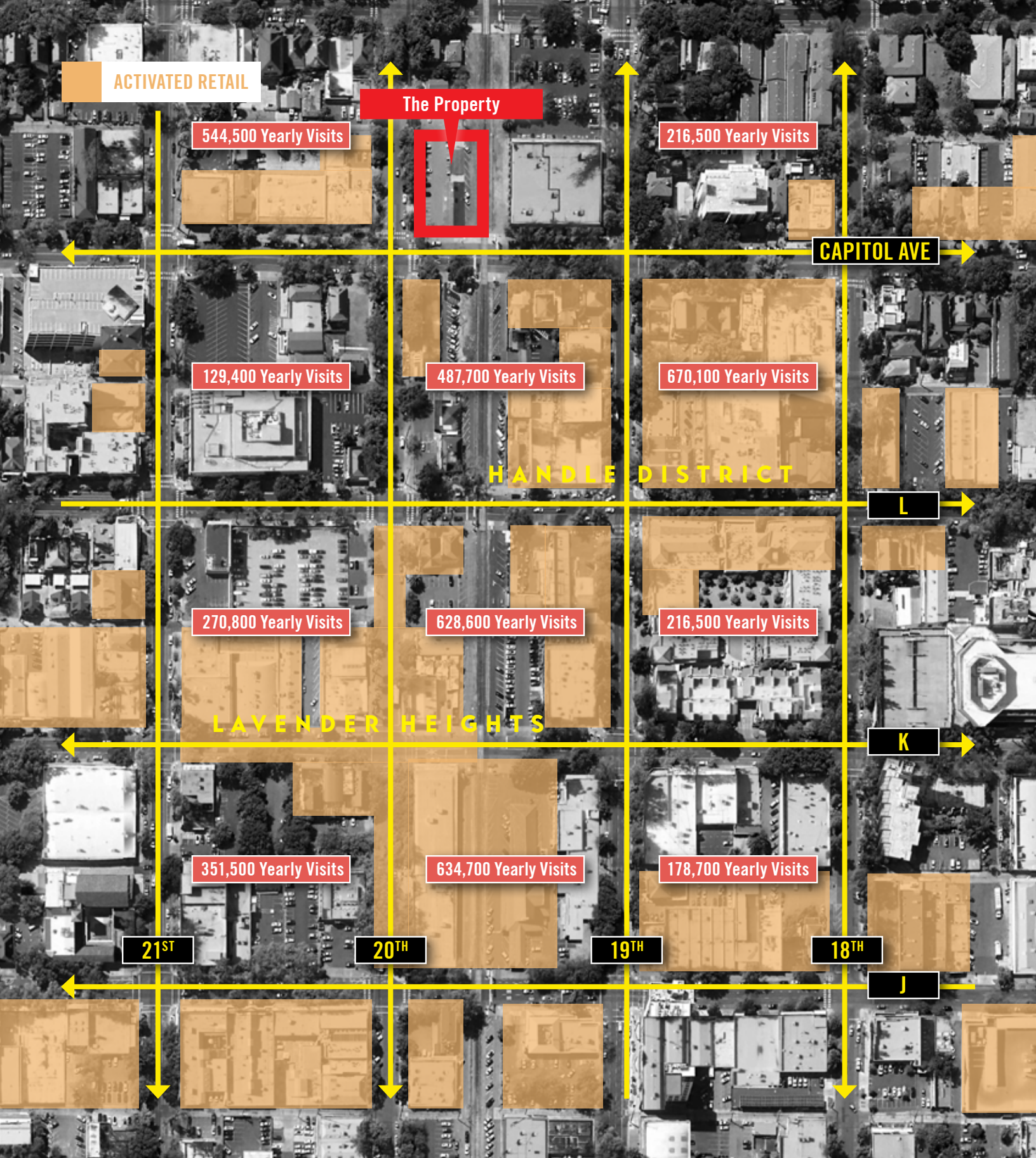


1926 CAPITOL MIDTOWN

HIGH PROFILE RETAIL LAND FOR DEVELOPMENT | SACRAMENTO, CA



**SURROUNDED BY RETAIL
PROVIDING HIGH
PEDESTRIAN TRAFFIC!**

BE AT THE CENTER OF EVERYTHING

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1 THE OPPORTUNITY
1926 CAPITOL AVENUE

THE OPPORTUNITY

±17,600
SQUARE FEET

AAA
CORNER LOCATION

C-2
ZONING

INCOME
IN-PLACE

\$2,800,000
PURCHASE PRICE

Turton Commercial Real Estate is pleased to exclusively offer for sale 1926 Capitol Avenue and 1316 20th Street; a two parcel (plus an abandoned public alley) assemblage totaling 17,600 square feet ("SF") of AAA land located on the corner the most desirable retail development site in Midtown, Sacramento (the "Subject Property" or "Property").

In addition to its extraordinary location, the property represents a cash-flowing development opportunity in the heart of Midtown Sacramento. Locally referred to as the "Tribute" site, this property is centered on Sacramento's most valuable urban corridor: Capitol Avenue.

The Subject Property represents a rare opportunity to own a cash flowing investment

with future AAA development potential. Located within two blocks of Midtown's most attractive amenities, the Property is currently used as a neighborhood surface parking lot, generating approximately \$100,000 annually and managed by Priority Parking, alleviating ownership of any management responsibility or operating costs. This month-to-month parking agreement provides an investor time to secure entitlements and permits for a targeted development while maintaining a reliable cash flow until the project is shovel ready.

The Subject Property is an assemblage of three parcels: One primary parcel of 12,800 SF on the SW corner of 20th and Capitol Avenue, a second parcel of 3,200 SF, and the

final parcel being an abandoned 1,600 SF public alley that conjoins both for a total of 17,600 SF.

From a future development perspective there is no better site in Midtown. The corner location with C-2 zoning is in the heart of the Midtown Grid and highly desirable Handle District. The zoning allows for a variety of development applications, most notably a simple, stand alone retail development of approximately 17,000 square feet.

Based on comparable rents directly adjacent to the property and within easy walking distance on 20th Street, comparable rents for a quality retail building would be approximately \$3.75/SF/Month NNN on the corners and \$3.50/SF/Month NNN for inline shops.

**SITE IS READY FOR DEVELOPMENT -
PHASE 1 & 2 REPORTS COMPLETED**





1 THE OPPORTUNITY
1926 CAPITOL AVENUE



THE PROPERTY

Address:	1926 Capitol Avenue & 1316 20th Street, Sacramento, CA 95811
Submarket:	Midtown
Land:	17,600 SF
Property Type:	Surface Parking Lot
Zoning:	C-2-SPD (General Commercial/Special Planning District)
Current Income:	Approximately \$100,000 gross income per year (from parking)
Environmental:	Phase 1 + 2 reports completed and available upon request

THE ECONOMICS

Economics:	
Projected Building Size:	17,000 SF
Projected Annual Income per SF:	\$43.80
Projected Income per SF per Month:	\$3.65
Projected Monthly Gross Income:	\$62,050
Projected Annual Gross Income:	\$744,600
Projected Cost of Development/SF (Warm Shell Soft and Hard Costs Net of Land):	\$325
Stabilization Costs/SF (Lease Commission and Interest Carry):	\$15
Land Cost/SF:	\$160
Total Estimated Cost/SF:	\$500
Estimated Year 1 Yield:	8.76%



RENDERINGS

1 THE OPPORTUNITY
1926 CAPITOL AVENUE

~ \$100,000 GROSS ANNUAL INCOME FROM PARKING

The Property

YEAR ROUND EVENTS AND LACK OF PARKING PROVIDES SECURE CASH FLOW WHILE ENTITLMENTS ARE UNDERWAY.

ENTITLED PARKING

Operator: Priority Parking
Renewal: Every two (2) years
Parking Income: Approximately \$100,000 gross income per year

Located within two blocks of Midtown's most attractive amenities, the Property currently generates \$100,000+ gross annually as a surface parking lot, managed by Priority Parking, alleviating ownership of any management responsibility or operating costs. This month-to-month parking agreement provides an investor time to secure entitlements and permits for a targeted development while maintaining a reliable cash flow until the project is shovel ready.





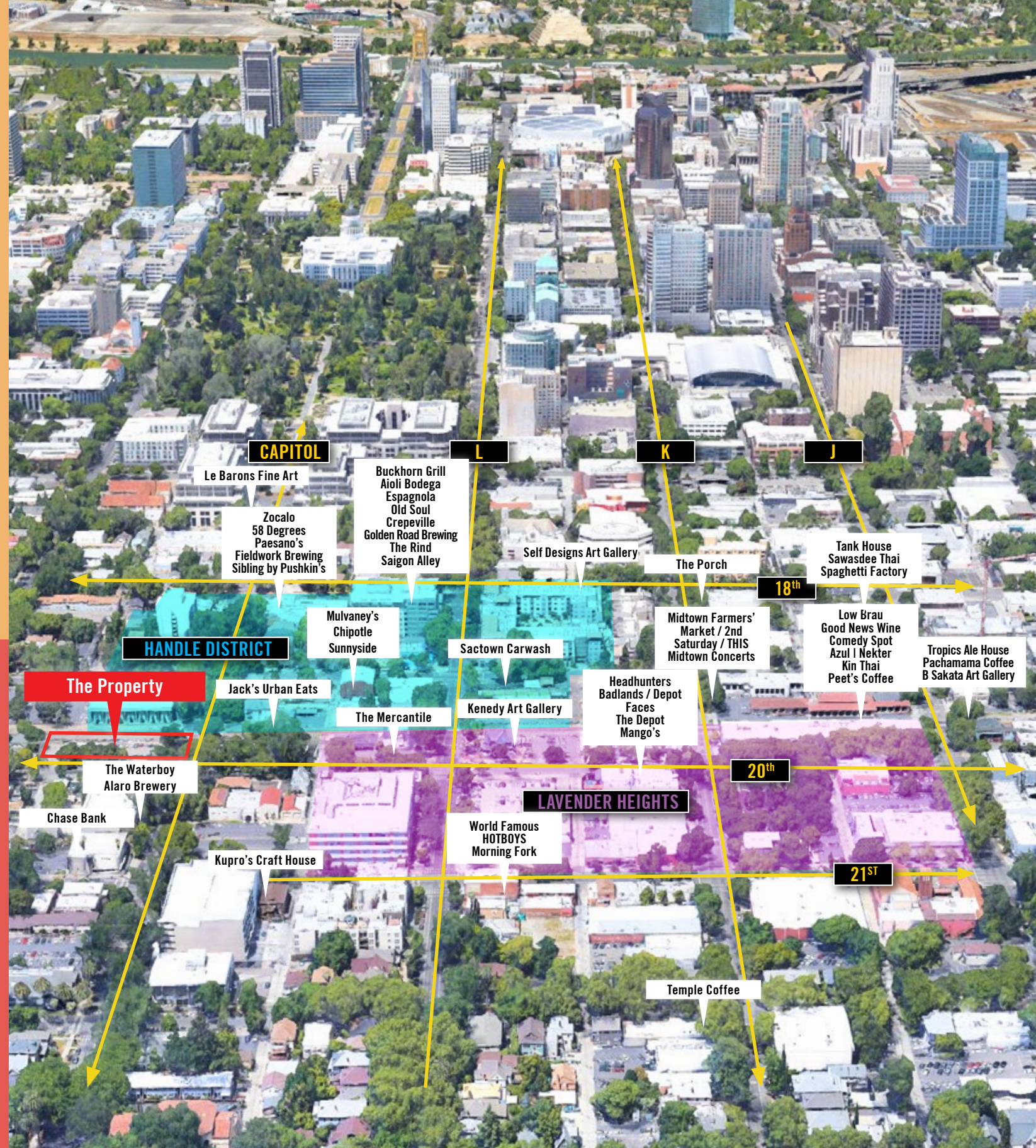
THE LOCATION

BENEFITS FROM PROXIMITY TO THE HANDLE DISTRICT & LAVENDER HEIGHTS

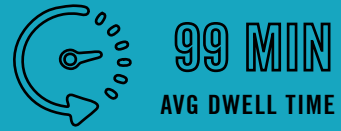
Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most desirable area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento.

The Subject Property is located within the Handle District and is a short walk from many of Midtown's most desirable amenities, including Zocalo, Fieldwork Brewing, Aioli Bodega Espagnola, Crepeville, The Rind, Capitol Park, and much more. The Handle District features some of Sacramento's most successful restaurants and nightlife venues and has a unique mix of local restaurants, art galleries, coffee houses and boutiques. The Handle District also has high foot traffic - both day and night - and is a local hot spot for those who love to eat, drink, and enjoy Midtown's more popular establishments.

One block away the opportunity, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!

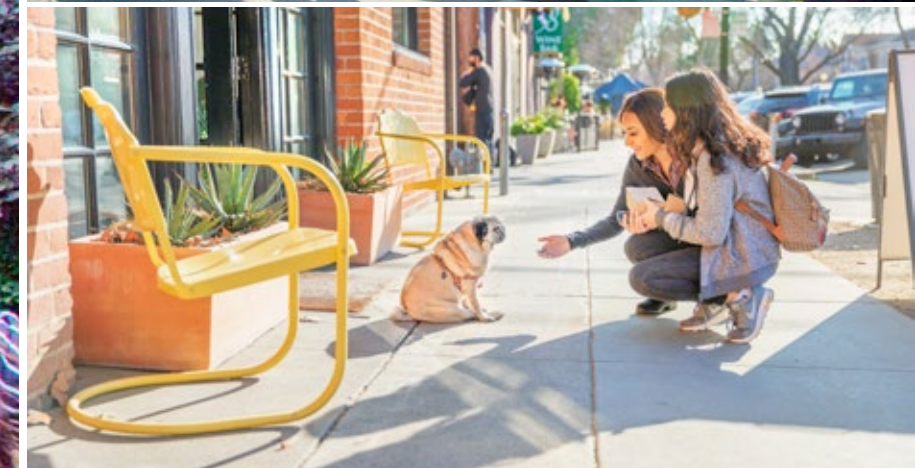


2 THE LOCATION
1926 CAPITOL AVENUE



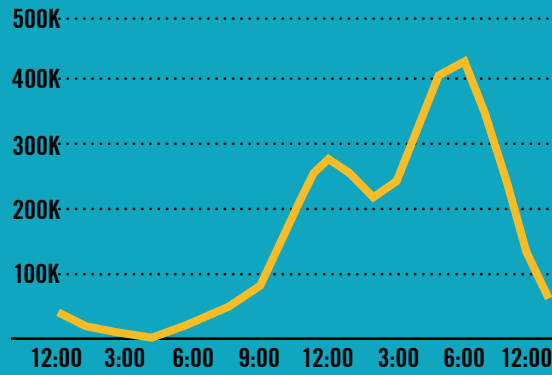
HANDLE DISTRICT

THE HANDLE DISTRICT IS HOME TO HIGH END DINING OPTIONS WITH A EUROPEAN FLARE. ANNUAL EVENTS AND AL FRESCO DINING HAS TURNED THIS DISTRICT INTO A BLOCK PARTY



2 THE LOCATION
1926 CAPITOL AVENUE

LUNCH & DINNER RUSH



HIGHLY EDUCATED

33.8% Bachelor Degree

33.8% Some College

21.6% Advanced Degree

VISITOR PROFILE



Singles & Starters

Young singles starting out and some starter families living a city lifestyle



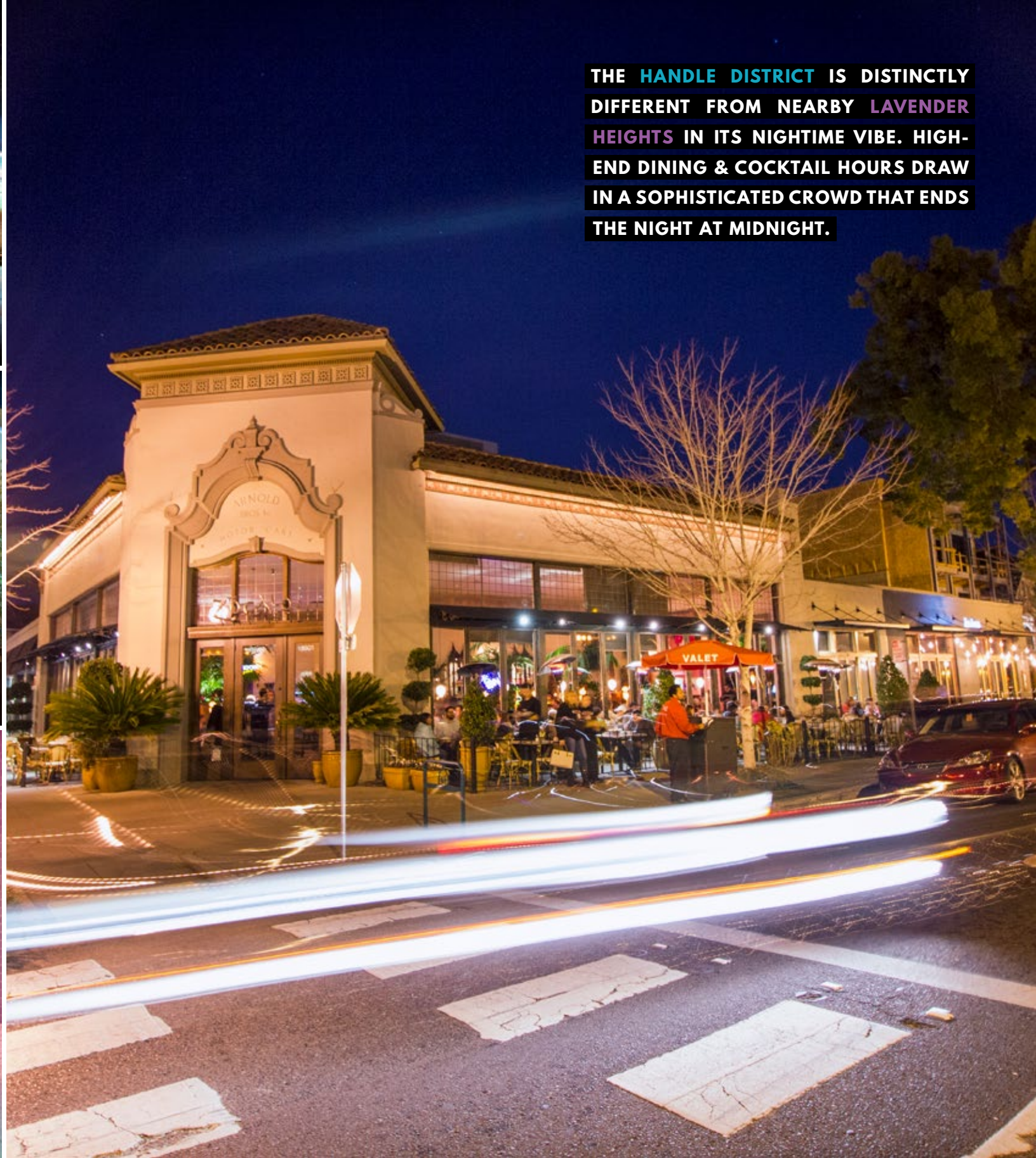
Young City Solos

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



Flourishing Families

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



THE HANDLE DISTRICT IS DISTINCTLY DIFFERENT FROM NEARBY LAVENDER HEIGHTS IN ITS NIGHTIME VIBE. HIGH-END DINING & COCKTAIL HOURS DRAW IN A SOPHISTICATED CROWD THAT ENDS THE NIGHT AT MIDNIGHT.

2 THE LOCATION
1926 CAPITOL AVENUE

3
BLOCKS

1.1M
YEARLY VISITS

83 MIN
AVG DWELL TIME

8
BARS & RESTAURANTS

4
NIGHTCLUBS

LGBTQ
NEIGHBORHOOD

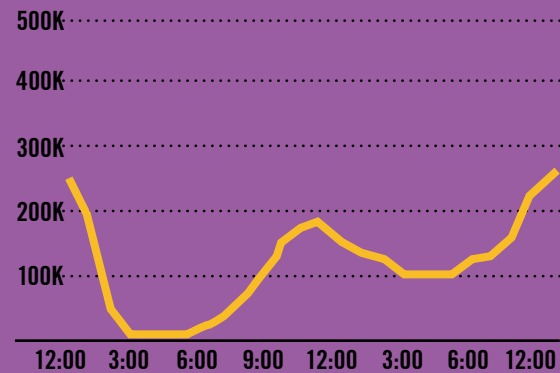
LAVENDER HEIGHTS

LAVENDER HEIGHTS IS HOME TO MANY DAY TIME ACTIVITIES INCLUDING DINING, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.



2 THE LOCATION
1926 CAPITOL AVENUE

LATE NIGHT CROWD



HIGHLY EDUCATED

33.8% Bachelor Degree

26.5% Some College

21.6% Advanced Degree

VISITOR PROFILE



Singles & Starters
Young singles starting out and some starter families living a city lifestyle



Young City Solos
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



Cultural Connections
Diverse, mid- and low-income families in urban apartments and residences



THE LAVENDER HEIGHTS DISTRICT IS THE HOTTEST LOCATION FOR GOING OUT IN SACRAMENTO AND BENEFITS FROM 18 HOURS OF FOOT TRAFFIC PARTICULARLY AMONG MILLENNIALS & GEN Z.





TURTON
COMMERCIAL REAL ESTATE