

Butterfield Station

Fast Facts

Station Overview

Average Daily Boardings 707
 Park & Ride Capacity 749
 Station Amenities:
 Pedestrian shelters, bike lockers,
 landscaping, and telephones.

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population 1,895
 Median Age 35.4
 Average Household Size 2.59
 Population under 18 23.6%
 Population 65 and older 6.7%

Median Household Income \$57,255
 Median Family Household Income \$59,695
 Per Capita Income \$24,417

Total Employment 5,800+

Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate 0%
 Annual Employment Growth Rate 0.3%

Asking Lease Rates

(January, 2001)
 Office \$1.30 Per Sq. Ft., NNN
 Retail (1 bldg.) \$0.85 Per Sq. Ft., NNN

Apartment Rents (January, 2001)

1-Bedroom \$665/month
 2-Bedroom \$792/month

Recent Property Sales

(January – December, 2000)
 Single-Family (avg.) \$135,800

Planned Development Highlights

1,000,000 Sq. Ft. FTB office expansion
 Entertainment-Retail Center at former
 drive-in theatre site by Syufy Enterprises

Auto Traffic Volumes (24 hour total)

21,812 Folsom Blvd., east of Mayhew
 Rd. (11/99)

Sources: Claritas Inc., Sacramento RT,
 First American Real Estate Solutions Inc.,
 Sacramento County, SACOG, FTB, and
 BAE.

STATION OVERVIEW

The Butterfield Station Area has the highest employment density of any Folsom Corridor Station Area east of Power Inn Station. The Butterfield Station is located on the south side of Folsom Boulevard,



near the intersection with Butterfield Way. A major State Franchise Tax Board (FTB) office facility is directly south of the station, which has north and south platforms, pedestrian shelters, and a landscaped park and ride lot with capacity for approximately 450 cars.

RT recently sold a portion of its park and ride lot to the south of the Butterfield Station platform to the State of California for expansion of the FTB and other state offices. Currently under construction, this project will add a million square feet of office space to the existing campus. Sacramento RT plans to make available one acre for retail development within the existing park and ride lot at Butterfield Station. In addition, the Butterfield Station Area contains a number of vacant properties.



The Butterfield Station has attributes that will make it desirable for a range of uses, including retail, office, and residential. Retail uses will benefit from the presence of a substantial residential base in the immediate area, as well as an increasingly dense employment base. Based on current

estimates, there is a large overall retail leakage in the convenience trade area centered on the light rail station, with unmet demand for a range of convenience retail and services, which could be targeted to Station Area residents and employees alike, in addition to taking advantage of Folsom Blvd. drive-by traffic.

Several large vacant sites near the Butterfield Station offer near term development opportunities. Given the very high employment density in the Station Area, consideration should be given to residential development that could help to address the existing shortage of housing relative to the number of employees in the area. Existing market rents are healthy in this area, and market-rate housing for employees of FTB and other employers would help to provide a more balanced land use mix and also contribute additional nighttime and weekend market support for Station Area retail. At the same time, the FTB facility and relative proximity to Downtown Sacramento establish the Station Area as an area with an identity for office use.

Representatives of the Department of General Services, which handles real estate matters for the State, have indicated that they would look with interest upon opportunities to secure additional sites for office development in this Station Area and others included in this study that are relatively close to Downtown Sacramento.