



PUBLISHED RESERVE: \$700,000

LAST ASKING: \$995,000

SIZE: 10.93± Acres

ZONING: Office - PUD

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 10.93± acre development site is located in Sacramento in the northwest quadrant of Natomas Park Drive and Garden Highway, just minutes from downtown Sacramento, and has good access to both I-80 and I-5. Neighborhood improvements include single and multi-family residential, office, retail and commercial land uses. Natomas Corporate Center is adjacent to the property, and Garden Highway is located just south and runs parallel to the Sacramento River. Restaurants and office buildings are located along the riverfront, including the Riverbank Marina, the largest marina in the region.

The property contains two legal parcels of 5.34± and 5.59± acres. The zoning is Office Planned Unit Development and is designed to accommodate development of business office centers and institutional professional buildings.

The property was approved by the city of Sacramento for development of two office buildings, totaling 176,356± square feet. Approvals expired in November 2011. Development of these buildings has been delayed due to a building moratorium imposed by Sacramento as a result of flood hazard issues, followed by the lender taking title to the property. The moratorium is expected to be removed upon 2012 completion of the Natomas Levee repairs. The Levee repair was 50% complete by the end of 2011, allowing the city of Sacramento to begin the process of obtaining approvals for removal of the moratorium. (Please see Supplemental Information Package for projected Levee project completion time line, plus details concerning moratorium.)

All utilities are available to both parcels.

**LOCATION:** Natomas Park Drive and Garden Highway, Sacramento. APNs: 274-0410-025; 026

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012