



SACRAMENTO—11TH STREET

RP #: 1886
 Address: 11, 12, P, & Q
 Sacramento, CA 95814
 Sacramento County
 Agency: CalTrans
 Parcel Size: 2.4 acres

This property is currently used as a parking lot and provides 187 parking spaces. A small childcare facility is located on the South East corner.

This property is located in downtown Sacramento, three blocks from the Capitol complex, with adequate freeway access and one block from a light rail stop.

A state-sponsored Regional Facility Plan has identified this property as a potential site for the construction of a new office facility to consolidate current CalTrans space in downtown Sacramento. In the interim, this property could be leased to a parking operator to relieve the state of maintaining and operating the premise as well as generate additional revenues.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$28–\$35	Price Per Square Foot:	\$40–\$50
Price Per Acre:	\$1,200,000–\$1,500,000	Price Per Acre:	\$1,750,000–\$2,200,000
Total Value:	\$2,800,000–\$3,600,000	Total Value:	\$4,200,000–\$5,280,000