

826 14th  
Street

Downtown Sacramento  
Urban Infill Site Located in an Opportunity Zone





916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)  
2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

**DAVID KHEDRY**  
SENIOR DIRECTOR - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCOM.COM](mailto:DAVIDKHEDRY@TURTONCOM.COM)

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCOM.COM](mailto:KENTURTON@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





# THE PROPERTY

± 3,166  
LAND SF

1  
PARCEL

\$395,750  
PURCHASE PRICE

C-2-SPD  
ZONING

826 14th Street (the “Property”) is a unique and rare opportunity for development of residential multifamily, commercial mixed-use, office, or retail projects. The Property consists of one (1) parcel, APN: 006-0053-008-0000, approximately ± 3,166 square feet of land centrally located on 14th Street between the H and I Street corridors. The Property is currently vacant, sits midblock along 14th Street, a truly “bite-size” parcel

opportunity for an ambitious developer. The lot features approximately 39 feet of frontage along 14th Street, and sits 80 feet deep. 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. With Forbes magazine recently naming Sac-

ramento as the best place to live in California, and with several major development projects both existing and planned for the immediate 3-4 block radius of the Property, it is an ideal time to benefit from that momentum. Undeveloped land in the urban core near various amenities will continue to prove desirable, and provide attractive return on investment for an ambitious developer.





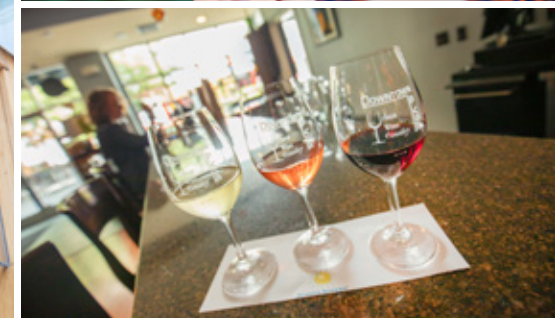
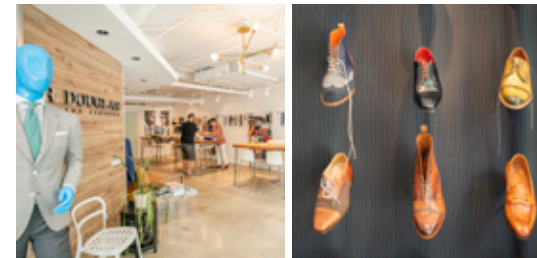
# PROPERTY DETAILS

**Address:** 826 14th Street, Sacramento, CA 95814  
**Parcel Number:** 006-0053-008-0000  
**Price:** \$395,750  
**Lot Size (SF):** 3,166 SF  
**Lot Size (AC):** 0.072 AC  
**Zoning:** C-2-SPD – General Commercial/Special Planning District

**Investment Details:** Opportunity Zone Infill Development Site  
Rare bite-size lot in between busy downtown corridors  
High-density zoning allows for various projects  
Near significant infill development sites







# BUILDING LOCATION

IN THE HEART OF DOWNTOWN

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

<b>1</b> BLOCK FROM SAFE CREDIT UNION CONVENTION CENTER	<b>2</b> BLOCKS FROM THE MEMORIAL AUDITORIUM	<b>2</b> BLOCKS FROM K STREET RETAIL	<b>3</b> BLOCKS FROM THE CA STATE CAPITOL BUILDING	<b>3</b> BLOCKS FROM CITY HALL
<b>5</b> BLOCKS FROM THE COUNTY COURTHOUSE	<b>7</b> BLOCKS FROM GOLDEN 1 CENTER	<b>7</b> BLOCKS FROM DOCO	<b>8</b> BLOCKS FROM 1-5	<b>10</b> BLOCKS FROM THE ICE BLOCKS







## OPPORTUNITY ZONE

The Property is situated within an Opportunity Zone, an economic development tool added to the tax code by the Tax Cuts and Jobs Act of 2017. The tool, which was created to spur development in underserved communities, provides attractive capital gains deferment for qualifying properties.

While the program was designed to help underserved

and blighted communities, the legislature also extended the zones in growing and robust markets, such as Midtown, Sacramento. As such, an investor can realize the tax benefits of the Opportunity Zone, but with little risk or downside, because the project is located in the epicenter of Midtown.

To qualify for the tax benefits, an Opportunity Zone

investor must make improvements to the property equal in cost to the acquisition price within 30 months. Whether the buyer redevelops the existing building or constructs a new building on the land, the influx of new capital into the project will surely match the acquisition price, thus making the Property a perfect Opportunity Zone redevelopment project.

## TAX BENEFITS

### TEMPORARY DEFERRAL

Capital Gains from the sale of any asset (if reinvested in 180 days) are deferred until the sale of the new investment, or December 31, 2026, whichever is earlier.

### STEP-UP IN BASIS

Any investment reinvested and held for 5 years gets tax gets a tax basis increase of 10% and any investment held for 7 years gets a tax basis increase of 15%.

### PERMANENT EXCLUSION

Investments held for 10 years will pay no capital gains tax on the post acquisition gains. This permanent exclusion applies only to the gains accrued in the OZ Fund.

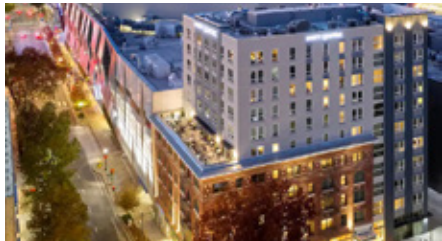




# DEVELOPMENT

## 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



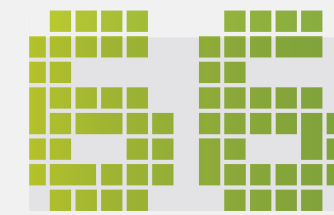
21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

### 660 J Street



A new design for the four-story, 125,000-square-foot mixed-use office project will lighten up the previously dark, closed off building.

# DOWNTOWN



4 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





# SACRAMENTO

1,317,600  
LABOR FORCE

91,637  
TOTAL ESTABLISHMENTS

\$83,493  
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023  
GIS Planning 2022

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of 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 Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a few blocks from the Subject Property).





# 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**

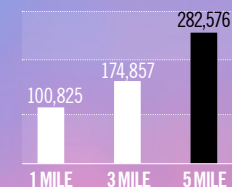
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

**68%**

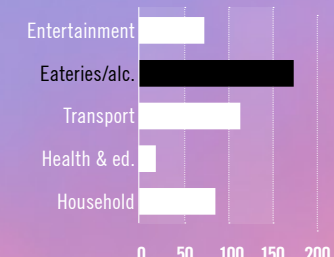
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

## ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



\*Numbers in millions - Costar 2023 - 1500 Capitol Ave

## 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



826 14th



916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)  
2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

**DAVID KHEDRY**  
SENIOR DIRECTOR - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCOM.COM](mailto:DAVIDKHEDRY@TURTONCOM.COM)

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCOM.COM](mailto:KENTURTON@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



