

FOR SALE

1819 23RD ST & 2311 S ST, SACRAMENTO, CA



13,532

SF BUILDINGS

25,600

SF LAND

\$3.2 M

PURCHASE PRICE

40+

NEARBY AMENITIES

Rare opportunity to acquire a covered land play in a path of development, inclusive of value-add retail and industrial space cashflow

Property Overview

- \$125 per square foot on the land, or \$236 per square foot on the buildings.
- Diverse tenancy - leased to various businesses, generating \$100,000/year*
- Ideal for redevelopment with immediate cash flow and long-term value
- Perfect for owner-user or developer with mixed-use housing potential
- Part of Sacramento's R Street corridor, offering great developer opportunities under the 2040 Sacramento General Plan

Property Location

- High-demand area supported by recent land sales
- R Street - transformed from industrial to bustling urban community since 2016
- Rich history alongside modern dining and arts venues
- Eclectic culinary scene that hosts diverse restaurants like Beast + Bounty and Iron Horse Tavern, Device Taproom, Mas Taco, and Fish Face Poke Bar

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

DAVID KHEDRY

SENIOR DIRECTOR

D.R.E. LIC. 02063469

916.573.3303

DAVIDKHEDRY@TURTONCOM.COM

KEN TURTON

PRESIDENT

D.R.E. LIC. 01219637

916.573.3300

KENTURTON@TURTONCOM.COM



SCAN OR CLICK FOR
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*inclusive of reassessed property taxes