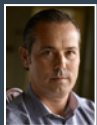


FOR SALE

\$599,000

739 Sacramento Ave
95605



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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.



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COMMUNITY BASED. BUSINESS MINDED. HOSPITALITY FOCUSED.

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