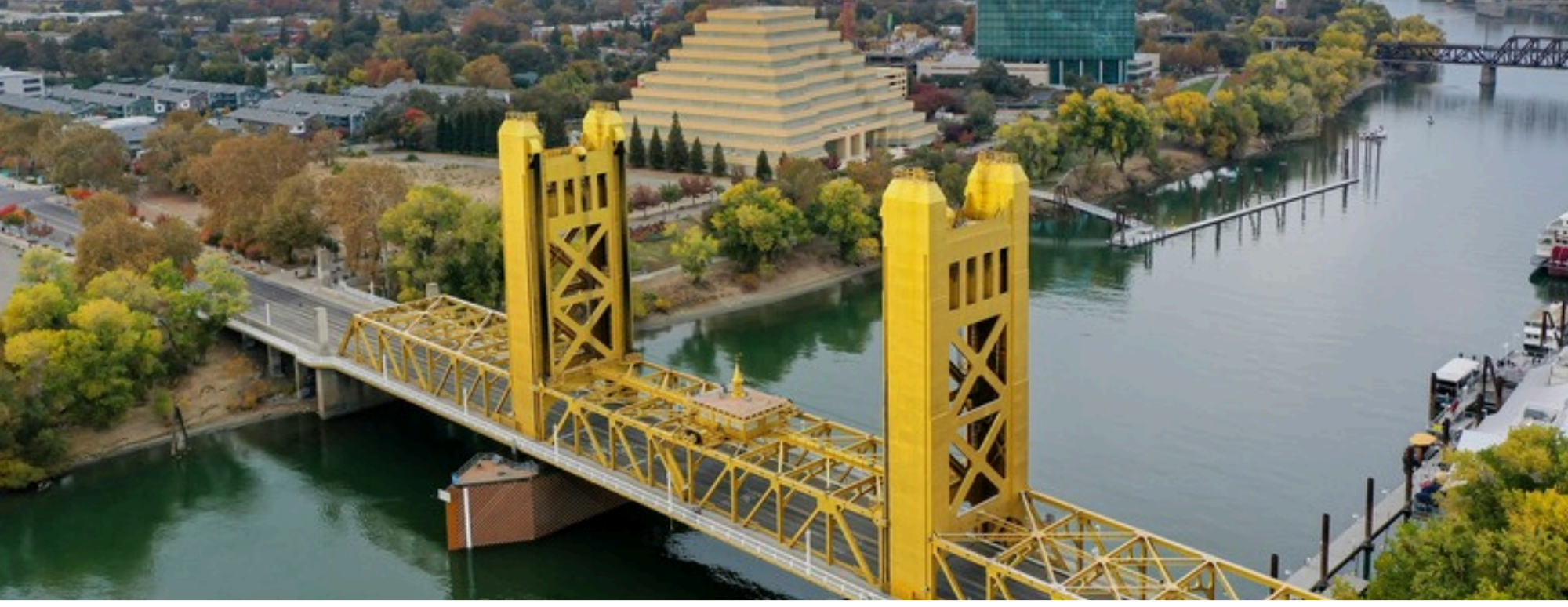




SACRAMENTO

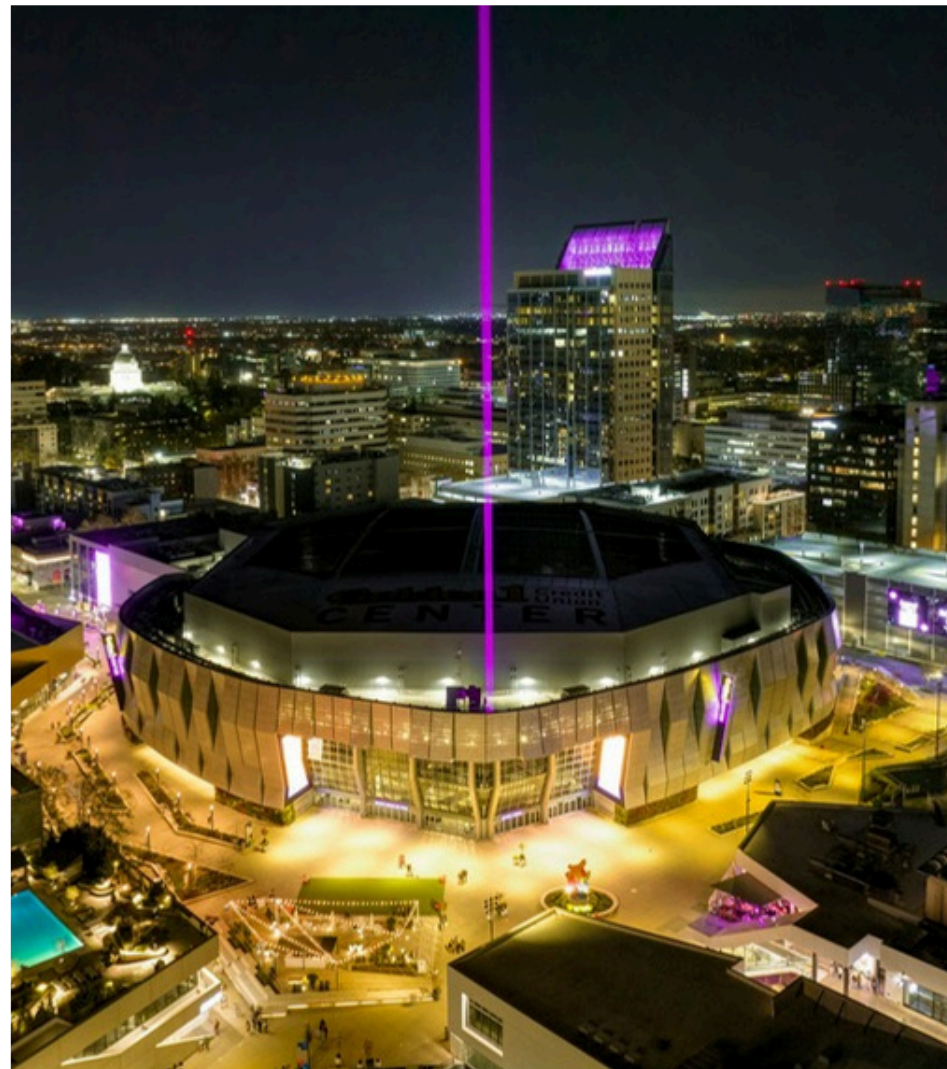
*local guide*





📍 SACRAMENTO

WELCOME TO  
THE COUNTY  
WE LOVE.



# Sacramento

## Utility Providers

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### City Offices:

City of Sacramento	916.808.5011
Sacramento Police (Non-Emergency)	916.808.5471
Sacramento Fire Department	916.808.1300
Animal Control	916.808.7387
Parks & Recreation	916.808.5200
Sacramento City Unified School District	916.643.7400

### Utilities:

Sacramento Utilities	916.808.5454
PG&E	800.743.5000
SMUD	888.742.7683

### Cable & Internet:

AT&T	800.288.2020
Comcast	855.262.4789
Consolidated Communications	855.780.9379
Direct TV	866.532.4407
Dish Network	866.867.0136



**SISTERS & CO.**  
*real estate*

Dre #: 02031982 | 02036467

☎ 916.761.0895 & 916.529.1524

✉ Glna.Brashears@gmail.com  
Josie.Fawver@gmail.com

# Sacramento County Demographics



## Demographic

Population Size: 1,578,000  
Average Annual Household Income: \$102,258  
Average # in household: 2.76  
Median Home Value: \$550,000  
Median Rent: \$1,995  
Home Owners: 60.43%  
Renters: 39.57%

47.24% of the households earn more than the national average each year.

The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

*Meet your sister team*



Josie Fawver & Gina Brashears

916-529-1524

DRE# 02036467 | 02031982

sistersandcorealestate@gmail.com

www.sistersandcorealestate.com

# Where People Love to Live in Sac County

## 1. East Sacramento

East Sacramento is cherished for its tree-lined streets, charming historic homes, and proximity to parks and recreational areas. McKinley Park is a centerpiece, offering a rose garden, playground, and walking paths. The neighborhood is also close to downtown, making it convenient for professionals.



## 2. Midtown

Midtown is the cultural and entertainment hub of Sacramento. With its vibrant nightlife, trendy restaurants, and art galleries, it attracts young professionals and creatives. The area is highly walkable and bike-friendly, with a mix of historic homes and modern apartments.



## 3. Folsom

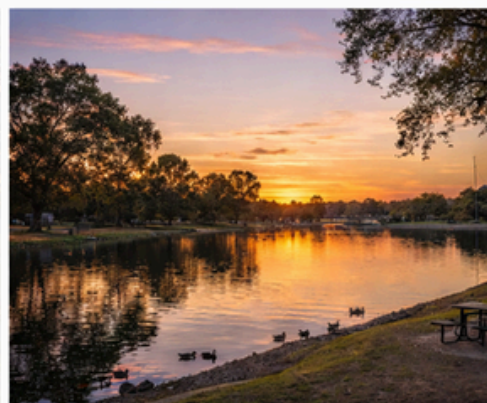
The city is home to beautiful parks, the scenic Folsom Lake, and extensive bike trails. Its historic downtown area offers charming shops and restaurants, while modern amenities ensure convenience and comfort.



# Where People Love to Live in Sac County

## 4. Rancho Murieta

Known for a serene and picturesque environment, characterized by rolling hills, lush landscapes, and a strong sense of community. The area offers residents a peaceful, gated setting with access to outdoor recreational activities, such as golf courses, equestrian facilities, and nearby lakes, making it an ideal location for those seeking a balance of natural beauty and modern amenities.



## 5. Elk Grove

Elk Grove is favored for its family-friendly environment, featuring outstanding schools, numerous parks, and a wide range of housing options. The community is diverse and welcoming, with regular local events fostering a strong sense of belonging.

## 6. Gold River

Gold River is known for its combination of upscale suburban living and natural beauty. The community offers well-maintained homes, and easy access to the American River Parkway, providing ample opportunities for outdoor activities such as biking, hiking, and kayaking.



# ANNUAL EVENTS

## *in Sacramento*



### 1. CALIFORNIA STATE FAIR

An annual celebration featuring thrilling rides, live entertainment, diverse exhibits, and delicious food, offering fun and excitement for all ages.

### 2. FARM TO FORK

A vibrant celebration of the region's agricultural bounty, featuring local food, drinks, and live entertainment that highlights the farm-to-table movement.



### 3. CALIFORNIA CAPITAL AIRSHOW

Experience the world's most talented pilots and capable aircraft both in the air and on the ground and an extensive list of military jet performances.



# 3 Our top 3 coffee shops

THAT YOU'RE SURE TO LOVE

## 1. Philz Coffee

ICE BLOCKS

Whether you're grabbing a quick coffee on the go or settling in for a leisurely break, Philz at the Ice Blocks promises a welcoming ambiance and exceptional coffee that reflects the dynamic energy of downtown Sacramento.



## 2. Pause Coffee

FAIR OAKS

Known for its relaxed atmosphere and friendly service, Pause Coffee serves high-quality, locally roasted coffee and delicious pastries. It's an ideal spot for meeting friends, working remotely, or simply taking a moment to unwind with a perfectly brewed cup of coffee.



## 3. Temple Coffee

MIDTOWN

Temple Coffee Roasters in Midtown Sacramento is a stylish and sophisticated café renowned for its meticulously sourced and expertly roasted coffee beans. Located in a bustling area, this café offers a sleek, modern setting with ample seating, making it perfect for both work and social gatherings.



## 1. Castle Park

FOLSOM

Inspired by its wooden, fortress-like playground, this park never fails to create unforgettable memories.

## 2. EFFIE YEAW NATURE CENTER

CARMICHAEL

Provides a serene escape into nature with its interpretive trails, wildlife exhibits, and educational programs.

# TOP

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# Playgrounds

## 3. Fairytale Town

LANDPARK

A whimsical park where classic fairytales come to life through colorful playsets and gardens, offering a magical experience for children and families alike.

## 4. Hagan Community Park

RANCHO CORDOVA

A family-friendly destination with picnic areas, playgrounds, sports fields, and a seasonal splash pad.

# Top Dining Spots

YOU CAN'T HELP BUT ♥ LOVE



## Bacon & Butter

EAST SACRAMENTO

Delights diners with its innovative dishes featuring locally sourced ingredients, blending the rich flavors of bacon and butter into a memorable culinary experience.



## Ernesto's

MIDTOWN

The region's most award-winning restaurant for outstanding Mexican cuisine and service. Ernesto's uses only the freshest ingredients.

# *Yummy Ice Cream Shops*



## 1. Vic's Ice Cream

RIVERSIDE BLVD

A family owned old-fashioned ice cream parlor located in Sacramento's Land Park.



## Gunthers

FRANKLIN BLVD

With over 40 flavors of ice cream, Fruit Freezes, sandwiches, and novelty frozen treats, Gunther's has become a destination for quality treats and a one-of-a-kind California experience.



## 3. Leatherby's

ELK GROVE, SACRAMENTO, FOLSOM

Voted as number 1 ice cream in Sacramento for over 40 years



# Local Donut Shops

## THAT OUR LOCALS ARE LOVING



### 1. Marie's Donuts

FREEPORT BLVD

Marie's Donut Shop is a neighborhood gem known for its fresh, delicious, and generously-sized donuts that satisfy every sweet tooth.



### 2. Babes Ice Cream & Donuts

J ST

Babes is a local favorite offering a twist on classic donuts, featuring inventive flavors that are sure to hit the spot.



### 3. Danny's Mini Donuts

2ND ST

Danny's serves the cutest donuts made hot on the spot! If you try these, you will thank us later!



# Fun Things to Do in Sacramento

## 1. Kings Game

DOCO

Visiting a Kings game in Sacramento is an exhilarating experience, filled with enthusiastic fans, top-notch entertainment, and a vibrant atmosphere at the state-of-the-art Golden 1 Center.



## 2. Whitewater Rafting

AMERICAN RIVER

If you're feeling adventurous, head to the South, Middle, or North forks of the American River for a thrilling whitewater rafting experience.



## 3. Enchambered Escape Room

SACRAMENTO

You and your group will be challenged to find your way through mysterious puzzle filled environments with secrets hidden all around you.





# Outdoor Entertainment

THAT OUR LOCALS ARE LOVING

## BICYCLING

More than 32 miles of paved bike trails along the scenic American River Parkway in Sacramento highlight the city's cycling amenities. Hop on the trail at many different points and ride along the American River, or rent a bike in Old Sacramento and take it for an urban spin.



## HIKING

The Sacramento region has excellent hiking opportunities. You can take a challenging trail hike (or run) around Lake Natoma or take a quick drive up Highway 50 or Interstate 80, to the Auburn State Recreation Area to find spectacular views of the foothill gorges, rivers and waterfalls.



## Visit Folsom Lake

Folsom Lake offers everything: a huge lake for all sorts of water activities and nature trails for hiking, walking and horseback riding.





# Local Grocery Stores

THAT OUR LOCALS ARE LOVING

## Corti Bros

FOLSOM BLVD

A renowned local grocery store celebrated for its extensive selection of gourmet foods, fine wines, and international specialties, offering a unique shopping experience for food enthusiasts.



## The Sacramento Natural Foods Co-op

R STREET

A vibrant community hub offering fresh, organic, and locally sourced products. With a diverse selection of groceries, a deli, bakery, and wellness department, it fosters healthy living and sustainability.



## Trader Joe's

ELK GROVE, SACRAMENTO, FOLSOM

With a focus on customer experience and a laid-back atmosphere, offering a diverse selection that includes seasonal favorites, snacks, and a variety of frozen and fresh goods.





# Major Hospitals

## 1. Sutter

DOWNTOWN SACRAMENTO



## 2. Mercy

DOWNTOWN SAC, FOLSOM,  
CITRUS HEIGHTS

## 3. UC Davis

SACRAMENTO





# *Local Pet Care*

THAT OUR LOCALS ARE LOVING



## 1. Pet Supplies

INCREDIBLE PETS, EAST SACRAMENTO

Offers broad supplies for dogs, cats, small pets, birds, and fish with self-serve dog wash and custom ID tags



## 2. Dog & Cat Grooming

THE RICH GROOMER

Unparalleled expertise, stress-free environment, personalized care, comprehensive services, premium products, convenient scheduling, and loving environment all come together to create an unforgettable grooming experience for your furry friend.



## 3. Vet Clinic

COUNTRY VETERINARY HOSPITAL

A full service veterinary practice in Elk Grove, CA specializing in small animal health care.



# Favorite Gyms



## F45

SACRAMENTO

F45 Sacramento Training is a 45 minute HIIT workout that will challenge you like never before.



## Life Time Fitness

FOLSOM

Life Time is an athletic country club. It has something for everyone: an expansive fitness floor, unlimited studio classes, basketball courts, eucalyptus steam rooms, and indoor and outdoor pools.

## Orange Theory

SACRAMENTO

Full body group workout that combines cardio and strength training with real-time tracking for measurable results you can see and feel.





# *Farmers Markets*

## Midtown Farmers Market

SACRAMENTO, 20TH STREET

Saturdays 8 am to 1 pm  
year round



## Historic Folsom Farmers Market

FOLSOM, SUTTER STREET

Saturdays 8 am to 1 pm  
year round



## Sutter Med Center Farmers Market

SACRAMENTO, CAPITAL AVE

Thursdays 230 pm to 530 pm  
year round



# Favorite Realtors



## Sisters & Co Real Estate

SACRAMENTO

*Hi! We are Gina Brashears & Josie Fawver, founders of Sisters & Co real estate. We are Sacramento girls, born and raised. We love exploring coffee shops and dream homes. We hope to be known for bringing integrity and expertise to the real estate world while providing such a high level of customer service that people will remember it for years to come.*

**Visit us at**  
**[sistersandcorealestate.com](https://sistersandcorealestate.com)**

