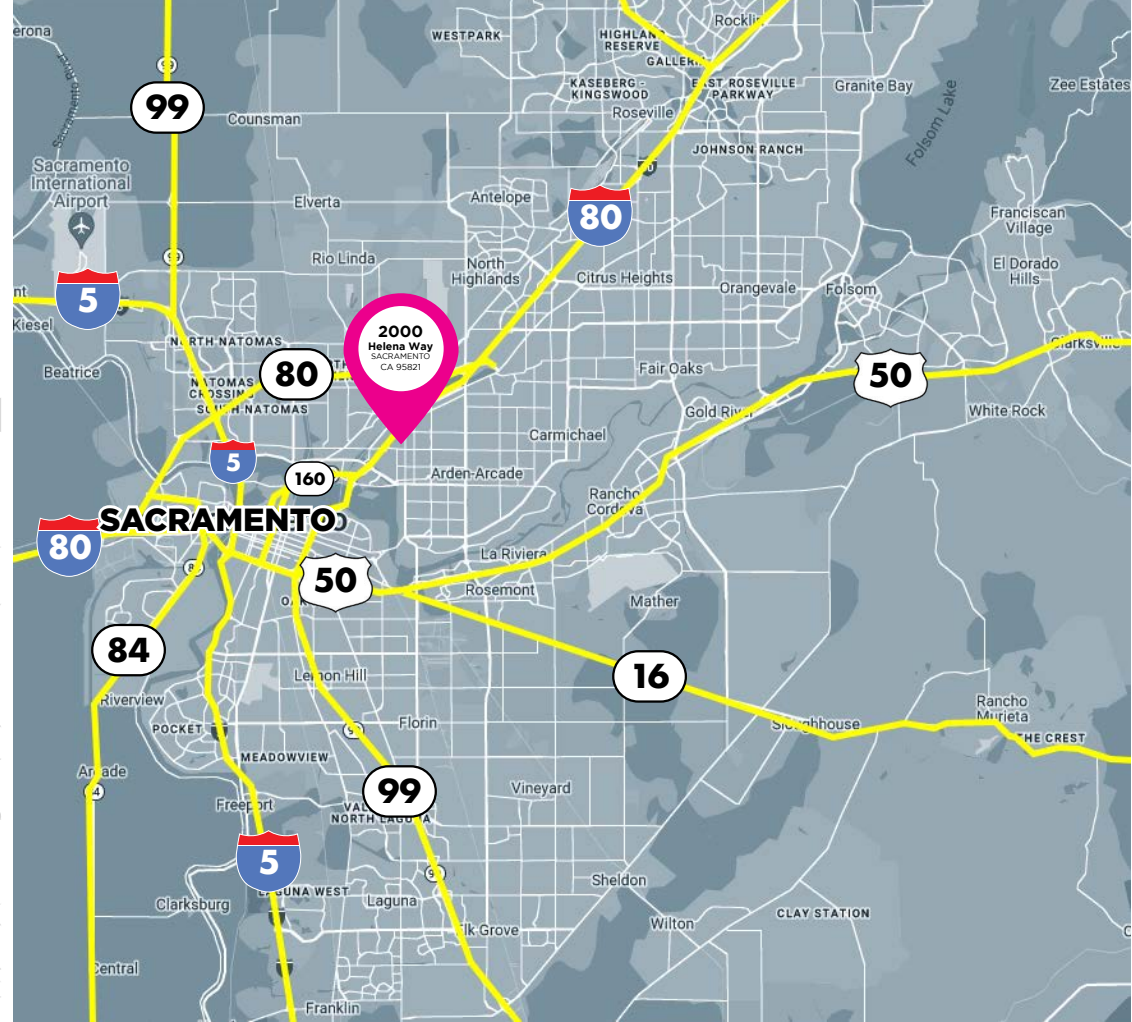


Population by Race

5 Mile Radius



- 173,620 White
- 37,812 Black or African American
- 5,031 American Indian & Alaskan
- 41,140 Asian
- 3,817 Native Hawaiian & Pacific Islander
- 114,135 Two or More Races



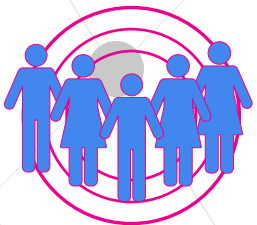
HOUSEHOLD INCOME



2 Mile Radius

Income Range	Count
Average	72,914
< \$25K	6,342
\$25K - 50K	5,911
\$50K - 75K	4,310
\$75K - 100K	3,460
\$100K - 125K	2,379
\$125K - 150K	1,366
\$150K - 200K	1,609
\$200K+	1,035

RESIDENT POPULATION



2 Miles	61,414
5 Miles	318,736
10 Miles	918,748

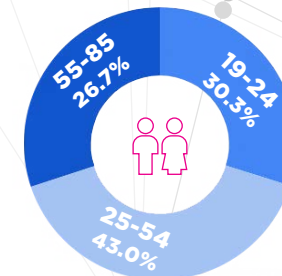
TRAFFIC COUNT



-/+ 161,903 vehicles per day

POPULATION BY AGE

5 Mile Radius



TOTAL HOUSE HOLDS - 2025



2 miles	26,412
5 miles	146,415
10 miles	420,842



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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CENTURY 21.

Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



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