

# SEALED BID AUCTION

## PROPERTY LOCATION

[2nd and R Street Sacramento, CA](#)

## MINIMUM BID:

\$2,145.00

## REGISTER FEE/BIDDER DEPOSIT:

\$1,000.00

Cashiers check, Certified check or Money order made payable to California Department of Transportation-PERSONAL CHECKS OR CASH WON'T BE ACCEPTED.

## BID OPENING:

**Date:** March 12, 2026

**Time:** 11:00 AM Pacific Standard Time

## AUCTION LOCATION:

703 B Street, Marysville, CA 95901

Department of Transportation, District 3, Robert O Walkins Room 2<sup>nd</sup> Floor

## CONTACT:

Jewan Sood

(530)821-8379

[Jewan.Sood@dot.ca.gov](mailto:Jewan.Sood@dot.ca.gov)

## DISTRICT 3 MAILING ADDRESS:

703 B Street, Marysville, CA, 95901

# **DATA SHEET**

**(03-SAC005-0014)**

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the prospective bidders. All prospective bidders are encouraged to make visual inspections prior to the auction. The property is sold in "**AS IS**" condition.

**PROPERTY:** Parking

**LOCATION:** 2<sup>nd</sup> and R Street, Sacramento, CA Location

**SIZE:** (9,944 SQ)

**LIKELY ZONING:** Public Facilities

**SHAPE:** Rectangular

**Topography:** Flat

**UTILITIES:** N/A

**TENANCY:** EXISTING

**MINIMUM BID** \$2,145.00

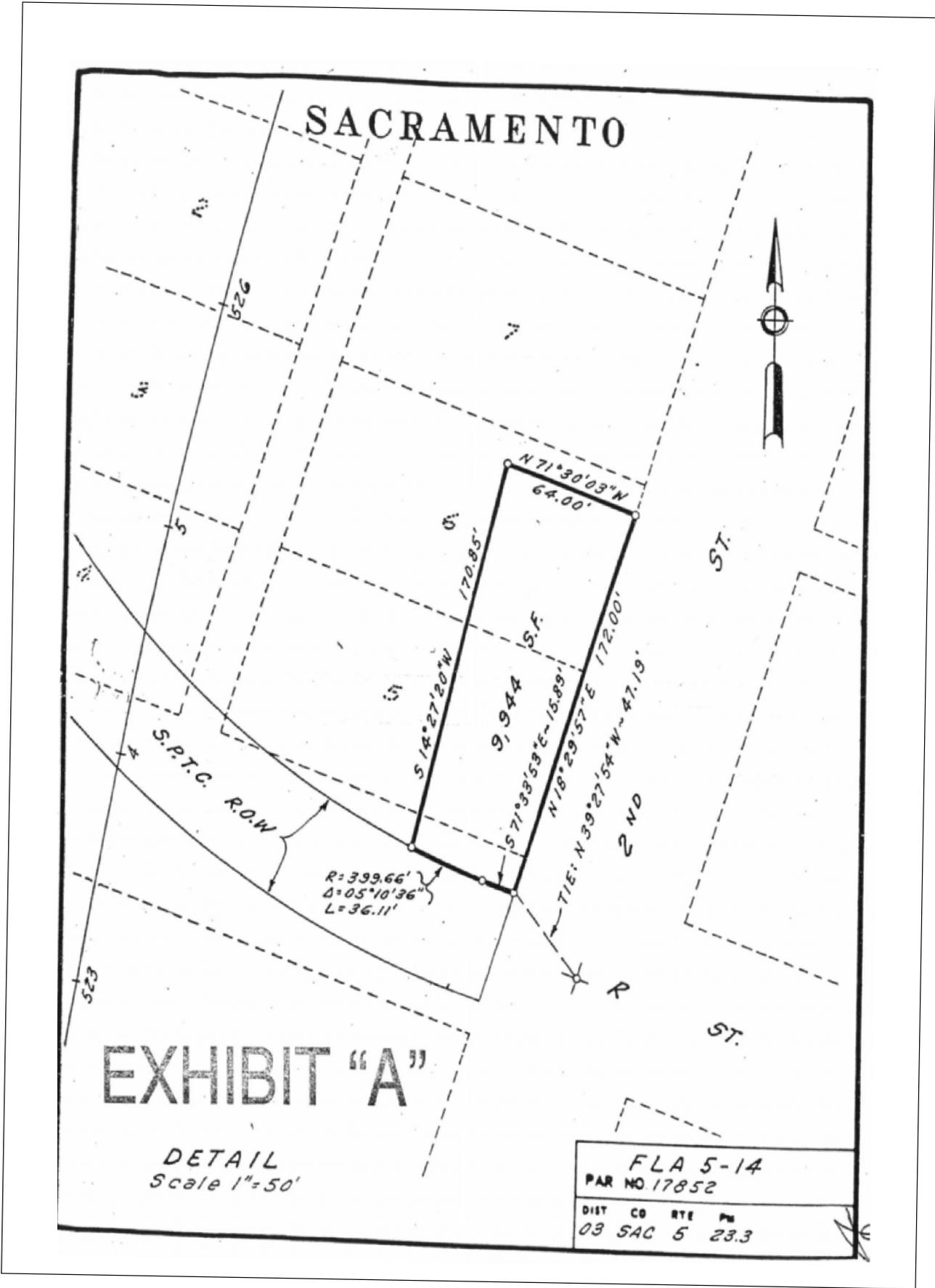
**BIDDER DEPOSIT:** \$1,000.00

**DATE OF AUCTION:** **March 12, 2026, 2026, at 11:00 AM**

**BID DEPOSIT:** Winning bidder shall remit a Bidder Deposit at time of Auction. Winning Bidder shall remit an additional deposit of the difference between the bid deposit and the security deposit **no later than fifteen (15) days prior to commencement date of the lease. Security deposit** is defined as the winning bid amount plus \$1,000.00

**LEASE COMMENCEMENT DATE:** APRIL 1<sup>ST</sup>, 2026

**REMITTANCE OF PAYMENT:** Payments shall be delivered to Caltrans, Right of Way Division at **703 B Street, Marysville, CA 95901**. All payments, including the Bid Deposit and Security Deposit must be in the form of a Cashier's check, Certified check or Money order made payable to California Department of Transportation. **\*\*Caltrans does not accept personal checks or cash.\*\***



Aerial view map of the parking lot located at 2nd and R Street Sacramento, CA, 95811

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# GENERAL BID PROCEDURES

1. **The successful bidder must provide a completed and signed Non-Residential Lease Application within (5) working days from date of auction.** Should Caltrans determine that any of the statements, representations or certifications contained on said Non-Residential Lease Application are incorrect, false or misleading, the successful bidder will be given (5) five working days to rectify any deficiencies. If the successful bidder fails to rectify any deficiencies, the successful bidder's bid may be rejected and will result in forfeiture of the entire amount of the successful bidder's bid deposit, which may be retained as liquidated damages.
2. No bid shall be accepted which is less than the minimum monthly bid deposit.
3. Caltrans reserves the right to refuse any or all bids and to make reasonable changes to the terms of the Sealed Bid Auction prior to the bidding process.
4. Caltrans reserves the right to change the bidding increments at our discretion.
5. **Bid Deposit:** Each winning bid must be accompanied by a bid deposit in the form of a certified or cashier's check payable to **State of California** or **California Department of Transportation**. A Public Agency shall have the option of submitting the required rental and security deposit following its Board Approval of the State's Standard Lease Form.
6. **Deposits and First Month's Rent:** The successful *bidder* shall present a certified or cashier's check in the amount equal to the difference between the bid deposit and the security deposit not later than **fifteen (15) days** prior to the commencement date of the lease. **Bid deposit is defined as the minimum bid amount plus \$1,000.00. Security deposit is defined as the winning bid amount plus \$1,000.00.** Lessee will present a certified or cashier's check for the first month's rent not later than **fifteen (15) days** prior to the commencement date of the lease. This check should be delivered or mailed directly to the following address:

California Department of Transportation, District 3  
Office of Right of Way Airspace Development Branch  
Attn: Airspace  
703 B Street  
Marysville, CA, 95901

*Failure to pay by the date indicated may result in forfeiture of the bid deposit, which may be kept by Caltrans as liquidated damages.*

7. The airspace property is being leased in an "as is" condition.
8. Successful bidders are to utilize only the designated area as specified on the parcel map and further referenced in their lease.
9. Failure of the successful bidder to execute the appropriate Caltrans lease for any reason will be considered a *default* by Caltrans and may result in the forfeiture of the entire bid deposit which may be kept by Caltrans as liquidated damages.

# **GENERAL DISCLAIMERS**

**All properties are being leased as parking lots for operable wheeled vehicles only. Other uses will be considered if they are appropriate for the area in which they are located. All uses must be approved by the Landlord and local jurisdiction.**

1. All bidders agree to all terms and conditions in the Standard Parking Lease. If you have questions as to whether your proposed use falls within these guidelines, please call the phone numbers listed on the first page. Prior to the auction date, a copy of each type of lease will be available for your review upon request via email. Partial terms of this lease are listed below.
2. The premises shall be used exclusively for the purposes of parking operable wheeled vehicles only. Other uses will be considered if they are appropriate for the area in which they are located. All other use must be approved by the Landlord and local jurisdiction.
3. Parking of wrecked or inoperable vehicles shall not be permitted.
4. There shall be no operation of facilities for a gasoline supply station. Vehicles used for gasoline or petroleum transportation shall not be permitted on the premises. No bulk storage of gasoline or petroleum shall be authorized.
5. The lessee shall make no improvements or alterations of any kind, to the premises without prior approval from the Landlord.
6. The lessee shall pay all taxes and assessments that may be legally assessed on the Lessee's possessory interest or any improvements or equipment placed on the premises by the Lessee during the tenancy. Payment for all utilities is the responsibility of the Lessee.
7. A maximum of two signs which are no greater than 30 SF of surface area may be erected on the premises upon written approval by the State.
8. No vending or sales of any kind shall be allowed on the premises unless approved by the Landlord.
9. A high standard of cleanliness of the premises shall be required and at the Lessee's expense.
10. The Lessee's use of the premises shall comply with all Federal, State and local law, and at the Lessee's expense.
11. The maintenance of the premises including driveways, fences and guardrails shall be at Lessee's expense. The Lessee shall be responsible for repair to piers, columns, and column protection of the viaduct structure, which may be damaged incident to the Lessee's use of the premises.
12. The Lessee at his expense shall keep in force Public Liability and Property Damage Insurance with a company or companies approved by the State during the term of the lease. **The Minimum Limits of Liability are \$ 5,000,000 per occurrence (CSL) for bodily injury and**

property damage liability combined. The State must be listed as an additional insured. The Certificate of Insurance must also identify the freeway lease area number. (For More Specific Information see the next Section titled "Insurance Information Sheet")

13. The Lessee shall not assign, sublet, or otherwise transfer the lease.
14. Also, no assigning, transfers, or subleasing can take place under any circumstances.
15. The Landlord reserves a Right of Entry for necessary protection, maintenance, reconstruction, and operation of the freeway structures and appurtenances.
16. The Lessee agrees to comply with the Federal Civil Right Acts of 1964.
17. If trucks are to occupy, the successful bidder (Lessee) shall be required to provide freeway column protection according to Department of Transportation's specifications for those airspace sites which are for other than automobile parking at the successful bidders own cost. Prior to the bidding date, a copy of the column protection will also be available for your review at the Right of Way Public Counter, 2nd floor, 703 B Street, Marysville, CA.
18. Storage of combustibles on the leased grounds, including wood pallets, shall not be permitted.
19. Prohibited Uses: Parking of wrecked or inoperable vehicles, operation of facilities for a gasoline supply station, vehicles used for gasoline or petroleum transportation, bulk storage for gasoline and petroleum, unauthorized vending, storage of combustibles, including wood pallets. No open storage or personal property shall be stored within the property.
20. Prohibited Items: The following items, though not limited to, are considered hazardous and prohibited
  - Oil and other motor related fluids (when outside of an operable vehicle)
  - Gasoline (when outside of an operable vehicle)
  - Non-operable vehicles
  - Wood items or lumber products, including pallets and chips/mulch
  - Portable buildings or other structures such as sheds or kiosks
  - Combustible, flammable, or hazardous material
  - Plastic or rubber materials including piping, conduit, and other tubing
  - Tires (when not is use on an operable vehicle)
  - Chemicals/Cleaning supplies in industrial quantity)
  - Any other combustible, hazardous, or flammable materials that are capable of being easily ignited and burning quickly.
21. Re-Bidding on lots: When a lessee submits a 90-day notice to vacate and gives up a property, the lesser shall not be permitted to bid on the same property next time it is put up for auction.
22. Security Deposit: The State may hold from Lessee an amount equal to **\$1,000** plus one month's rent as security deposit. Please note that the State does not characterize any portion of this deposit as "last month's rent". In the event of *DEFAULT* on parcels, *liquidated damages may be equal to the entire bid deposit of the minimum bid and may be kept as the default fee.*

23. Special Clauses notwithstanding, either party shall have the right to cancel the lease upon (90) ninety days written notice, except that in the event of a national or other emergency, in which case the State shall have the right of immediate possession.

24. **Annual Adjustment to Rent:** Lease increases are based on CPI increases each year.

25) Together with the Airspace Lease application, the successful bidder, at its own expense, must also submit a copy of their credit report, no more than 60 days from date of application, produced by a major credit bureau. The successful bidder's application will be rejected for any unlawful detainer actions or bankruptcy filings in the past 10 years. A Corporate Business Report shall be submitted for artificial entities such as Corporations and Limited Liability Companies (LLCs) that have been in existence for at least one year.

26) Should Caltrans determine by its sole discretion that the Successful Bidder's credit report data is unsatisfactory or that required information in the Airspace Lease Application is missing, or any of the statements, representations or certifications contained on said Application are incorrect, false, or misleading, the Successful bidder will be provided 1 additional business day to correct any deficiencies. If the Successful bidder fails to completely remedy the deficiencies and adequately demonstrates its ability to proceed to Caltrans' sole satisfaction, the Successful Bidder's bid may be rejected and shall result in forfeiture of the entire amount of the Successful Bidder's deposit, which will be retained by Caltrans as liquidated damages.

# **INSURANCE INFORMATION SHEET**

PLEASE GIVE THIS FORM TO YOUR INSURANCE AGENT OR BROKER.

The lease with the State of California, Department of Transportation, requires evidence of satisfactory liability and/or fire insurance. This evidence of insurance must be provided by completing the Department's Certificate of Insurance Form (enclosed) and returning it to the Department. In completing this form, the following requirements must be met:

- A. The Lessee must be shown as Named Insured
- B. The State of California, its officer, agents and employees must be included as Additional Insured, but only insofar as operations under the lease are concerned.
- C. The Lessee at his expense shall keep in force Public Liability and Property Damage Insurance with a company or companies approved by the State during the term of the lease. The Minimum Limits of Liability are \$ 5,000,000 per occurrence (CSL) for bodily injury and property damage liability combined. The State must be listed as an additional insured. The Certificate of Insurance must also identify the freeway lease area number.
- D. The Minimum Limits of Liability are \$5,000,000 per occurrence (CSL) for bodily injury and property damage liability combined.
- E. The insurer will not cancel or reduced the insured's coverage without 30 days prior written notice to the State.
- F. The State will not be responsible for the payment of any premiums or assessments.
- G. If the policy contains any clause excluding coverage as to property in the care, custody or control of the insured, such clause shall not apply with regard to any liability of the State of California, its officers, agents, or employees.
- H. Fire Insurance -The minimum limits of fire insurance coverage must be 100 percent of replacement value.

## **BID FORM - OPTION TO LEASE AIRSPACE**

To lease the real property described as **2nd and R St., Sacramento, CA**, the undersigned bidder submits the bid of: \_\_\_\_\_

(\$ \_\_\_\_\_) for the property described above. The Bid Deposit of **\$1,000.00** is paid here with-made payable to the Department of Transportation.

Upon notification from the California Department of Transportation that the undersigned Bidder is the successful Bidder, this "Bid Form" becomes the "Option to Lease Agreement" and the Bidder hereby agrees to the terms of this Option until such time as the airspace lease is signed. **All unsuccessful bidders will be refunded the bid deposit following the bid opening.**

The winning bidder will be required to pay to the Department of Transportation the difference between the bid deposit of **\$1,000.00** and the security deposit **immediately**. The Department must receive payment of said difference or the bid deposit of **(\$1,000.00)** will be forfeited and the Option will be awarded to the 2<sup>nd</sup> highest bidder.

The balance of the purchase price shall be paid to the Department of Transportation for the bidder to exercise this Option on or before **April 1st, 2026, by 3:00 p.m.**

All provisions of the "Terms of Option to Purchase Agreement" and contents of this Sales Brochure are hereby specifically incorporated by reference into the terms of this Option, and Bidder agrees to perform each of the terms.

### **Bidder's Consent**

I understand that if I fail to complete the transaction as agreed, I forfeit all deposits made prior to that failure (e.g., Registration/Bidder Deposit **or** Registration/Bidder Deposit **and** Security Deposit).

I hereby understand and agree that the parcel(s) upon which I bid will be leased "AS-IS". This means that the State of California does not guarantee, warrant or imply any potential for development or uses of said parcel(s). I have done due diligence regarding existing and/or potential use(s) of the parcel(s) and I have investigated, to my own satisfaction, any possible conflicts/problems with zoning and/or development regarding parcels upon which I bid. If I am the successful bidder, I shall hold the State of California harmless regarding the development potential of the parcel(s). Furthermore, I shall release the State from any liability regarding any/all conflicts with local zoning, building, or development requirements.

\_\_\_\_\_ I have received and read this brochure the Bid Form Option to Lease for this auction.  
(Please initial)

# AUCTION INSTRUCTIONS:

1. Remove and complete the Bid Form – Option to Lease Agreement.
2. Include the Bid Deposit of \$1,000.00 by cashier's check or certified check made payable to the California Department of Transportation. **PERSONAL CHECKS WILL NOT BE ACCEPTED.**
3. Enclose the Bid Form and the required Bid Deposit of \$1,000.00 in an envelope. Attach the cut-out address and identification below on the front of the envelope. **Bids must be received on or before March 12, 2026 10:55 a.m. BID opening will be at 11:00 a.m.**
4. Your name and mailing address should be shown in the upper left-hand corner of the bid envelope.
5. Envelopes not properly marked or opened prior to the sale may be disqualified.

**NOTE: IT IS VERY IMPORTANT THAT THE NOTICE BELOW BE AFFIXED TO THE OUTSIDE OF THE ENVELOPE ENCLOSING THE BID. THIS IS TO ELIMINATE POSSIBLE ACCIDENTAL OPENING OF THE BID ENVELOPE PRIOR TO THE ADVERTISED TIME OF BID OPENING AND DISQUALIFICATION FROM THE AUCTION.**

**\*\*\*\*\*Cut out address below and affix to front of envelope.**

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**CA Department of Transportation, Dist. 3  
Attn: Jewan Sood  
Right of Way – Airspace  
703 B St.,  
Marysville, CA 95901**

**DO NOT OPEN**

**Sealed-Bid Auction 03-SAC005-014-05**

**March 12, 2026, at 11:00 a.m.**

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