

1214 F STREET SACRAMENTO



Building Mural
By: Raphael Delgado



DOWNTOWN SACRAMENTO OWNER-USER OFFICE BUILDING
SIX BLOCKS FROM THE CALIFORNIA STATE CAPITOL **FOR SALE**



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THE OPPORTUNITY

5,016	\$850,000	10	6
SF OFFICE BUILDING	PURCHASE PRICE	SECURED PARKING STALLS	BLOCKS FROM CA STATE CAPITOL

FEATURES A MIX OF PRIVATE OFFICES, OPEN SPACE AND ON-SITE PARKING

Turton Commercial Real Estate is pleased to present to market a contemporary office building located at 1214 F Street (the "Property") in Downtown, Sacramento. The Property is being listed for \$850,000. The Property is currently occupied by a community services oriented business, who will vacate by the end of Q2 2023. The Property measures approximately 5,016 square feet of office space, across two floors, with access from both F Street, and Fat Alley. The Property also features approximately ten (10) on-site parking stalls secured by an electronic gate, accessible from Fat Alley. The Property features a mix of private offices, open space and skylights.

The Property is located on the 12th Street artery running into Downtown Sacramento, a 6-block walk from the California State Capitol, 4 blocks from Sacramento City Hall and the Safe Credit Union Convention Center, and easy walking distance to some of Downtown's best retailers and restaurants. The Property is well-suited for a trade association, union, law firm, non-profit, or other business that benefits from being near the California State Capitol and Central Business District. The Property also sits in a Qualified Opportunity Zone, which can provide economic and tax benefits to an owner who chooses to develop on the property. More

information can be found on the State of California Opportunity Zones website. Stand-alone commercial opportunities in Downtown Sacramento near the California State Capitol are scarce. Developments are replacing underutilized or lower density commercial properties. Higher density projects will be bringing thousands of new residential units in the coming years. There is a small handful of properties in the Central City that are under 10,000 square feet and none that are priced reasonably and walking distance to the California State Capitol, and Central Business District. Take advantage of this incredibly rare opportunity to own 1214 F Street!





Section One: The Opportunity

1214 F

PROPERTY DETAILS

Address:	1214 F Street, Sacramento, CA 95814
APN:	002-0161-002-0000
Building Size:	5,016 SF
Parcel Size:	8,000 SF
Zoning:	C-2-SPD
	General Commercial/Special Planning District
Year Built:	1961
Year Renovated:	2002
Parking:	Ten (10) Stalls
Price:	\$850,000





ECONOMICS

PROFORMA REVENUE

	Size (SF)	Base Rent Per SF (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)
Owner-user	5,016	\$2.10	\$10,533.60	\$126,403.20
Parking Revenue	10	\$100.00	\$1,000.00	\$12,000.00
Annual Income		- \$	- \$11,533.60	\$138,403.20
Annual Expenses		TOTAL	\$3,762.00	\$45,144.00
Net Operating Income			\$7,771.60	\$93,259.20

FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 6.75%	\$1,381,617.78

IMPROVEMENT EXPENSES

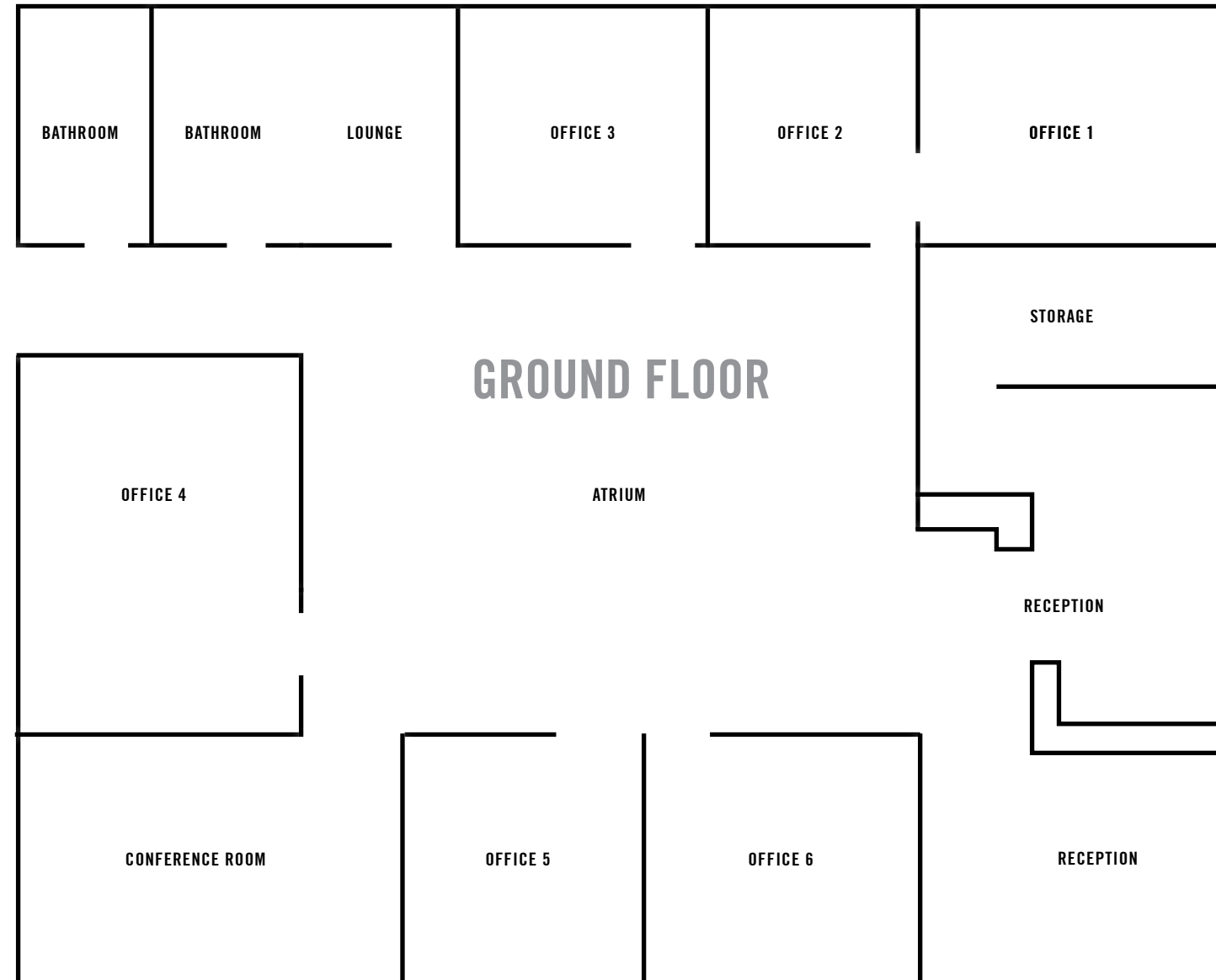
	Size (SF)	Amount Per SF	Amount
Stabilization Costs	5,016	\$50	\$250,800.00
Capital Improvements	5,016	\$55	\$275,880.00

2023 AS-IS VALUE

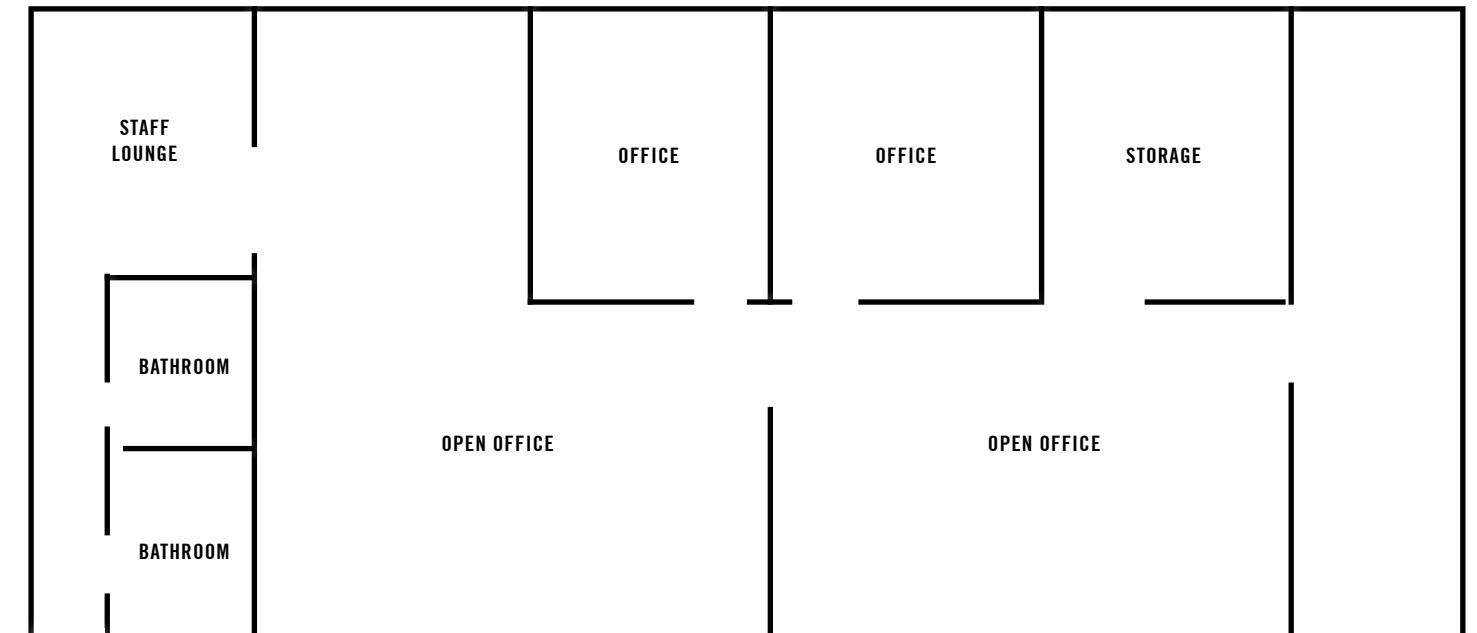
Value
\$854,937.78

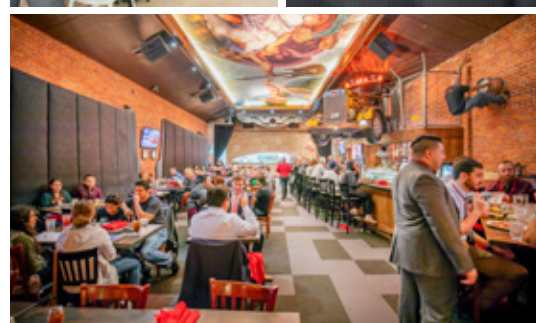
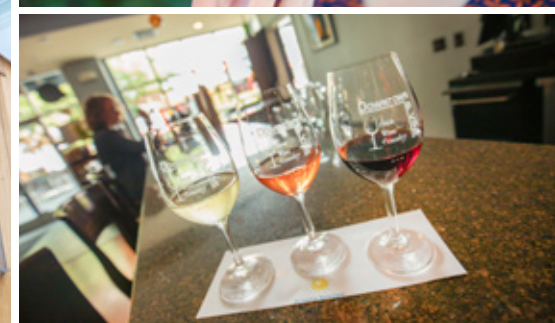
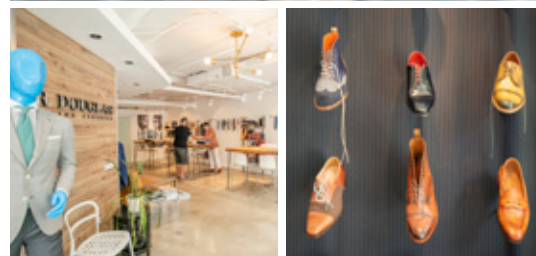


FLOOR PLANS



SECOND FLOOR



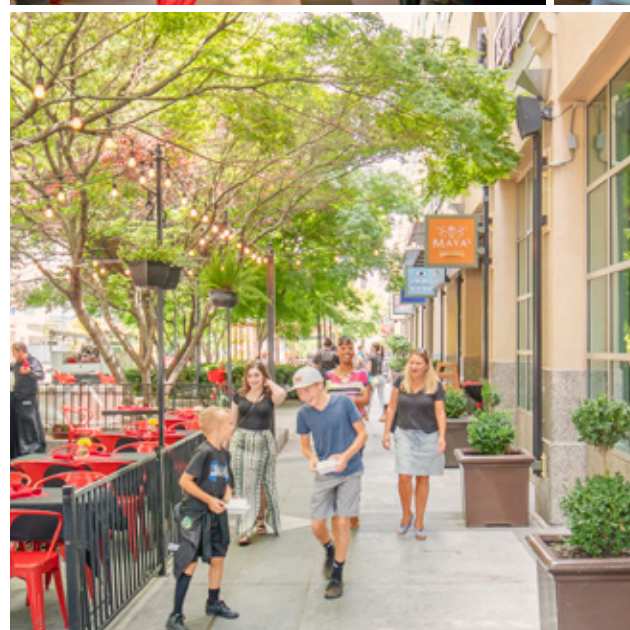


BUILDING LOCATION

IN THE HEART OF DOWNTOWN

The Property enjoys an outstanding location, centrally positioned by all of Sacramento's most desirable amenities:

4 BLOCKS FROM COUNTY COURTHOUSE	5 BLOCKS FROM CITY HALL	6 BLOCKS FROM MEMORIAL AUDITORIUM	6 BLOCKS FROM THE CA STATE CAPITOL BUILDING	6 BLOCKS FROM CONVENTION CENTER
6 BLOCKS FROM CESAR CHAVEZ PARK	9 BLOCKS FROM GOLDEN 1 CENTER	9 BLOCKS FROM DOCO	10 BLOCKS FROM 1-5	10 BLOCK FROM THE RAILYARDS







NEARBY AMENITIES

POPULAR RESTAURANTS NEAR 1214 F STREET (not all are mentioned here):

- | | | | | |
|--------------------------|-----------------------------|-------------------------|-------------------------|-----------------------|
| 58 Degrees & Holding Co. | Chipotle | Karma Brew | Paesanos | Tapa the World |
| Ace of Spades | Cornerstone | Kin Thai Street Eatery | Paragary's | Tea Cup Cafe |
| Adamo's | Crepeville | Kru Japanese | Peet's Coffee | Temple Coffee |
| Aioli Bodega Espanola | Dad's Sandwiches | Kupros Craft House | Pizzasaurus Rex | Thai Basil |
| Alaro Craft Brewery | Der Biergarten | Lowbrau | Plant Power Fast Food | Thai Canteen |
| Azul Mexican | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | The Golden Bear |
| Badlands | Faria Bakery | Mango's/Burgertown | R15 | The Mill Coffee House |
| Bar West | Federalist Public House | Massulo Pizza | Red Rabbit | The Porch |
| Bento Box | Fieldwork Brewing Co. | Mendocino Farms | Rick's Dessert Diner | The Rind |
| BevMo | Fire Wings | Mercantile Saloon | Ro Sham Beaux | The Snug |
| Bike Dog | FishFace Poke Bar | Mikuni Sushi | Roxie Deli and Barbecue | The Trade Coffee |
| Bombay Bar & Grill | Fox & Goose Public House | Milka Coffee | Saigon Alley | The Waterboy |
| Bottle & Barlow | Ginger Elizabeth Chocolates | Mochinut | Scorpio Coffee | Tower Theatre Cafe |
| Broderick Midtown | Good News Wine | Monkey Bar | See's Candies | Tres Hermanas |
| Burger Patch | Goodside Coffee | Mulvaney's B&L | Selland's | Tupi Coffee |
| Burgers and Brew | Grange | N Street Cafe | Shake Shack | Uncle Vito's Pizza |
| Cafe Bernardo | Highwater | Nekter | Shady Lady | University of Beer |
| Camellia Coffee | I Love Teriyaki | New Roma Bakery | Squeeze Burger | Vic's Ice Cream |
| Cantina Alley | Identity Coffee | Noah's Bagels | Station 16 | Yogurt a GoGo |
| Capital Hop Shop | Iron Horse Tavern | Old Soul Coffee | Sun & Soil Juice | Zelda's Pizza |
| Centro Cocina Mexicana | Jack's Urban Eats | Pachamama Coffee Coop | Tank House BBQ | Zocalo |



DEVELOPMENT

DOWNTOWN HOTEL DEVELOPMENT

Hyatt Centric @ 7th & L



Recently completed 10-story Hyatt boutique hotel with 165 rooms and a rooftop bar. The 103,979 SF project also includes 6,546 SF of ground floor retail.

The Exchange Sacramento



Completed adaptive reuse of a former office building into a 10-story, 100-room hotel. It is operating under the Hilton Curio Collection flag of boutique hotels.

Canopy by Hilton @ 9th & L



14-story 243,431 sq. ft. Canopy by Hilton hotel that will include 50 apartments above 275 hotel rooms. Completion date still to be determined.

AC Hotel @ 7th & I



Hotel project that will house a 179-room AC Marriott hotel and will include ground-floor retail at the southeast corner of seventh and I Street.

DOWNTOWN OFFICE DEVELOPMENT

Capitol Annex Swing Space



Development of a 10-story, 472,000 SF state office building that served as a temporary swing space for California lawmakers. Completed in 2021.

Clifford L. Allenby Building



Construction of a 11-story office building to house 1,200 employees from various state agencies. Has food court and pedestrian plaza. Completed in 2021.

Natural Resources Building



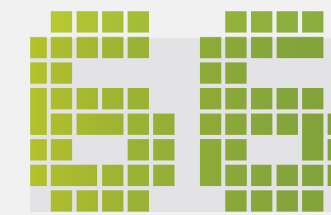
21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

1130 K Street



Renovation of a four-story, 140,908-square-foot office building. Construction of two new floors that are set back to create an outdoor terrace. 2022

DOWNTOWN



BLOCKS

25.4M

SQUARE FEET OF BUILDING SPACE

7.4M PARCEL SQUARE FOOTAGE

193 PROPERTY OWNERS

5K TOTAL BUSINESSES

2.6K HOTEL ROOMS

528 PARCELS

401 RETAIL BUSINESSES

7 ACRES OF URBAN PARKS

25 NEW BUSINESSES

2.8M SF TOTAL RETAIL SPACE

7.9% RETAIL VACANCY

#1 CITY IN THE USA WITH THE HOTTEST HOUSING MARKET

REALTOR.COM

96.1% RENTAL OCCUPANCY

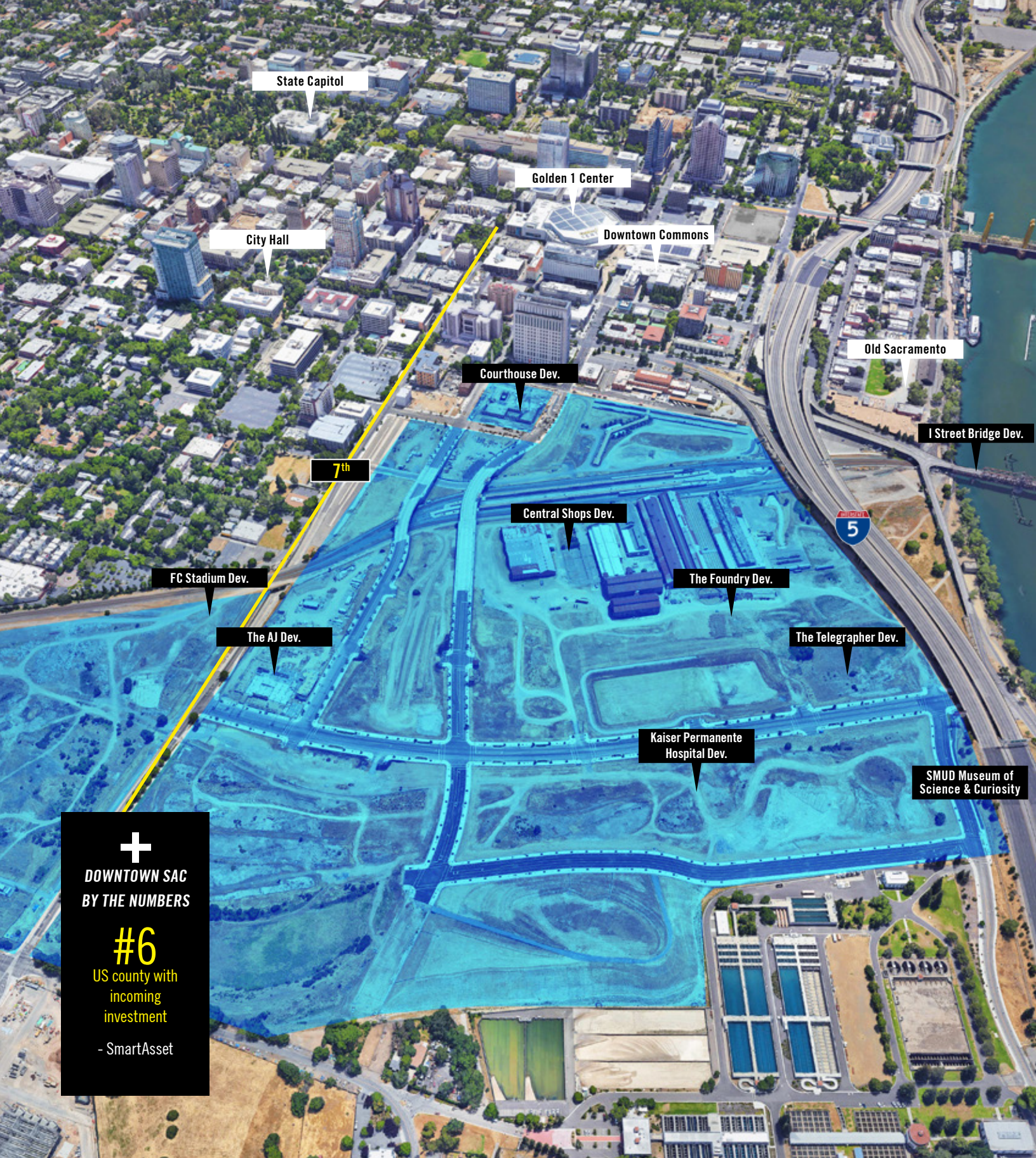
562 COMPLETED UNITS

3,332 UNITS UNDER CONSTRUCTION



6,144 TOTAL RENTAL UNITS

16,422 TOTAL UNITS PLANNED



+
DOWNTOWN SAC
BY THE NUMBERS
#6
 US county with
 incoming
 investment
 - SmartAsset

RAILYARDS DEVELOPMENT PROJECTS

The Railyards represent one of the nation's largest and most significant infill projects, transforming 244 acres of historically significant land into a thriving, mixed-use urban community that will double the size of Downtown Sacramento, and redefine the region.

The approach to development is intended to design a sustainable, authentic downtown community that is a testament to Sacramento's rich and storied past, and built for our future. Through projects such as The Central Shops District, The AJ delivering 345 units of housing and

retail, the Kaiser Medical Campus, The Foundry, and others, The Railyards will deliver to local residents and visitors, a world-class experience and destination, for business, living and enjoyment.

Central Shops



Project Type: Retail and Entertainment
 Size: 100,000 SF+
 Completion Date: 2024/2025

The A.J



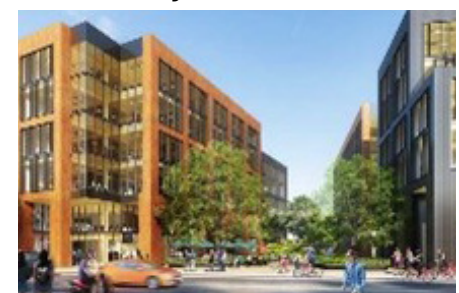
Project Type: Mixed-Use
 Size: 345 units over 5,000 sf retail
 Completion Date: Winter 2022

Kaiser Permanente



Project Type: Medical Office + Hospital
 Size: 1.2 million square feet
 Completion Date: TBD

The Foundry



Project Type: Office
 Size: 150,000 - 300,000 SF
 Completion Date: 2024/2025

The Telegrapher



Project Type: Mixed-Use
 Size: 432 units in 2 buildings over retail
 Completion Date: TBD





NEW RESIDENTS ON THE GRID

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

Envoy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

Maker @ 15S



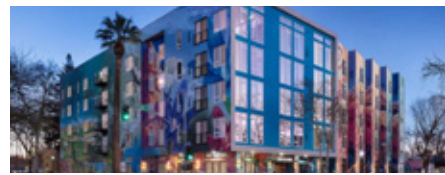
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

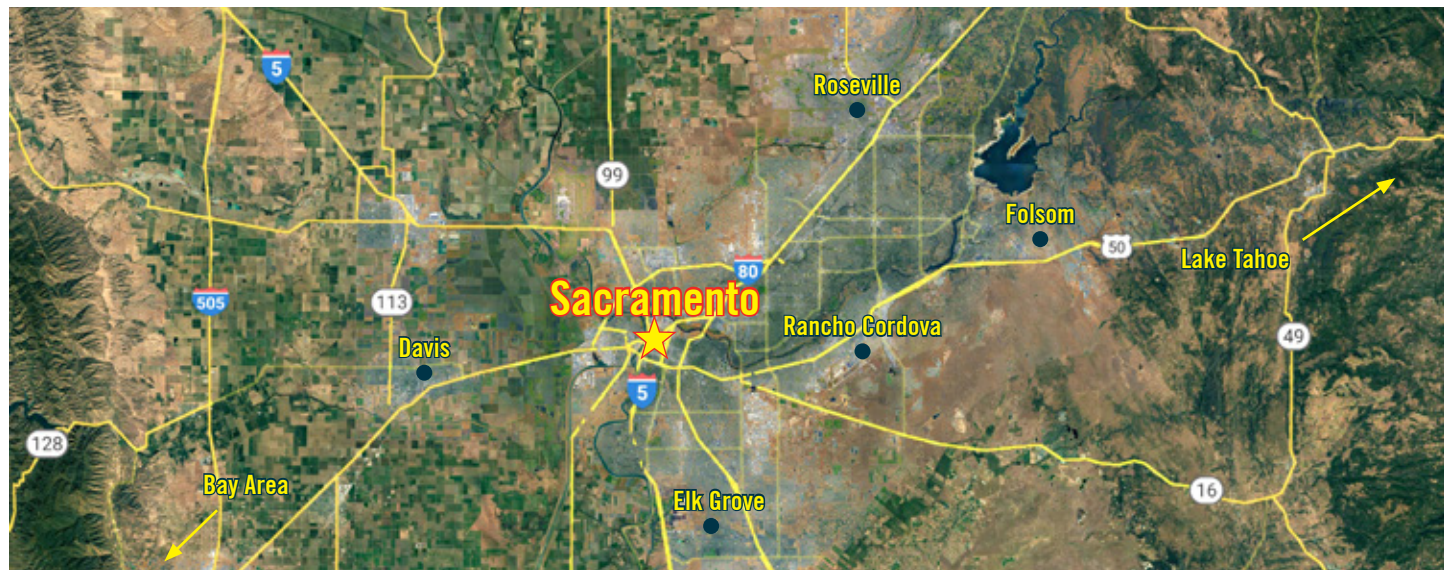
While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of

living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest

vacancy rates. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.

+
DOWNTOWN SAC
BY THE NUMBERS
#4
Best place to live
in California
- U.S. News





SACRAMENTO'S CENTRALIZED LOCATION

2,623,204
GREATER SAC POPULATION

1,317,600
GREATER SAC WORKFORCE

\$89,169
MEDIAN HOUSEHOLD INCOME

GSEC 2023
(Lightcast 2022)



Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierras, Yosemite and the Coast. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. Employment growth in Sacramento has

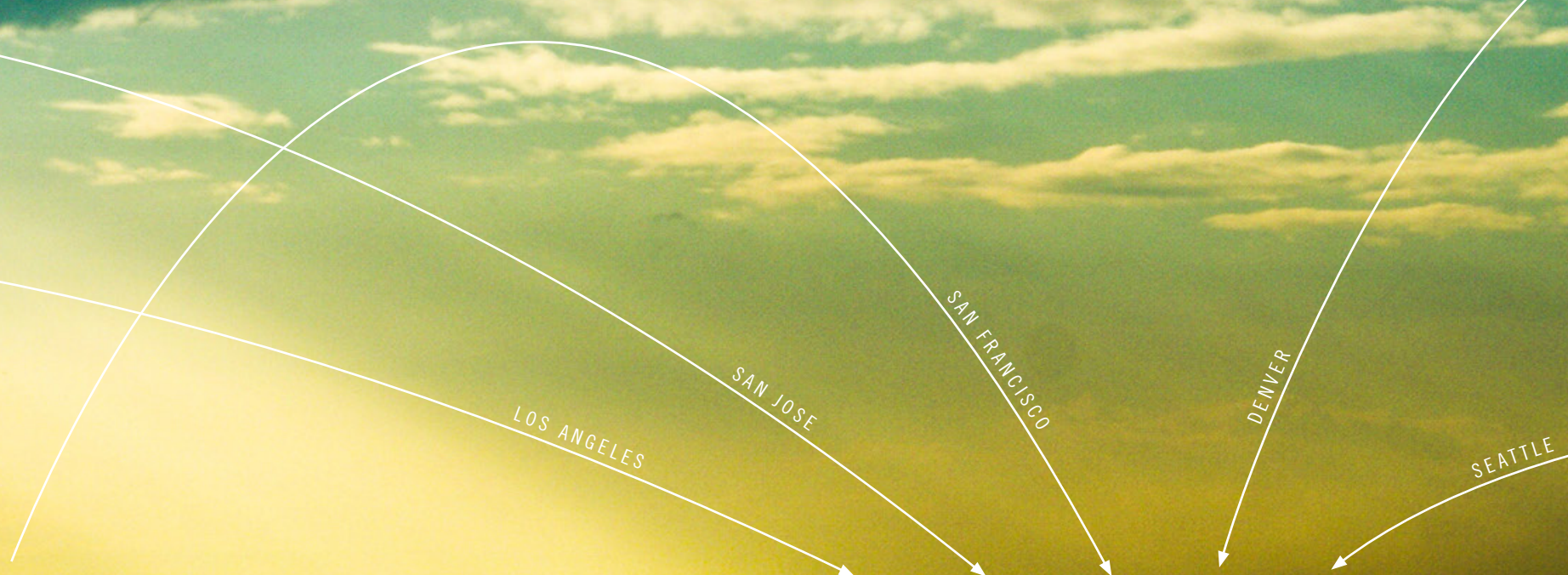
largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.



+
DOWNTOWN SAC
BY THE NUMBERS

#1
 City in the USA
 with the hottest
 housing market

- realtor.com



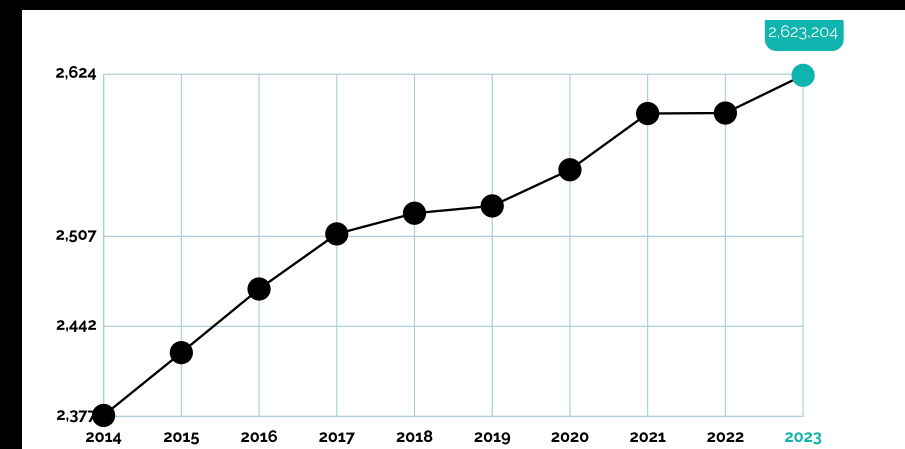
SACRAMENTO CONTINUES TO GROW

Sacramento is, and has been one of the top migratory cities for over a decade. Sacramento is ranked 4th nationally in net positive migration nationally. With newfound residential autonomy as a result of flexible work-from-home policies adopted by an increasing number of national employers, record numbers of Americans have relocated to more economic, and experience friendly, environments like Sacramento over the past three years. Even prior to the pandemic, over 150,000 individuals left the Bay Area. Since March of

2020, this number doubled to over 305,000. This exodus was not simply limited to San Francisco as other Tier 1 Metropolitan cities such as Los Angeles, San Diego, Seattle, New York City, and Washington DC saw similar negative migration. Many of these residents wanted to remain in California however and as a result, Sacramento has benefitted, with the urban core specifically seeing near 10% growth from 2015-22 and additional 9.7% growth forecasted for the next eight years.

As company culture, specifically Bay Area tech company culture, continues to evolve giving people greater freedom to live where they choose, we at Turton Commercial see no slowing down in the residential growth of California's capitol city. And as we look to the future we believe 301 Capitol Mall is especially well positioned to benefit from its migration and work-from-home paradigm.

SACRAMENTO URBAN CORE POPULATION GROWTH



GSEC 2023
 Data from Lightcast 2023



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs

POPULATION GREATER SACRAMENTO REGION

2,623,204

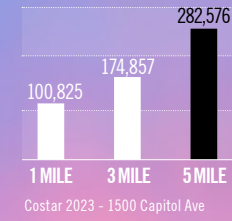
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

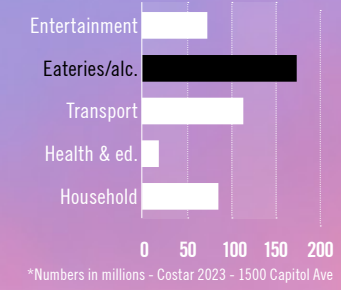
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol

