

FOR SALE

\$699,000

739 Sacramento Ave
95605



Mark Cordano
916-600-4245
cordano@sutterpropertygroup.com



Henry de Vere White
916-501-2797
henry@sutterpropertygroup.com



Simon de Vere White
916-761-7179
simon@sutterpropertygroup.com

SUTTER
PROPERTIES GROUP

Property Overview

AN EXCEPTIONAL OPPORTUNITY IN A DYNAMIC DEVELOPMENT HUB

Discover an unparalleled commercial property at 739 Sacramento Ave, strategically positioned in one of West Sacramento's most rapidly evolving neighborhoods. Boasting versatile C-2 zoning, this site unlocks endless potential for ventures such as a bar, restaurant, office, multifamily housing, retail, or other commercial enterprises.

A PRIME LOCATION FOR GROWTH

West Sacramento's ongoing transformation makes this property a standout investment. With the arrival of the Sacramento A's professional baseball team, the area has become a magnet for activity, creating a prime opportunity for fan-friendly bars or restaurants to capture game-day crowds.

PROXIMITY HIGHLIGHTS

- **Residential Growth:** Located directly across from Capital Place and within a 5-minute radius of over 10 new housing developments.
- **Entertainment Access:** Just 6 minutes from the new arena and 3 minutes from one of the region's largest shopping centers.
- **Bridge District:** Central to a thriving waterfront community, currently undergoing major transformation with mixed-use developments, recreational amenities, and plans for over 5,210 residential units and 7.2 million square feet of commercial space.

EXCITING WEST SACRAMENTO DEVELOPMENTS:

- **Capitol Yards, Park Moderns, Habitat Apartments, and 980 Central:** Housing projects that contribute to the area's vitality.
- **Southport Levee Trailhead and Recreation Trail:** Enhancements to accessibility and livability through new trails and recreation spaces.
- **Riverfront Projects:** Vibrant developments like River One Phase Two continue to shape the area's future.

Key Features:

- **BUILDING SIZE:** 1,943 SF
- **LOT SIZE:** 0.41 Acres
- **ZONING:** C-2
- **PARKING:** 23 spaces
(10 spaces per 1,000 SF leased)
- **FRONTAGE:** 259 FT on Sacramento Ave
- **YEAR BUILT:** 1935
- **SINGLE-STORY BUILDING**

FLOOD FACTOR®:
MINIMAL: 1/10

FIRE FACTOR®:
MINIMAL: 1/10

HEAT FACTOR®:
SEVERE: 7/10



Area Overview



2023 AREA DEMOGRAPHICS

MEDIAN INCOME	\$91,662
MEDIAN AGE	34
NUMBER OF EMPLOYEES	42,456

BRODERIKS NEIGHBORHOOD 

Why Choose West Sacramento?



HIGHLIGHTS

2025 Population: 57,796
2023 Population: 55,842
Median Age: 34.6
Median Income: \$90,791

POPULATION

3 mile: 128,978
5 mile: 287,565
10 mile: 820,271

HOUSE HOLDS

3 mile: 54,462
5 mile: 115,254
10 mile: 302,693



CONTACT US TODAY FOR MORE DETAILS OR TO SCHEDULE A TOUR!

This is your chance to secure a property that combines rich potential with the momentum of West Sacramento's growth. Whether your vision includes a trendy bar, retail venture, office, or housing development, 739 Sacramento Ave offers unmatched visibility, accessibility, and opportunity.



Mark Cordano

916-600-4245

cordano@sutterpropertygroup.com



Henry de Vere White

916-501-2797

henry@sutterpropertygroup.com



Simon de Vere White

916-761-7179

simon@sutterpropertygroup.com



COMMUNITY BASED. BUSINESS MINDED. HOSPITALITY FOCUSED.

The above information while not guaranteed has been secured from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price or rental rate, or other conditions, prior lease, sale, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax, legal, and other professional advisors should conduct your own independent investigation of all aspects of the property and transaction.

SUTTER
PROPERTIES GROUP