

FOR SALE

1825 I STREET, SACRAMENTO, CA



100%

LEASED NNN INVESTMENT

2

LONG-TERM TENANTS

~5

YEARS LEFT ON LEASES

1031 Exchange Opportunity - Net leased retail building in the heart of Midtown on the high-traffic count I Street thoroughfare

Property Overview

- 3,600 SF retail building on a 6,399 SF lot
- Leased to At Ease Brewing and The Mill Coffee & Tea Studio
- Both long-term, traditional NNN tenants with strong commitment to the building

Property Location

- AAA location in the Heart of Midtown Sacramento
- Strong demographics with over 25,900 visitors to the building each year
- High identity building visible to over 9,000 cars per day on I Street

Financial Overview

- \$1,795,000 purchase price
- \$113,011 Net Operating Income (2024)
- 6.3% Actual Cap Rate | 6.78% Average Cap Rate over next 6 years

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

JON LANG

SENIOR VICE PRESIDENT

D.R.E. LIC. 01934934

916.573.3302

JONLANG@TURTONCOM.COM



SCAN OR CLICK FOR
MORE INFO & BROCHURE