



SACRAMENTO—12TH STREET

RP #: 1771
 Address: ¼ block on North East Corner of 11, 12, O, & P Street
 Sacramento, CA 95814
 Sacramento County
 Agency: CalTrans
 Parcel Size: 0.6 acres

The ¼ block currently provides 36 parking spaces for 1120 N Street facility.

This is an excellent Downtown Sacramento location, two blocks from the Capitol, with adequate freeway access and immediate light rail access.

This property has been identified in the 1997 Sacramento Regional Facility Plan as a potential office site. The Capitol Area Plan also identifies this property as a potential office location. 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:	\$720,000–\$900,000	Total Value:	\$1,050,000–\$1,320,000