



OFFERS DUE: TUESDAY, APRIL 5, 2022

PRIME URBAN INFILL SITE - FORMER KINGS ARENA & PARKING AREA
130-ACRE ENTITLED MIXED-USE MASTER PLANNED COMMUNITY

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to offer for sale 1 Sports Parkway, an extraordinary infill redevelopment opportunity in the City of Sacramento. Consisting of 130 acres and located at the former Sleep Train Arena site in North Natomas, this highly coveted site is fully-entitled for a mixed-use master planned community for residential development at a density of 20-150 dwelling units per acre and commercial and office development for up to a FAR of 4.0.

SITE SUMMARY

Address	1 Sports Parkway Sacramento, CA 95834
Zoning	C-2
Size	130 Acres
APNs	225-0070-059-0000 225-0070-060-0000 225-0070-063-0000 225-0070-067-0000 225-0070-076-0000

INVESTMENT HIGHLIGHTS



**FLEXIBLE ZONING THAT
MAXIMIZES RESIDENTIAL
DEVELOPMENT**



**SURGING DEMAND FOR
HOUSING**



**EXCELLENT
ACCESS**



**NEARBY LARGE
EMPLOYER HUBS**



**PLANNED MEDICAL CENTER
AND CAMPUS**



**EPICENTER OF NORTH
NATOMAS**



**PLANNED NEW STEM
SCHOOL**



**RESILIENT MARKET
FUNDAMENTALS**



DOWNLOAD MARKETING BROCHURE



SIGN CONFIDENTIALITY AGREEMENT

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