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Palm Apartments | 3911 Watt Ave

11 Unit Apartment Building | \$1,998,000 (\$181,636/Unit) | 5.82% Cap Rate |
Sacramento, CA 95821

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INVESTMENT HIGHLIGHTS

11 unit
multifamily
property in an
established
Sacramento
rental corridor

Ten of eleven
units recently
remodeled

Stabilized
asset with
minimal
deferred
maintenance

100% occupied
with
immediate in
place cash
flow

Strong unit mix
consisting of
one bedroom
and two
bedroom units

EXECUTIVE SUMMARY

eXp Commercial is pleased to present 3911 Watt Avenue, a well maintained multifamily property located in the established Watt Avenue corridor of Sacramento, California. The property consists of 11 apartment units across

Call

Message

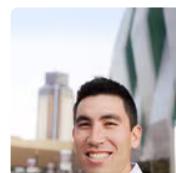
CONTACTS



Jon Bias



Paul Frank



Cameron
Iwasa



two stories and is currently 100% occupied, providing immediate and stable in place cash flow in a supply constrained Sacramento submarket. The asset has benefited from recent interior renovations, with ten of the eleven units remodeled, allowing new ownership to acquire a property that has already undergone significant upgrades while maintaining operational stability. The unit mix is well aligned with local renter demand, supporting consistent occupancy and long term performance.

This offering is ideally suited for investors seeking a stabilized multifamily asset with strong in place income, minimal deferred maintenance, and exposure to one of Sacramento's established rental corridors.

Please inquire for additional details.

PROPERTY FACTS

Price	\$1,998,000	Building	C
		Class	
Price Per Unit	\$181,636	Lot Size	0.32 AC
Sale Type	Investment	Building Size	8,972 SF

Cap Rate	5.82%	Average Occupancy	100%
No. Units	11	No. Stories	2
Property Type	Multifamily	Year Built	1958
Property Subtype	Apartment	Parking Ratio	1.75/1,000 SF
Apartment Style	Low-Rise	Cross Streets	Auburn Blvd
Zoning	SPA - Special Planning Area		

AMENITIES

Kitchen Oven Tub/Shower Freezer

Refrigerator Range

24 Hour Access Tenant Controlled HVAC Walk-Up Smoke Detector

Controlled Access

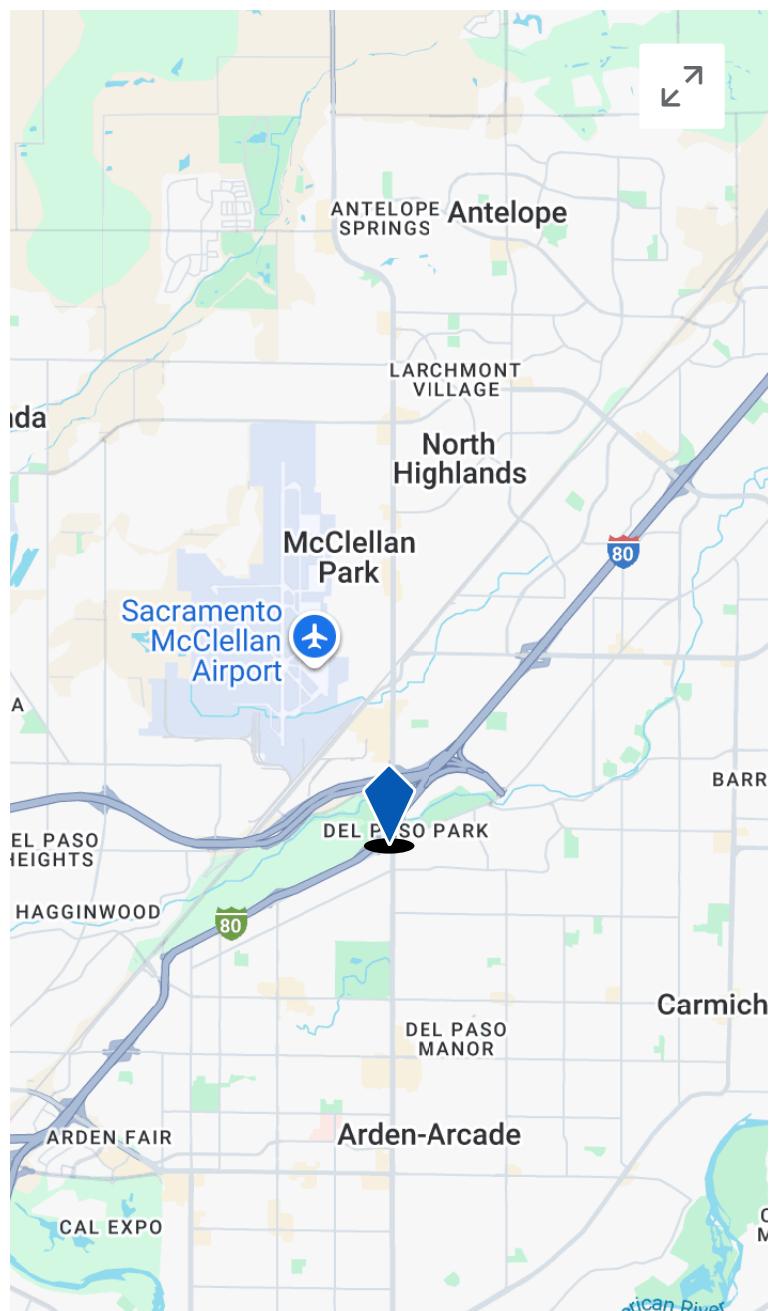
UNIT MIX INFORMATION

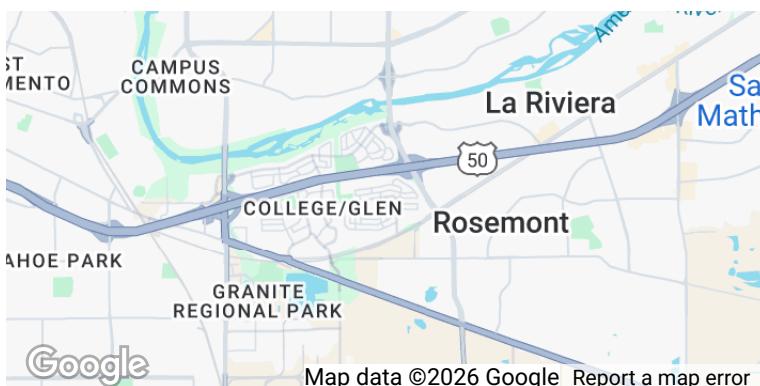
DESCRIPTION	NO. UNITS	AVG.SF RENT/MO
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1+1	7	- -
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2+1	4	- -
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MAP





Walk Score®
Very Walkable
(72)

Bike Score®
Very Bikeable
(73)

TRANSPORTATION

TRANSIT/SUBWAY

Watt/I-80	13	min 1.2 mi	walk
Watt/I-80 Station (Wb)	14	min 2.1 mi	walk
Watt/I-80 West	4 min drive	1.6 mi	
Roseville Road	5 min drive	2.2 mi	
Marconi/Arcade	7 min drive	3.4 mi	

COMMUTER RAIL

Sacramento	12 min drive	8.5 mi
Roseville	17 min drive	11.6 mi
Rocklin Amtrak Station	18 min drive	13.7 mi
Davis	28 min drive	23.3 mi
Auburn Amtrak	32 min drive	26.0 mi

AIRPORT

Sacramento International	23 min drive	16.1 mi
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PROPERTY TAXES

Parcel Number	2	Improvements Assessment	\$1,676,708
	5		
	4		

-
0
2
8
0
-
0
3
2

Land Assessment	\$	Total Assessment	\$1,910,173
	2		
	3		
	3		
	,		
	4		
	6		
	5		

Listing ID: 38830425

Date on Market: 12/19/2025

Last Updated: 1/4/2026

Address: 3911 Watt Ave, Sacramento, CA 95821

[More public record information on 3911 Watt Ave, Sacramento, CA 95821](#)

The [Outer Arden-Arcade Multifamily Property](#) at 3911 Watt Ave, **Sacramento, CA 95821** is currently available. Contact eXp Commercial for more information.

MULTIFAMILY PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown Sacramento Apartment Buildings](#)

[Arden/Arcade Apartment Buildings](#)

[South Sacramento Apartment Buildings](#)

[Midtown Sacramento Apartment Buildings](#)

[Capitol Park Apartment Buildings](#)

[Mansion Flats Apartment Buildings](#)

[Richmond Grove Apartment Buildings](#)

[East Sacramento Apartment Buildings](#)

[Old North Sacramento Apartment Buildings](#)

[Newton Booth Apartment Buildings](#)

[East Del Paso Heights Apartment Buildings](#)

[Parkway-South Sacramento Apartment Buildings](#)

[Southside Park Apartment Buildings](#)

[Boulevard Park Apartment Buildings](#)

[Riverpoint Apartment Buildings](#)

NEARBY LISTINGS

- [2439 Rio Linda Blvd, Sacramento CA](#)
- [2228 Edison Ave, Sacramento CA](#)
- [5841 Del Campo Ln, Carmichael CA](#)
- [3723 Jasmine St, Sacramento CA](#)
- [2630 Darwin St, Sacramento CA](#)
- [3441-3445 Altos Ave, Sacramento CA](#)
- [2372 Albatross Way, Sacramento CA](#)
- [3732-3736 Astoria St, Sacramento CA](#)
- [810-820 Lampasas Ave, Sacramento CA](#)
- [5364 Garfield Ave, Sacramento CA](#)
- [5372 Garfield Ave, Sacramento CA](#)
- [714-728 Darina Ave, Sacramento CA](#)



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