



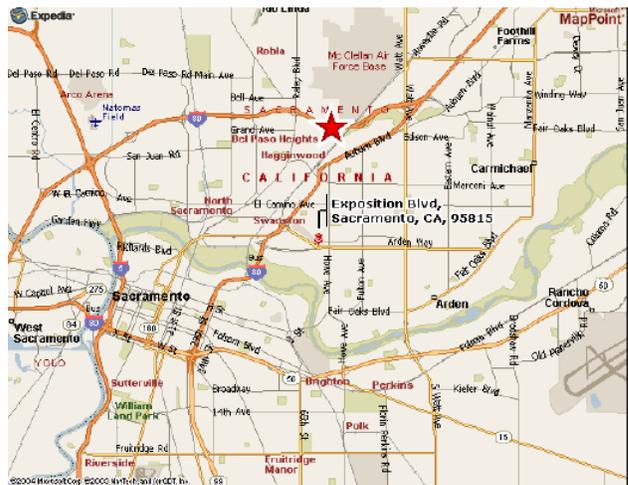
## CALIFORNIA EXPOSITION AND STATE FAIR

RP #: 147  
 Address: Business 80 Freeway & Exposition Boulevard  
 Sacramento, CA  
 Sacramento County  
 Agency: State Fair & Exposition  
 Parcel Size: 854 acres

It is recommended that a master land use plan and an economic analysis be done to determine if the fair operation can be reconfigured on the site to allow its continuing operation with redevelopment of portions of the property.

Minutes from downtown Sacramento, this property has excellent commercial potential with freeway exposure along Business 80 and easy access at the Cal Expo interchange. A well-established office park, regional shopping mall, and successful high-density residential apartments are in the vicinity.

Due to its size and location, this property is ideal for a mixed-use infill development. This could include big box retail, office space, and high-density residential. To maximize value, the project should center on for sale residential units. Demand should be strong for such a project – especially with the added amenity of living near the American River Corridor with its recreation offerings and lush riparian areas.



### ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$3.50	Price Per Square Foot:	\$8.75
Price Per Acre:	\$150,000	Price Per Acre:	\$381,000
Total Value:	\$52,000,000	Total Value:	\$130,500,000
The estimated value reflects only 342 acres of this property deemed developable. The balance of the land is within the American River flood plain.		Commercial: 70 acres at \$350,000 per acre. Office: 30 acres at \$300,000 per acre. Residential: 242 acres at \$400,000 per acre.	