

3200 MARTIN LUTHER KING JR. BLVD

LAND FOR SALE



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SACRAMENTO, CA 95817

Turton Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in the City of Sacramento Redevelopment Agency Successor Agency land located at 3200-3208 Martin Luther King Jr. Boulevard (the "Subject Property").

This is a great infill opportunity in Central Oak Park. The Subject Property is located within a half mile from McGeorge School of Law, the Oak Park Triangle District, Curtis Park neighborhood and Curtis Park Village and approximately 1.25 Miles to UC Davis Medical Center, Sacramento City College and William Land Park.

- 11,326 SF situated on two parcels
- Infill development opportunity
- Proximity to McGeorge School of Law, Oak Park Triangle, UC Davis Med Center, East Sacramento, Midtown, Downtown

Asking Price: \$85,000

Call for Offers Due: Oct 31, 2017 at 5:00 PM

All Offers and Proposals will be considered and should include:

- Conceptual plans
- Project descriptions
- Developer's qualifications
- Proposed property purchase terms and proof of funds, proposed capital investment, sources and uses for the project

Parcel Number	Address	SF	Zoning
013-0354-006	3200 MLK Jr. Blvd	5,663 SF	R-2B-R
013-0354-007	3208 MLK Jr. Blvd	5,663 SF	R-2B-R

1. UC Davis Medical Center & Children's Hospital
 2. Proposed Triangle Work Space Development at 34th & Broadway
 3. "Gather" Oak Park Event
 4. McGeorge School of Law
 5. Oak Park Brewery





AREA DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2017 Total Pop.	21,324	85,660	154,226
2022 Estimated Pop.	22,577	90,216	162,594
Pop. Growth 2017-2022	5.88%	5.32%	5.43%
Average Age	38.20	38.80	38.50

HOUSEHOLD	1 MILE	2 MILE	3 MILE
2017 Total Households	9,892	40,626	67,489
HH Growth 2017-2022	5.87%	5.29%	5.42%
Median Household Income	\$53,087	\$51,181	\$52,226

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JOHN MUDGETT
D.R.E. LIC. 01765754
916.573.3306
JOHNMUDGETT@TURTONCOM.COM

JON LANG
D.R.E. LIC. 01934934
916.573.3302
JONLANG@TURTONCOM.COM

AARON MARCHAND
D.R.E. LIC. 01711650
916.573.3305
AARONMARCHAND@TURTONCOM.COM

KEN TURTON
D.R.E. LIC. 01219637
916.573.3300
KENTURTON@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM