



CARDENAS & WIDDERS
— REAL ESTATE TEAM —
An Elevated Real Estate Experience

RELOCATION GUIDE

CARDENAS & WIDDERS TEAM

SACRAMENTO RELOCATION EXPERTS

MEET THE TEAM

BROOKE CARDENAS

- 24+ years in real estate: commercial residential, escrow & title
- Sacramento native
- Local school expert
- Deep expertise in Sacramento proper micro-neighborhoods
- Relocation specialist serving Sacramento, El Dorado & Placer Counties



DENISE WIDDERS

- 24+ years at Intel in sales & marketing
- Northern California native
- Expertise in technology, project & change management
- Sacramento State alumna
- Local school expert
- Regional expertise spanning urban Sacramento to suburban El Dorado Hills



WHO WE SERVE

PROFESSIONALS • FAMILIES • RELOCATING PROFESSIONALS



Aligned values, shared work ethic, and seamless collaboration



Local real estate expertise paired with corporate-level strategy



Relocation and real estate guidance rooted in relationships



Exceptional service, communication, and attention to detail



WHY SACRAMENTO?

TOP 4 REASONS TO RELOCATE



2 hours to Lake Tahoe



1.5 hours to Napa Valley



More affordable than the Bay Area



A major healthcare hub
(UC Davis Medical Center,
Sutter, Kaiser, etc.)



OUR CORE VALUES

Integrity

We believe in honest guidance and doing what's right—always. You'll get real advice, not just what you want to hear.

Client-Centered Mindset

Your goals come first. Every strategy, recommendation, and decision is built around what's best for you.

Communication

You'll never be left wondering what's happening. We keep you informed, prepared, and confident every step of the way.

Market Expertise

We bring a deep understanding of the local market, pricing strategies, and contract knowledge to help you make smart, informed decisions.

Strong Negotiation

We advocate for you at every stage—working to secure the best possible price, terms, and outcome.

Attention to Detail

From listing preparation to closing, every detail matters. We manage the process so nothing is missed.

Transparency

We set clear expectations upfront and guide you through each step with full honesty—no surprises.

Work Ethic

We are fully committed to delivering results, going above and beyond to ensure a smooth and successful experience.

Empathy & Support

Buying or selling a home is personal. We are here to support you, answer your questions, and make the process feel as stress-free as possible.

Results Driven

Our focus is simple: helping you achieve the best outcome with confidence and peace of mind.

DRIVEN BY VALUES. PROVEN BY RESULTS.



\$559,000

MEDIAN PROPERTY VALUE

9.29% growth

59% White

23% Hispanic

14% Asian

6% Black

\$93,986

MEDIAN HOUSEHOLD INCOME

+5.33% growth

63%
HOMEOWNERSHIP RATE

38
MEDIAN AGE

STATS

SOURCE: Greater Sacramento Economic Council , Data USA and Zillow*

HOW WE ELEVATE THE EXPERIENCE

- Personalized relocation consultations to understand neighborhoods, lifestyle, commute and housing goals
- Sacramento and Davis neighborhood relocation guide and school and community insights
- Virtual home tours and video walkthroughs for out of area buyers
- Curated neighborhood tours and maps for clients visiting the area
- Guidance on commute times, schools, lifestyle, and local amenities
- Trusted local vendor network for lending, inspections, contractors and moving services
- Step-by-step guidance from first consultation through closing and settlement



SACRAMENTO & DAVIS

RELOCATION TOUR

1

DISCOVERY SESSION (30 MINS)

- Personalized consultation to understand goals, timing, and lifestyle needs
- Optional relocation questionnaire to tailor the home search
- Clients receive:
 - Relocation guide
 - Sample Itinerary (Neighborhoods)
 - Neighborhood overview
 - Business Card
 - Team Resume + Brooke's Resume
 - Brooke's Reference List

2

GUIDED NEIGHBORHOOD TOUR (2.5 - 3 HOURS)

- Custom route through Sacramento or Davis neighborhoods
- Stops in East Sacramento, Tahoe Park, Land Park & more
- Local highlights such as ginger Elizabeth Choclates
- Insights on schools, commute times, lifestyle and local favorites
- Local perspective from real estate professionals who live here

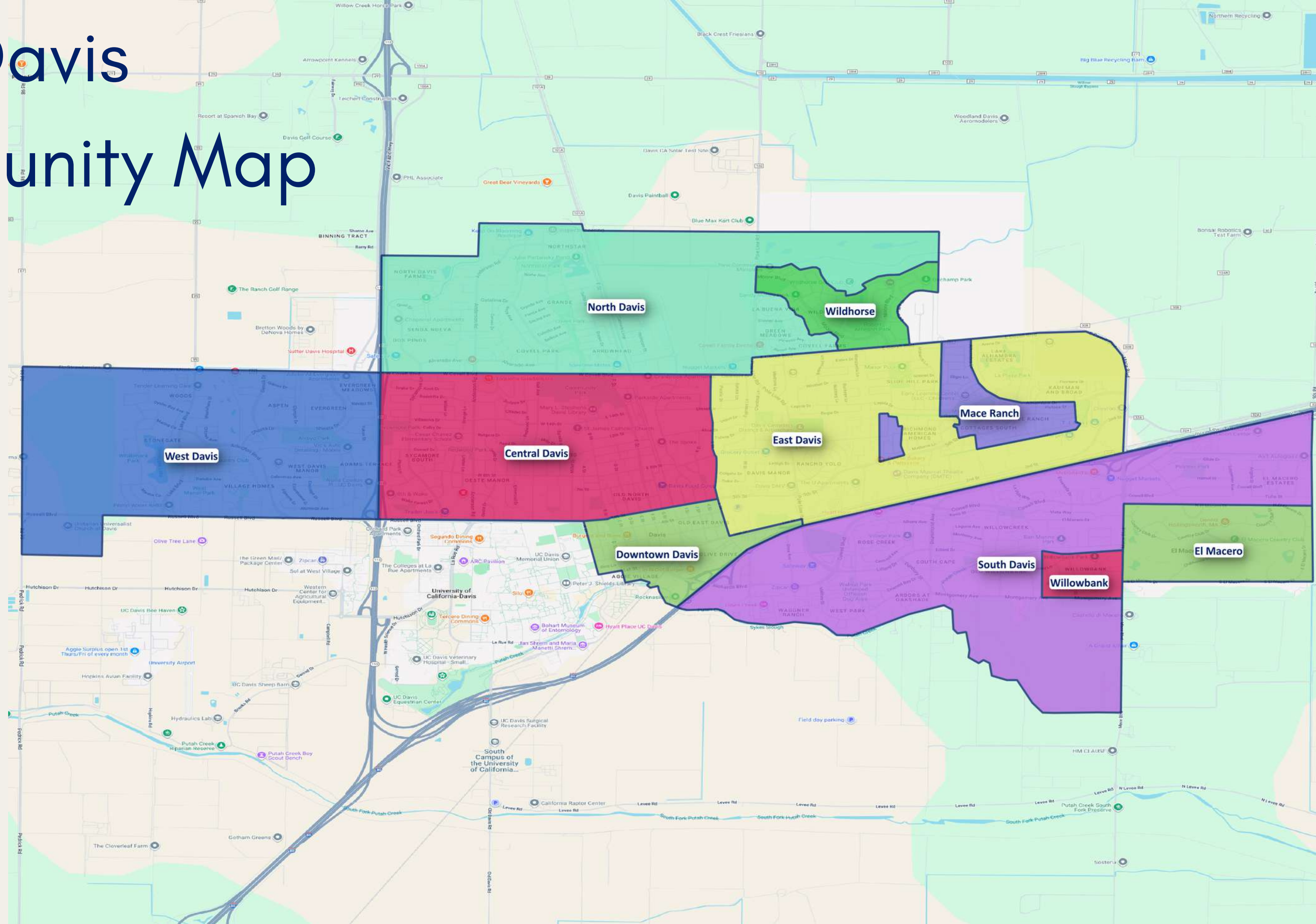
3

FOLLOW-UP STRATEGY

- Tour recap and next-step strategy
- Personalized home search plan
- Connection to trusted lenders and service providers
- Ongoing communication and personalized home search updates

Sacramento Community Map

Davis Community Map



EAST SACRAMENTO

East Sacramento is a charming, family-friendly neighborhood known for its tree-lined streets, parks like McKinley and East Portal, and a vibrant dining scene ranging from casual bites to upscale farm-to-fork restaurants. It's home to the iconic Corti Brothers market and the stylish "Fabulous 40s," featuring a mix of architectural styles from quaint bungalows to grand estates. With bike-friendly streets, festive holiday traditions, top-rated schools, and a small-town feel, it's especially appealing to young families seeking both community and convenience.



ELMHURST / MED CENTER

Elmhurst and the Med Center neighborhoods are charming, close-knit communities with tree-lined streets and a peaceful, residential feel. Located near the renowned UC Davis Medical Center, they're especially ideal for students and healthcare professionals. The area offers a convenient mix of urban and suburban living, with walkable access to restaurants, coffee shops, parks, and top-rated schools like David Lubin and Phoebe Hearst—making it a great choice for both professionals and families.



RIVER PARK

River Park is a small, tight-knit neighborhood just north of East Sacramento, known for its safety, low traffic, and strong sense of community. With easy access to the American River Parkway, it's perfect for outdoor activities like biking, walking, and enjoying the river. The area features larger ranch-style homes and centers around Glenn Hall Park, offering green space, sports fields, and a popular neighborhood pool for families.



SOUTH LAND PARK

South Land Park, located just south of Land Park, offers a quiet suburban feel with larger ranch-style and mid-century modern homes on spacious lots. While primarily residential with fewer nearby attractions, it is conveniently close to local favorites like Oto's Marketplace and Sprouts Farmers Market, along with a variety of restaurants. Families are especially drawn to the area for Sutterville Elementary School, making South Land Park a peaceful and convenient place to live.



GREENHAVEN & POCKET

Greenhaven and the Pocket offer a peaceful, primarily residential setting with a mix of comfortable homes and upscale riverfront properties, some with private docks and water access. Prestigious enclaves like Riverlake feature lakeside homes and well-kept community amenities. The area is rich in green space, including Garcia Bend Park and other neighborhood parks, while the Sacramento River Parkway Trail provides a scenic route for biking, walking, and birdwatching. With nearby shops, cafes, and easy access to downtown, it's a calm, well-connected place to live.



ELK GROVE

Elk Grove is a family-friendly suburb of Sacramento known for its safe, welcoming feel and range of homes—from starter properties to larger estates. Residents enjoy a suburban lifestyle with top rated schools, local businesses, and convenient access to major freeways, and transit. The area features great dining, including Mikuni Japanese Restaurant and Boulevard Bistro, along with parks, recreation at the Wackford Aquatic Complex, and ongoing growth that continues to bring new amenities to the community.



DOWNTOWN

Downtown Sacramento is the vibrant heart of the city, blending historic charm with modern energy. From farm-to-table dining and unique boutiques to landmarks like the State Capitol, there's something for everyone. You'll find iconic spots like Frank Fat's alongside contemporary favorites like Ella Dining Room and Bar. The lively Downtown Commons is home to Sacramento Kings at the Golden 1 Center, plus shopping and entertainment. Nearby, the Old Sacramento Waterfront offers a glimpse into the past with museums, river views, and attractions like the California State Railroad Museum, while cultural stops like the Crocker Art Museum round out the experience.



MIDTOWN

Midtown Sacramento offers a walkable, lively neighborhood with tree-lined streets and easy access to the city's best amenities. Known for its creative energy, it features a mix of restaurants, coffee shops, art galleries, and locally owned businesses. Dining highlights include Mulvaney's Building & Loan and Magpie, while spots like Sacramento Comedy Spot and the Sacramento Natural Foods Co-op keep the neighborhood active. Families and creatives alike enjoy places like ArtBeast Children's Studio and B Street Theatre, making Midtown a vibrant hub with something always going on.



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.



LAND PARK

Land Park is best known for William Land Park, the city's largest park and a favorite destination for picnicking, jogging, and outdoor recreation. The park is also home to beloved attractions like Fairytale Town, Funderland Amusement Park, and the Sacramento Zoo. The neighborhood also features a nine-hole golf course within the park. Land Park offers a blend of historic character and modern appeal. Homes in Land Park range from cozy cottages to large, impressive historic estates, offering a wide variety of living options. neighborhood's elegant flair is reflected in its local shops and dining scene, including favorites like Dad's Kitchen, the iconic Tower Cafe, and the beloved Freeport Bakery. Families are drawn to the area for Crocker/Riverside Elementary School, a highly rated and sought-after neighborhood school.



ARDEN-ARCADE

Arden-Arcade stretches across Sacramento’s east side, offering a spacious, residential feel between the American River and Interstate 80. Residents enjoy easy access to downtown along with outdoor recreation on nearby trails and green spaces. The neighborhood features a wide range of housing options—from classic ranch-style homes to mid-century modern designs—making it a versatile choice for many buyers. It’s also served by the well-regarded San Juan Unified School District, adding to its appeal for families.



CARMICHAEL

Carmichael is a classic suburban community known for tree-lined streets, well-kept homes, and scenic living along the American River. With direct access to the American River Parkway and the 32-mile Jedediah Smith Memorial Trail, it’s ideal for walking, biking, and outdoor recreation—from kayaking to riverside picnics. Local highlights include Ancil Hoffman Park, home to nature trails and a golf course, and Carmichael Park, offering sports fields, playgrounds, and community spaces, making the area both active and family-friendly.



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 and families. 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.



NORTH 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 shops, 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.



NATOMAS

Natomas is a suburban Sacramento community known for its parks, trails, and family-friendly feel, with shopping and dining options throughout the area. Outdoor highlights include Discovery Park along the American River Parkway, perfect for boating, picnics, and river access, while North Natomas Regional Park hosts community events, sports fields, and great play areas. Seasonal events and holiday light displays add to the neighborhood's welcoming, community-focused vibe.



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 Oakland Athletics. 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 like Drake's: The Barn, 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.



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. 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.



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 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.



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 Folsom Zoo. Folsom is an active community with many parks, playgrounds, and sports fields. Popular family-friendly activities include boating and jet skiing on Folsom Lake, along with biking, jogging, and walking the area’s scenic trails, including the Johnny Cash Trail.



ROSEVILLE

Roseville is a vibrant Sacramento suburb known for its strong business community, top-rated schools, and family-friendly neighborhoods. Shopping and entertainment are centered around Westfield Galleria mall and Fountains at Roseville, while outdoor lovers enjoy parks, trails, and nearby Folsom Lake. Families benefit from the highly regarded Roseville City School District and Roseville Joint Union High School District, and the revitalized Vernon Street Town Square adds local dining, events, and community charm.



ROCKLIN

Rocklin offers a balance of suburban comfort and scenic beauty, just northeast of Roseville. Known for its rolling hills, parks, and top-rated schools in the Rocklin Unified School District, it's a highly desirable and family-friendly community. Residents enjoy outdoor activities like trails and sports complexes, along with attractions such as Quarry Park Adventures. With convenient access to Interstate 80 for commuting or trips to Lake Tahoe, Rocklin combines strong community living with easy access to nearby destinations.



GRANITE BAY

Granite Bay is one of the Sacramento area's most prestigious neighborhoods, known for luxury homes, top-rated schools, and close proximity to Folsom Lake. Residents enjoy outdoor living with boating and picnicking at Granite Bay Beach and golfing at Granite Bay Golf Club. With boutique shopping, upscale dining, and a peaceful, private feel, it offers a refined lifestyle just a short drive from nearby city amenities.





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— REAL ESTATE TEAM —

An Elevated Real Estate Experience



**COLDWELL
BANKER
REALTY**