

# OFFERING MEMORANDUM

Carlson Drive Entitled Vacant Land | Sacramento, CA



Prepared By

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COMMERCIAL REAL ESTATE

# RIVER PARK APARTMENTS



## INVESTMENT HIGHLIGHTS

### OVERVIEW

Jahnrich Commerical real estate is pleased to offer for sale a 13,900 square foot vacant parcel of land, fully entitled to build a 10 unit apartment complex. The fully entitled land is being offered at \$879,000 which equals \$63 per square foot.

Located on Carlson Drive in the highly desirable River Park neighborhood of Sacramento, CA. Within walking distance to Sacramento State University, Glen Hall Park, The American river bike trail, many shops and eateries in East Sacramento as well as all three major hospitals.

Price: \$879,000

Lot Size: 13,900 SF

Psf: \$63

Apn: 005-0143-009-000

Zoning: R-3





# PROPERTY PHOTOS





## Surrounding Area Photos





# AERIAL



# DEMOGRAPHIC DATA

**JAHNRICH**  
COMMERCIAL REAL ESTATE



**Populations**



**Households**



**Average HH Income**



**Total Businesses**



**Total Employees**

**2 Mile:**

**60,320**

**29,619**

**\$98,987**

**8,688**

**70,346**

**5 Mile:**

**409,881**

**164,706**

**\$82,996**

**28,274**

**287,181**

**10 Mile:**

**1,136,583**

**418,327**

**\$86,710**

**51,467**

**497,805**



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