

7314 SANTA JUANITA AVENUE
ORANGEVALE, CA 95662



Land For Sale
± 8.99 ACRES

Voit
REAL ESTATE SERVICES



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EXECUTIVE SUMMARY

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Voit Real Estate Services is proud to present the sale of 7314 Santa Juanita Avenue, an excellent redevelopment opportunity in the heart of Sacramento County's city of Orangevale. The subject property is in a prime location, situated on the corner of Oak Avenue and Santa Juanita Avenue, with traffic counts of 9,571 and 5,518 cars per day, respectively, and borders the densely populated City of Folsom.

The acquisition of 7314 Santa Juanita Avenue provides buyers with an array of development options, ranging from commercial developments to residential developments. While the city of Orangevale is not interested in high-density residential development projects, the property is zoned by right for a 1-acre lot housing subdivision, with the opportunity to build an addition granny flat on each lot (under 800 square feet), without the process of re-zoning the property. Resourceful developers have the opportunity to re-zone the property to accommodate higher density, although the developer will need to speak with the local CPAC organization to determine the feasibility of the desired project.

Additional development options include commercial buildings along Oak Avenue, with residential lots on the remainder of the property. A framers market would also be welcomed by the residents of Orangevale, with the opportunity to rent out the agricultural space to the current farmer and build a farmer's market with fresh produce and a farm-to-table restaurant. The opportunities are endless for a creative developer who has the vision to transform this farm into a new masterpiece for the city.

PROPERTY OVERVIEW



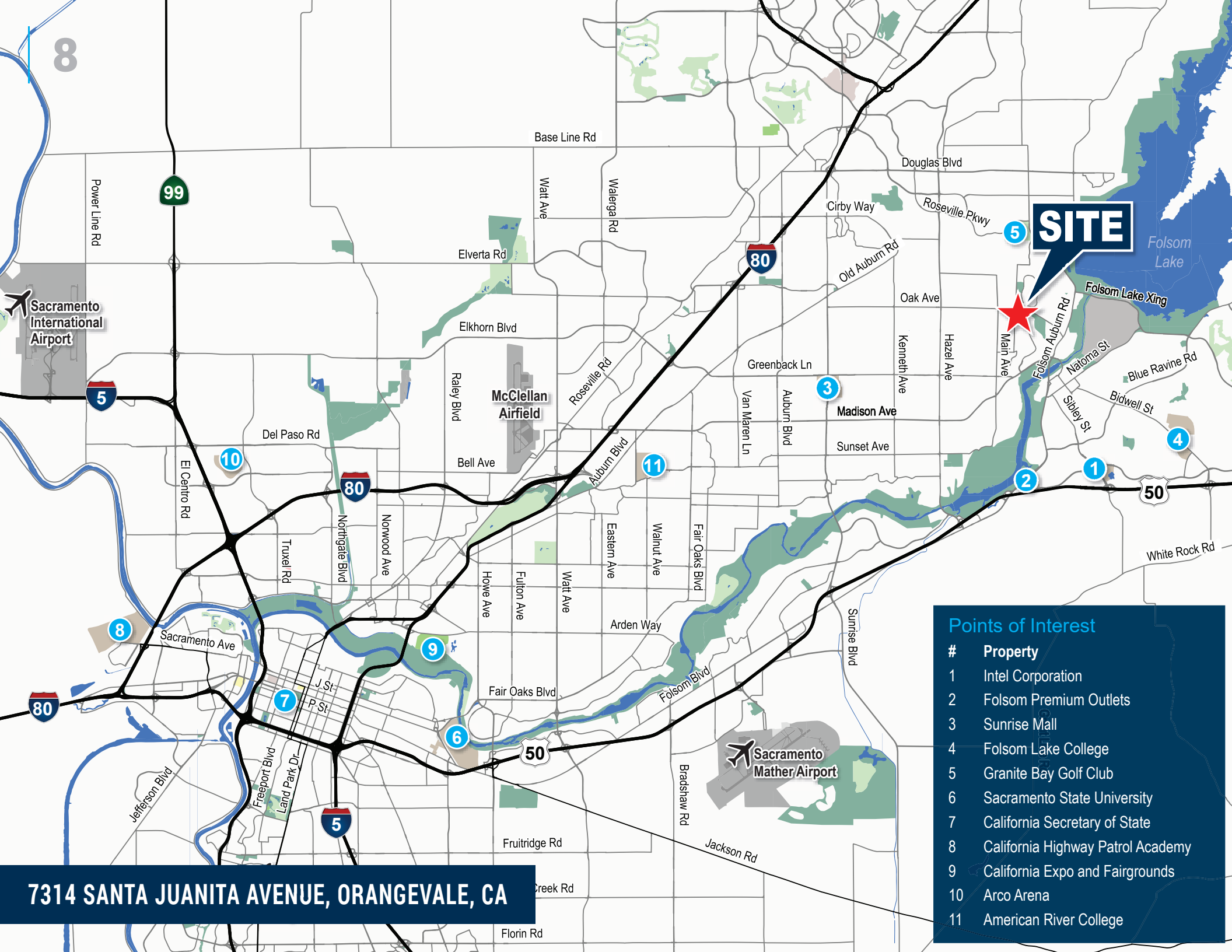
PROPERTY FEATURES

- Prime location on the corner Oak Avenue and Santa Juanita Avenue
- Traffic Counts: Oak Avenue- 9,571 CPD
Santa Juanita Avenue- 5,518 CPD
- AR-1 Zoning (Please Verify)
- Borders City of Folsom
- Adjacent to the Folsom Village Shopping Center
- Approximately 8.99 Acre lot.

PROPERTY DESCRIPTION

Address:	7314 Santa Juanita Avenue, Orangevale, CA
Approx. Lot Size:	8.99 Acres (Estimated)
Total Buildings:	1- Residential
Zoning:	AR-1 (Please verify)
Price:	TBD
Parcel #:	213-0052-001-0000





SITE

Points of Interest

- | # | Property |
|----|-----------------------------------|
| 1 | Intel Corporation |
| 2 | Folsom Premium Outlets |
| 3 | Sunrise Mall |
| 4 | Folsom Lake College |
| 5 | Granite Bay Golf Club |
| 6 | Sacramento State University |
| 7 | California Secretary of State |
| 8 | California Highway Patrol Academy |
| 9 | California Expo and Fairgrounds |
| 10 | Arco Arena |
| 11 | American River College |

7314 SANTA JUANITA AVENUE, ORANGEVALE, CA



RECOMMENDATIONS



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- Subdivide the project with 1-acre housing tracts with the ability to build an additional 800 square foot granny flat for additional income or to house additional family member.
- Proceed with the re-zoning process to entitle the property with higher density housing.
- Build a farmer's market with fresh produce restaurant to supplement the existing farm.
- Develop the property with a combination of retail buildings on the corner of Oak Avenue and Santa Juanita Avenue with residential structures on the remaining property.



DEMOGRAPHICS

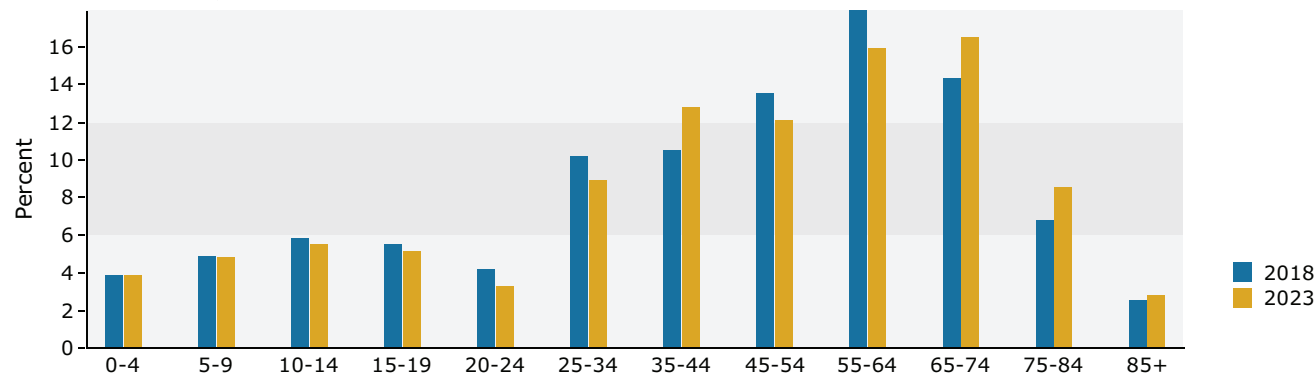
An aerial photograph of a complex multi-level highway interchange. The image shows several overpasses and ramps with multiple lanes of traffic. Vehicles, including cars and trucks, are visible traveling along the roads. The surrounding landscape is arid, with some palm trees and patches of greenery. In the top right corner, there is a dark blue rectangular overlay containing the word "DEMOGRAPHICS" in white, sans-serif capital letters.

1 MILE RADIUS

Summary	Census 2010	2018	2023
Population	8,288	8,862	9,300
Households	3,255	3,456	3,612
Families	2,313	2,455	2,567
Average Household Size	2.53	2.55	2.56
Owner Occupied Housing Units	2,566	2,675	2,880
Renter Occupied Housing Units	689	781	731
Median Age	46.2	49.1	50.2

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	369	4.5%	349	3.9%	361	3.9%
5 - 9	454	5.5%	432	4.9%	442	4.8%
10 - 14	544	6.6%	518	5.8%	511	5.5%
15 - 19	530	6.4%	484	5.5%	476	5.1%
20 - 24	411	5.0%	369	4.2%	306	3.3%
25 - 34	694	8.4%	901	10.2%	824	8.9%
35 - 44	974	11.8%	931	10.5%	1,191	12.8%
45 - 54	1,496	18.1%	1,192	13.5%	1,127	12.1%
55 - 64	1,415	17.1%	1,590	17.9%	1,476	15.9%

Population by Age

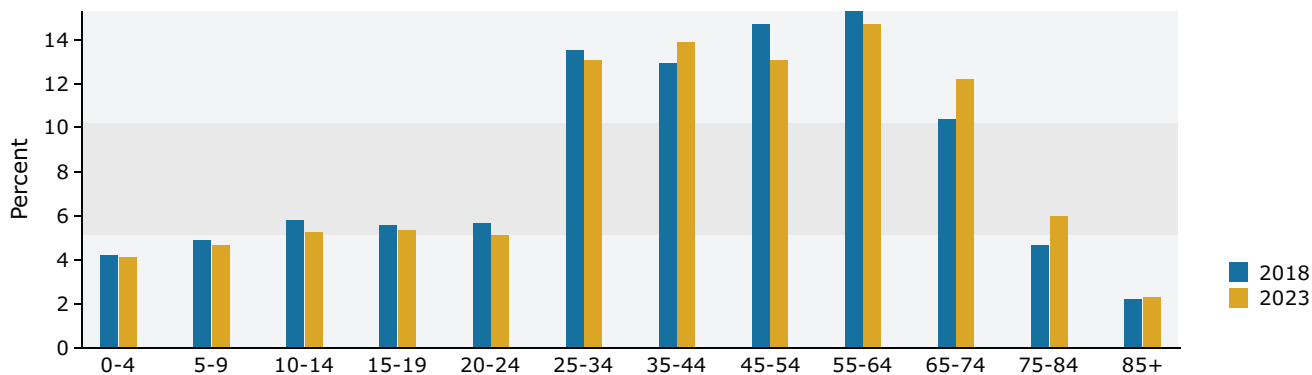


3 MILE RADIUS

Summary	Census 2010	2018	2023
Population	70,976	74,548	77,741
Households	24,762	26,099	27,205
Families	17,565	18,499	19,293
Average Household Size	2.58	2.60	2.61
Owner Occupied Housing Units	18,435	19,117	20,677
Renter Occupied Housing Units	6,327	6,982	6,528
Median Age	41.3	42.9	43.7

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,183	4.5%	3,099	4.2%	3,225	4.1%
5 - 9	3,869	5.5%	3,667	4.9%	3,616	4.7%
10 - 14	4,639	6.5%	4,334	5.8%	4,155	5.3%
15 - 19	4,762	6.7%	4,207	5.6%	4,200	5.4%
20 - 24	4,275	6.0%	4,266	5.7%	3,926	5.1%
25 - 34	8,616	12.1%	10,063	13.5%	10,223	13.1%
35 - 44	10,100	14.2%	9,614	12.9%	10,829	13.9%
45 - 54	12,761	18.0%	10,953	14.7%	10,209	13.1%
55 - 64	9,567	13.5%	11,405	15.3%	11,393	14.7%

Population by Age

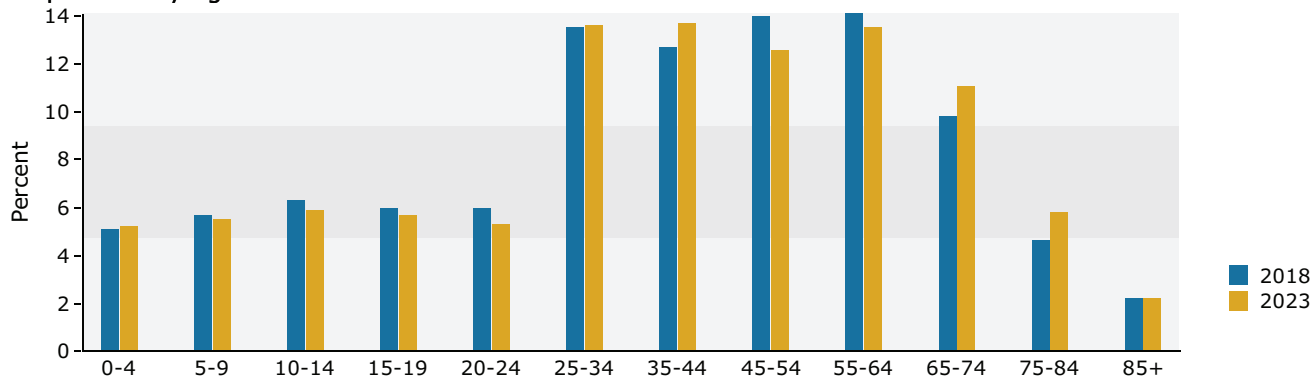


5 MILE RADIUS

Summary	Census 2010	2018	2023
Population	201,468	216,006	227,276
Households	74,924	79,947	83,843
Families	52,023	55,485	58,206
Average Household Size	2.58	2.61	2.62
Owner Occupied Housing Units	50,191	53,164	57,932
Renter Occupied Housing Units	24,733	26,784	25,910
Median Age	39.6	40.7	41.3

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,026	5.5%	11,081	5.1%	11,734	5.2%
5 - 9	12,628	6.3%	12,259	5.7%	12,500	5.5%
10 - 14	14,033	7.0%	13,557	6.3%	13,385	5.9%
15 - 19	14,107	7.0%	13,001	6.0%	12,906	5.7%
20 - 24	12,182	6.0%	12,880	6.0%	11,955	5.3%
25 - 34	24,517	12.2%	29,203	13.5%	30,910	13.6%
35 - 44	28,149	14.0%	27,496	12.7%	31,243	13.7%
45 - 54	33,502	16.6%	30,338	14.0%	28,622	12.6%
55 - 64	25,704	12.8%	30,477	14.1%	30,616	13.5%

Population by Age





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