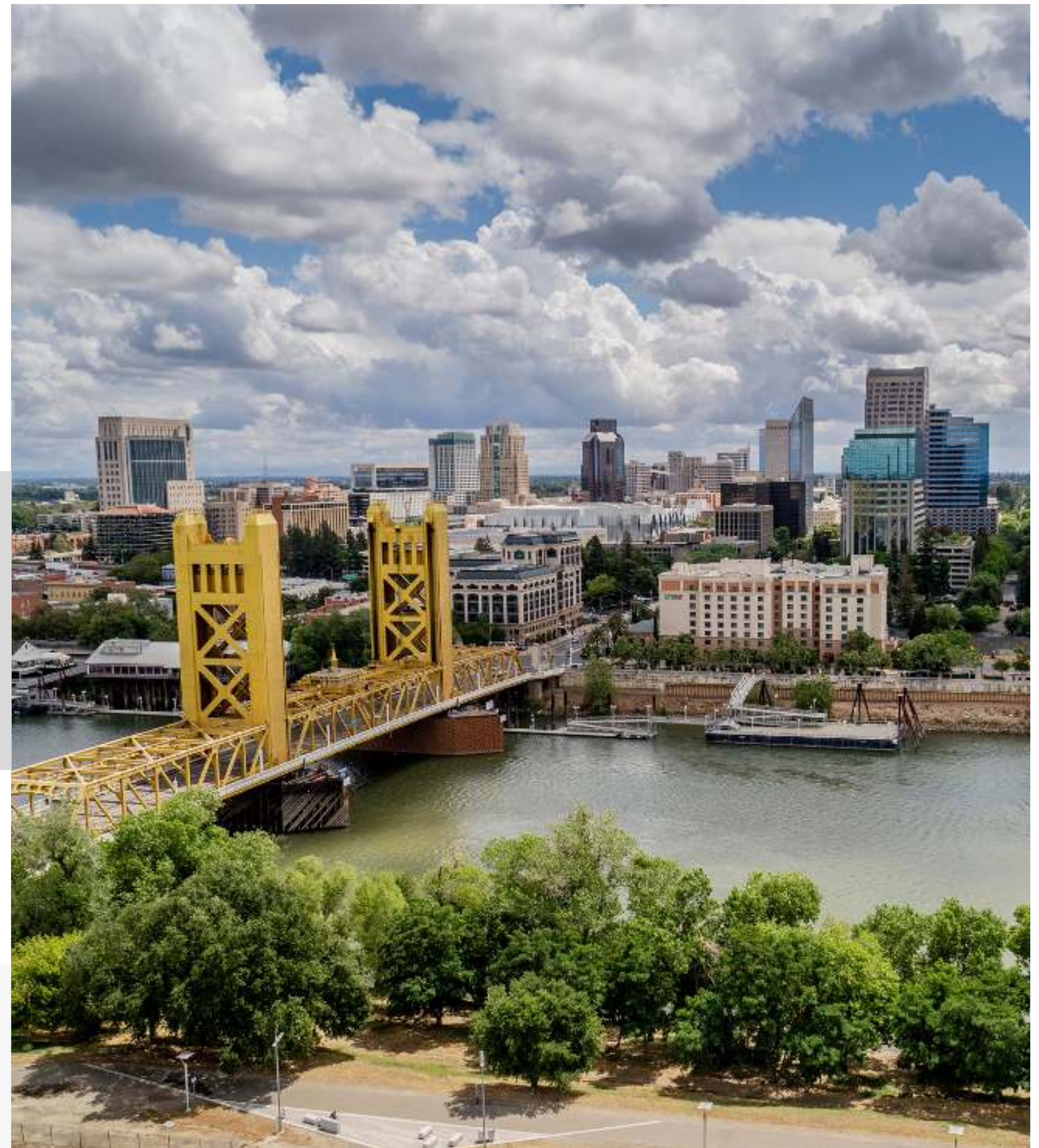


CARDENAS & WIDDERS TEAM

# 2025 RELOCATION GUIDE



[www.ElevatedLiving-Sactown.com](http://www.ElevatedLiving-Sactown.com)



# Cardenas & Widders Team



Brooke Cardenas, CalRE#01713305  
Denise Widders, CalRE #02254919

## Team Bio

The Cardenas & Widders Real Estate Team is built on trust, experience, and a shared commitment to concierge-level service. Together, Brooke Cardenas and Denise Widders combine over two decades of real estate expertise with strategic project management and cutting-edge marketing innovation. Their approach is hands-on, collaborative, and centered entirely on the client experience.

## Brooke Cardenas

With over 24 years of real estate experience, Brooke Cardenas is recognized as a top-performing Realtor at Coldwell Banker. A lifelong resident of East Sacramento, she specializes in both residential and commercial real estate, known for her in-depth knowledge of the region's micro-neighborhoods. Brooke delivers concierge-level service with a commitment to integrity, communication, and results. She is also an outdoor enthusiast and Vice President of the Sacramento Golden Wheelmen Bicycle Racing Team.

## Denise Widders

Denise Widders brings a strategic edge to the real estate process with a background in project management at Intel and over 26 years in the Sacramento region. From CSU Sacramento to Folsom and now El Dorado Hills, she offers clients authentic local insights. Denise is known for her warmth, tech-savviness, and thoughtful touches—from fresh baked cookies at open houses to engaging giveaways. She partners with Brooke to provide personalized service grounded in trust, innovation, and community values.

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# STATISTICS

**\$530,000.00**  
MEDIAN PROPERTY VALUE

Population: 1,588,921

61.4% WHITE

24.4% HISPANIC

17.8% ASIAN

10.9% BLACK

**57.8%**

HOMEOWNERSHIP  
RATE

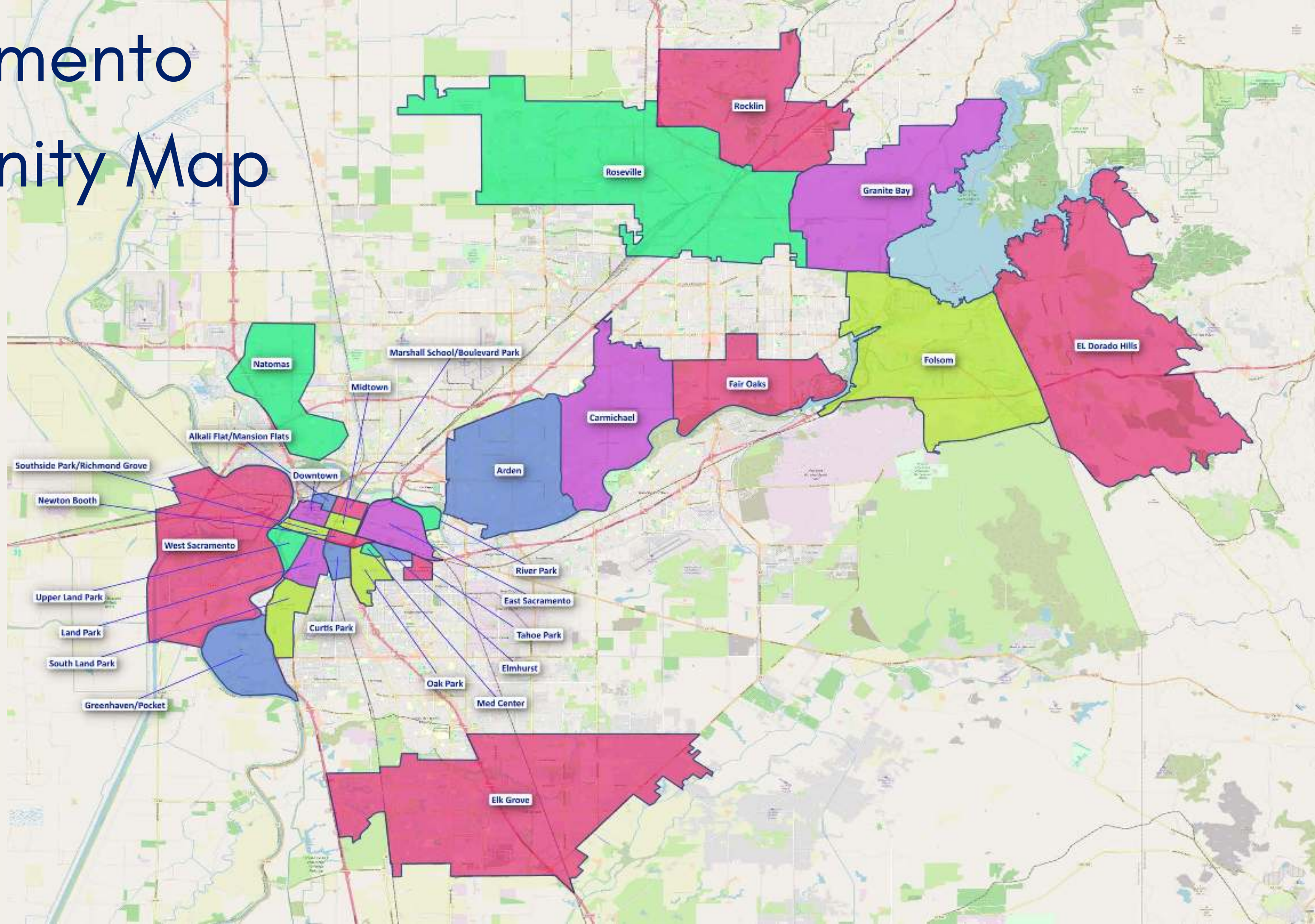
**\$76,422**  
MEDIAN HOUSEHOLD INCOME

SOURCE: UNITED STATES CENSUS BUREAU





# Sacramento Community Map





# ARDEN-ARCADE



Sprawling out along much of Sacramento's east side, Arden-Arcade is an expansive neighborhood that falls between the American River and Interstate 80 from Arden Fair to Carmichael. Residents of this area enjoy convenient access to downtown Sacramento for commuting ease, as well as the ample outdoor recreation opportunities afforded by the miles of trails and greenspace along the American River at the neighborhood's southern edge.

Homebuyers looking to choose from a wide selection of single-family homes, townhomes, and condominiums in a peacefully residential part of Sacramento are sure to find a multitude of options in Arden-Arcade. Homes in this area are part of the San Juan Unified School District, which has highly rated schools from elementary through high school.



# CARMICHAEL



Carmichael is a classic suburban community, comprised of well-kept ranch-style and contemporary homes positioned along tree-lined streets with pockets of private gated communities and posh estates along the American River. The homes have close proximity to the American River Parkway. In this neighborhood, you can easily walk your dog or jog on a variety of walking trails. For the more adventurous, ride your bike on the 32-mile Jedediah Smith memorial bike trail and enjoy road, gravel and mountain bike riding. There are plenty of beaches to have a picnic or take a dip in the American River. Fish, kayak, stand-up paddleboard (sup) or float down the river on a raft. There are more than a dozen parks nestled throughout Carmichael. The community's crowning jewel is Ancil Hoffman park, located on the American River Parkway. The 395-acre park features the Effie Yeaw nature center and an 18-hole golf course. The 38-acre Carmichael park is also popular among locals and Sacramentans everywhere. It has five baseball fields, six tennis courts, three playgrounds, an off-leash dog park, a frisbee golf course, and a clubhouse.



# CURTIS PARK



Curtis Park is known for its craftsman, Spanish revival, storybook architecture, Tudor style homes, historic character and suburban feel. The 24th Street Theatre, built in 1929, hosts plays, concerts, and comedy performances. The neighborhood's namesake park has a jogging trail, tennis courts, and summer concerts. Several casual bistros, craft breweries, and tap houses can be found throughout the area. Gunther's Ice Cream has been a local favorite since 1940 and Marie's Doughnuts is a nostalgic destination for residents all over the city. Nearby Taylor's Market is an excellent gourmet grocery. This is one neighborhood that does not lack amenities. Leonardo da Vinci elementary in neighboring Hollywood Park is often a popular school with local families.



# DOWNTOWN



The downtown area is the heart of Sacramento, offering everything from incredible farm-to-table eateries and specialty boutiques to historic homes and the California State Capitol. Restaurant offerings include everything from the James Beard Award-winning Frank Fat's, a traditional family-owned Chinese-American eatery where political and business leaders meet, to the more modern Ella Dining Room and Bar, which boasts a seasonal French-influenced menu. This region boasts the new Downtown Commons (DOCO), a two level mixed-use entertainment and shopping complex that contains the Golden 1 Center, the home of the Sacramento Kings. Near upscale hotels and an IMAX theater, the SAFE Credit Union Convention and Performing Arts District contains a renovated convention and performing arts center. Downtown is the bustling metropolitan hub of the region. On the western side of downtown is the Old Sacramento Waterfront with historic buildings, wood-plank sidewalks, museums, and the Sacramento River. The California State Railroad Museum draws tourists and school groups alike with its impressive collection of historical exhibits. The nearby Crocker Art Museum and California Automobile Museum provide visitors with hours of uniquely Californian cultural interest and history.



# EAST SACRAMENTO



East Sacramento is known for its tree-lined streets and parks, such as McKinley and East Portal Parks. The area has a lively dining scene, with everything from casual burger joints to refined farm-to-fork restaurants, plus family-friendly craft breweries and artisan coffee shops. The nationally-renowned Corti Brothers, an Italian specialty grocery store, has been a neighborhood staple since 1947. Any foodie or gourmet cook would enjoy the amenities local to this neighborhood. East Sacramento also features the city's most fashionable Fabulous 40's neighborhood that architecture enthusiasts will adore, but its main draw is its relaxed family-friendly atmosphere. Many families bicycle the neighborhood, which is known for its impressive holiday light displays and festive Fourth of July parade. East Sacramento homes are some of the most varied in the region, with European revivals, bungalows, craftsman, Spanish, Tudors, and ranch style homes, which range from quaint storybook to grand estate in style.

East Sacramento's quaint shops and eateries, established private schools, parks, and small-town vibe make it a great place for young families. This neighborhood has some of the city's most highly rated elementary schools, with Phoebe Hearst, Theodore Judah, and David Lubin all within close proximity.



# EL DORADO HILLS



Beautiful El Dorado Hills is nestled in the scenic mountain Foothills of the Sierras. El Dorado Hills is one of the most prestigious residential areas in Northern California. El Dorado Hills is a community that offers visitors the amenities of shops, hotels, services, entertainment and restaurants. El Dorado Hills is an active community with many parks, playgrounds and sports fields. Some of the recreational activities in El Dorado Hills include biking country roads, walking trails along small streams, boating and jet skiing at Folsom lake, as well as hiking the many trails around the lake. The homes in this area are quite large and there is a good amount of new construction and newer homes. The schools are among the highest rated In the area.



# ELK GROVE



Elk Grove is a suburb of Sacramento in Sacramento County. Elk Grove is a family-oriented community where opportunity is around every corner. The city offers everything from starter homes to ranch estates, and provides a safe, youthful environment where families put down roots. Living in Elk Grove offers residents a sparse suburban feel and most residents own their homes.

Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, the CRC light rail, and two ports. The City of Elk Grove is known for an award winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, and much more. Elk Grove has a prosperous business community that boasts a diversity of shops, services and promising careers. Mikuni Japanese Restaurant and Boulevard Bistro are great local options. With large area gyms, the Wackford Complex water park, and the expected move of the Sacramento Zoo to the region within the next few years, Elk Grove offers all the amenities growing families might want.



# ELMHURST / MED CENTER



Elmhurst and the Med Center neighborhoods are two of Sacramento's hidden gems. Both are charming, well-established residential areas known for their quiet, friendly atmosphere, tree-lined streets, and strong sense of community. With close proximity to the UC Davis Medical Center, a world-renowned medical facility, this area is an ideal haven for students, researchers, and healthcare professionals who study or work at the Med Center.

Living in Elmhurst offers an appealing blend of urban and suburban lifestyles. Residents enjoy easy access to local bars, restaurants, coffee shops, and parks—all within walking or biking distance.

Families in the area benefit from several excellent school options, including David Lubin Elementary, the neighborhood school, and Phoebe Hearst Elementary, a highly rated choice school.



# FAIR OAKS



Fair Oaks boasts a small-town charm built on its agricultural roots but still keeps up with modern times by offering many amenities, such as fantastic shopping spots, at Fair Oaks Village Mall. The weekly farmer's market is a treasure. Some of the top-rated public schools in the San Juan School District are in Fair Oaks. Walk or ride your bike to the local hip restaurants and bars or hop on the nearby American River Bike Trail. Lake Natomas, the Aquatic Center and Folsom Lake are all within close proximity. You may see a stray chicken roaming the quiet streets, but that is part of the Fair Oaks charm.



# FOLSOM



Folsom is a beautiful city located in Sacramento County. The ideal spot for outdoor activities due to its landscape filled with parks and trails such as Folsom Lake State Recreation Area or Beal's Point. Folsom has the ultimate blend of a thriving tech business culture combined with an authentic "hometown" vibe. Consistently ranked as one of the top cities in California to raise a family, Folsom has top-rated schools, safe streets and an abundance of shopping, restaurants, and new housing. The Sutter Street Steakhouse and Chicago Fire are delicious local options. Folsom is also home to the excellent Folsom Zoo. Folsom is an active community with many parks, playgrounds, and sports fields. Popular recreational activities for families include boating and jet skiing on Folsom Lake, biking and jogging or walking on the trails.



# GRANITE BAY



Granite Bay is one of the Sacramento area's most prestigious communities, known for its luxury estates, proximity to Folsom Lake, and top-performing schools. The area features custom-built homes on spacious lots, often surrounded by oak-studded hills and private gates.

Residents enjoy boating, paddleboarding, and lakeside picnics at nearby Granite Bay Beach, as well as golfing at the acclaimed Granite Bay Golf Club. The neighborhood is home to boutique shopping, upscale dining, and an abundance of fitness and equestrian facilities.

With its combination of natural beauty, privacy, and convenience, Granite Bay attracts executives, professionals, and families who appreciate a serene lifestyle while remaining close to Roseville's amenities and Sacramento's business core.



# GREENHAVEN AND POCKET



The Greenhaven and Pocket neighborhoods offer a blend of comfortable mid-range homes and elegant gated communities. The most upscale residences are found along the Sacramento River, where private docks and water access create an enviable lifestyle. One of the most prestigious private enclaves is riverlike, known for its lakeside homes, manicured landscaping, and community amenities.

Numerous parks are nestled throughout the area, including Marriott Park, Charter Point Park, Shore Park, and Garcia Bend Park, which features a boat ramp, soccer fields, tennis courts, and a large play area. Both Greenhaven and the Pocket are primarily residential, complemented by nearby shopping centers, coffee shops, and fitness facilities.

The Sacramento River Parkway Trail runs along the levee and is popular for birdwatching, biking, running, and walking. These neighborhoods offer a peaceful, well-maintained environment with convenient access to downtown Sacramento and the surrounding region.



# LAND PARK



Land Park is known for William Land Park, the city's largest park. It is a popular spot with locals for picnicking and jogging and is also home to the 3.5-acre Fairytale Town, a children's play park, and the Sacramento Zoo. Offering a little of everything, land park also sports a nine-hole golf course. Land Park is known for its cottage and Tudor-style homes, historic charm, and dining scene. The land park neighborhood shows off its elegant flair with local shops and eateries such as Dad's Kitchen and the historic Tower Cafe. Crocker Riverside, the neighborhood elementary school, is highly rated and popular with local families. Land Park homes range from small cottages to large and impressive historic mansions.



# MIDTOWN



Midtown is an ideal area for those wanting easy access to the city's amenities within a walkable neighborhood. Many residents use bicycles and electric scooters to zip around the tree-lined streets. Midtown is a trendy cultural hub with plenty of restaurants and an eclectic mix of architectural styles, coffee bars and art galleries. The porch, a farm-to-table style restaurant featuring southern cuisine, Localis, an upscale contemporary restaurant, and a variety of small locally-owned businesses dot the neighborhood. Coffee shops and brewpubs are popular local hangouts. There is always something to do in midtown, whether it be a late night show at the Sacramento comedy spot, a Saturday visit to the farmer's market, or a stop at the Sacramento natural foods co-op. Artbeast children's studio offers preschool and summer camp classes for younger children and the B Street Theater offers classes and performances for both adults and children.



# NATOMAS



Natomas is home to parks and trails, family-friendly eateries and shopping areas that are sure to please visitors and locals alike. Natomas is a true suburb and as such, usually requires driving to find the best restaurants. But favorites such as Bonchon Natomas, Jack's Urban Eats and Daikon Korean BBQ are worth the drive.

If you're the outdoorsy type, Discovery Park, one of the region's largest green spaces, is the perfect place to perch during a hot Sacramento summer day. A part of the American River Parkway, the park offers a variety of recreational activities including boating, picnic areas and wading in the river.

In the summer, the 47+ acre North Natomas Regional Park hosts some of the community's biggest events, including movie nights and farmers markets. The park also offers its own sports fields, bikeways, play areas, water features, and some of the best play areas for both kids and dogs. In the winter, some of the region's most impressive holiday lights displays can be found in Natomas.



# OAK PARK



Oak Park is Sacramento's first suburb and one of its most historically significant neighborhoods. With close and easy access to Midtown and Downtown, it offers convenient proximity to major destinations across the city. The area is rich in character, featuring a vibrant mix of culture, art, and community events.

Residents enjoy local farmers markets, coffee bars, and public art installations that reflect Oak Park's creative spirit and diverse heritage. The neighborhood continues to grow and evolve, blending historic charm with modern revitalization while maintaining a strong sense of community and pride.



# RIVER PARK



River Park is a small, close-knit neighborhood located just north of East Sacramento. Its relative isolation and limited through traffic contribute to a strong sense of safety and community—qualities highly valued by its residents. With easy access to the American River Parkway, River Park is a haven for outdoor enthusiasts who enjoy walking, biking, and cooling off at the river's sandy beaches during the summer months.

Homes in River Park are primarily ranch-style residences, typically larger than those found in neighboring East Sacramento. The community's centerpiece, Glenn Hall Park, offers expansive green space, sports fields, and a neighborhood pool that's popular with families.



# ROCKLIN



Rocklin offers a perfect balance of suburban ease and scenic beauty, located just northeast of Roseville. Known for its rolling hills, parks, and highly regarded schools in the Rocklin Unified School District, this community is consistently ranked among the safest and most desirable in Placer County.

Residents enjoy a variety of outdoor activities, from hiking trails and sports complexes to the Quarry Park Adventures aerial ropes course and amphitheater, which hosts concerts and community festivals. Rocklin's thoughtful urban planning includes inviting retail hubs, restaurants, and family-friendly neighborhoods with generous greenbelts and open spaces.

Its location along Interstate 80 provides an easy commute to Sacramento or weekend getaways to Lake Tahoe. Rocklin is ideal for families seeking strong schools, open space, and a welcoming community spirit.



# ROSEVILLE



Roseville is one of the Sacramento region's largest and most dynamic suburbs, blending a thriving business community with family-friendly neighborhoods and top-rated schools. Anchored by the expansive Westfield Galleria and the Fountains at Roseville outdoor shopping center, the city offers an abundance of dining, retail, and entertainment options.

Outdoor enthusiasts enjoy over 80 neighborhood parks, extensive bike trails, and proximity to Folsom Lake and the Sierra foothills. Families are drawn to the award-winning Roseville City School District and Roseville Joint Union High School District. The city's historic Vernon Street downtown corridor is undergoing exciting revitalization, featuring local eateries, wine bars, and year-round community events.

With a mix of modern master-planned developments and established tree-lined neighborhoods, Roseville provides both vibrancy and comfort—ideal for professionals, families, and retirees alike.



# SOUTH LAND PARK



South Land Park is the neighborhood directly south of land park. The homes tend to be ranch style and mid-century modern, larger and more recently built than in land park. The area has a very suburban feel, with fewer restaurants and attractions but with the added comfort of larger lots and a quiet, peaceful vibe. South Land Park has easy access to the fantastic Otto's Marketplace, a Japanese grocery store, as well as the popular sprouts. This area has a number of Japanese and Chinese food options nearby as well as casual boba tea cafes. The highly rated Sutterville Elementary School is the neighborhood public school.



# TAHOE PARK



If you're looking for a true suburban vibe that's still close to Downtown, Sacramento's Tahoe Park is the perfect place to buy a home. Known as an up-and-coming neighborhood full of historic charm, this area is frequented by many young professionals. Many of the homes are smaller WWII-era houses, but the lots tend to be large with ample room for an addition or ADU. While there are plenty of homes in this area, it's also dotted with inviting coffee shops and parks that were made for Sunday strolls. The popular Bacon & Butter has a line out the door in the mornings, securing its spot as a neighborhood favorite.



# WEST SACRAMENTO

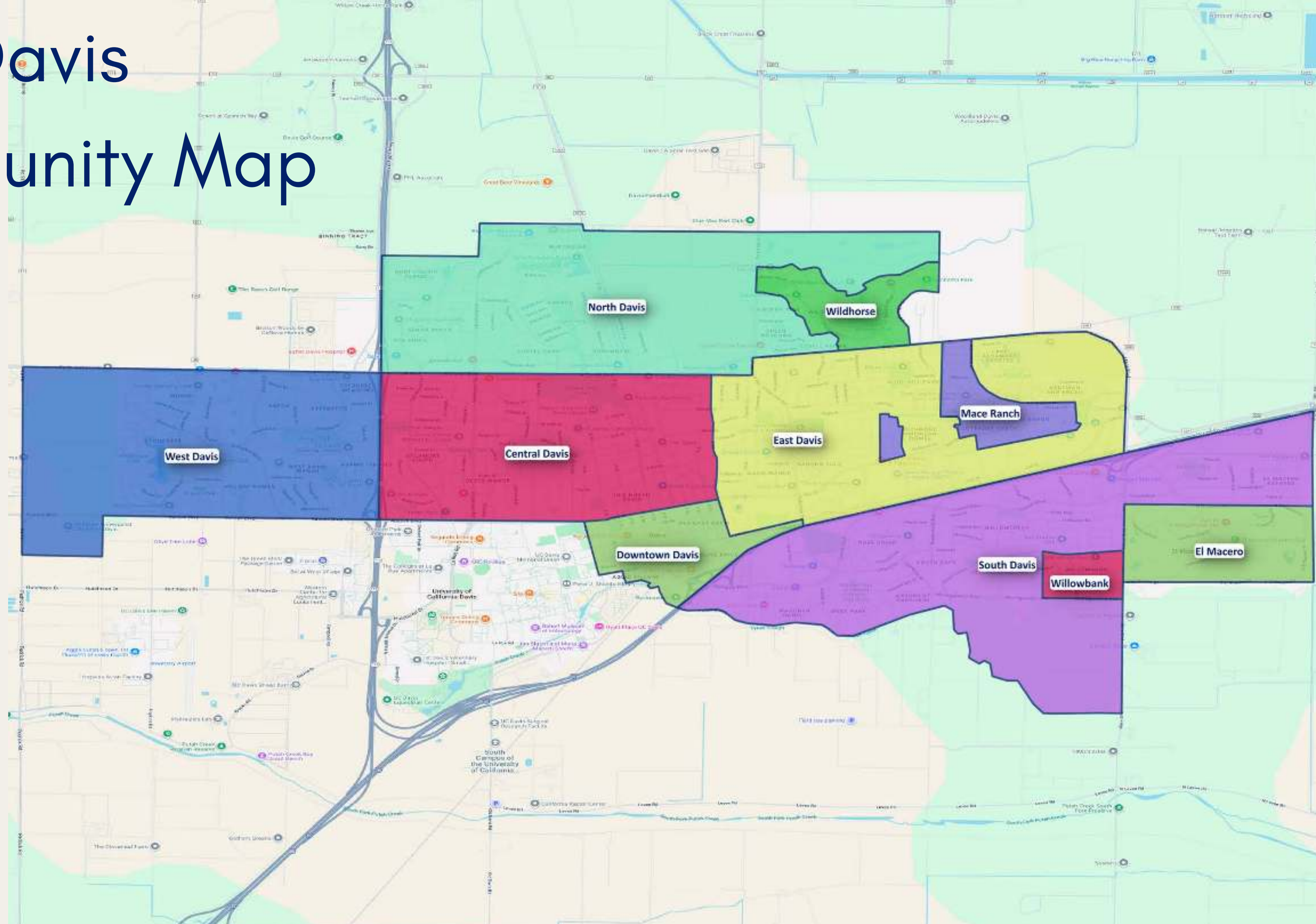


Often confusing to new visitors, west Sacramento is its own city, separate from Sacramento, across Interstate 5 and the Sacramento River. West Sacramento is home to Sutter Health Park, home of the Sacramento river cats, the AAA affiliate of the San Francisco giants. West Sacramento is a growing area and even has areas with new construction, a rarity in the region.

Just blocks back from the waterfront is a burgeoning cluster of restaurants and bars, and several breweries, such as jackrabbit and bike dog, are just down the river. Retail giants like Ikea anchor shopping centers just off interstate 80 that have many food options and other shopping choices.



# Davis Community Map





# Sacramento Museums



Pictured: California State Capitol

Aerospace Museum of California  
California Museum  
California Agricultural Museum  
California Automobile Museum  
California State Capitol Museum  
California State Indian Museum  
California State Railroad Museum  
Crocker Art Museum  
Folsom History Museum & Pioneer Village  
Locke Boarding House Museum  
Maidu Museum  
Museum of Medical History  
Old Sacramento Schoolhouse Museum  
Roseville Utility Exploration Center  
Sacramento Children's Museum  
Sacramento History Museum  
SMUD Museum of Science and Curiosity  
Sojourner Truth African American Museum



# Sacramento Parks



Pictured: Old Sacramento Waterfront

Leland Stanford Mansion State  
Historic Park  
Mormon Island Wetlands State Park  
Nimbus Flat State Park  
Old Sacramento State Historic Park  
Old Sacramento Waterfront  
Riverfront Park  
Stanford Mansion  
Sutter's Fort State Historic Park  
Black Miners Bar State Park  
Brannan Island State Recreation  
Area  
California State Capitol Park  
Delta Meadows Park  
Folsom Point State Park  
Folsom Powerhouse State Historic  
Park  
Governor's Mansion



Pictured: Folsom Point State Park





**CARDENAS & WIDDERS**  
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*An Elevated Real Estate Experience*

## **REALTOR CONTACT DETAILS**

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