

301 F St

Washington District property with approved* plans for 3 unit multi-family building. Located on 3rd street halfway between Tower Bridge and the I street Bridge for excellent access to all that Downtown and Midtown has to offer:

Within:

1 Block - Riverwalk Park and new public dock, Treehouse Café, Waterfront
Cafe

2 Blocks - Raley Field Home of the River Cats, Midway Grill

3 blocks - Burgers & Brew, Teriyaki Madness,

4 blocks - Brodericks Grill, Sals Tacos, The Barn, Franquette Bistro and Wine Bar,
All of Old Sacramento

5 blocks - Sacramento Valley Station for daily Amtrak service to San Francisco

6 blocks - DOCO (Downtown Commons), Golden 1 Center

12 blocks - California State Capitol Building.

There are 3 active multi-family developments within a 4 block radius. A rent comparable search within a 4 block radius will show 3 bedroom 2 bath apartments at \$3000 + per month and 2 bedroom 2 bath apartments at \$2700+ per month.

More exciting development in the pipeline: New I Street Bridge is approved and funded; existing I street bridge will convert to a walking bridge and event venue.

Approved mixed-use development with retail and dining, 57 private residences, and 197-room boutique hotel 1 block away at Capitol Gateway/Tower Bridge and 3rd Street.