



TURTON
COMMERCIAL REAL ESTATE

1911 P STREET

RENOVATED DUPLEX WITH EXCESS
LAND TO CONSTRUCT MORE UNITS

MIDTOWN



THE OVERVIEW

\$995,000

PURCHASE PRICE

2

RENOVATED UNITS

6,534

SF LOT W/ ALLEY ACCESS

DEVELOPMENT

POTENTIAL ON EXCESS LAND

RENOVATED CRAFTSMAN DUPLEX IN AAA LOCATION IN MIDTOWN SACRAMENTO

- Situated on a 6,534 square foot parcel with development potential off Opera Alley.
- Both duplex units were renovated in 2023 and are 100% leased at market rent.
- Walking distance to Ice Blocks, Safeway Shopping Center, Truitt Bark Park, and dozens of other amenities.



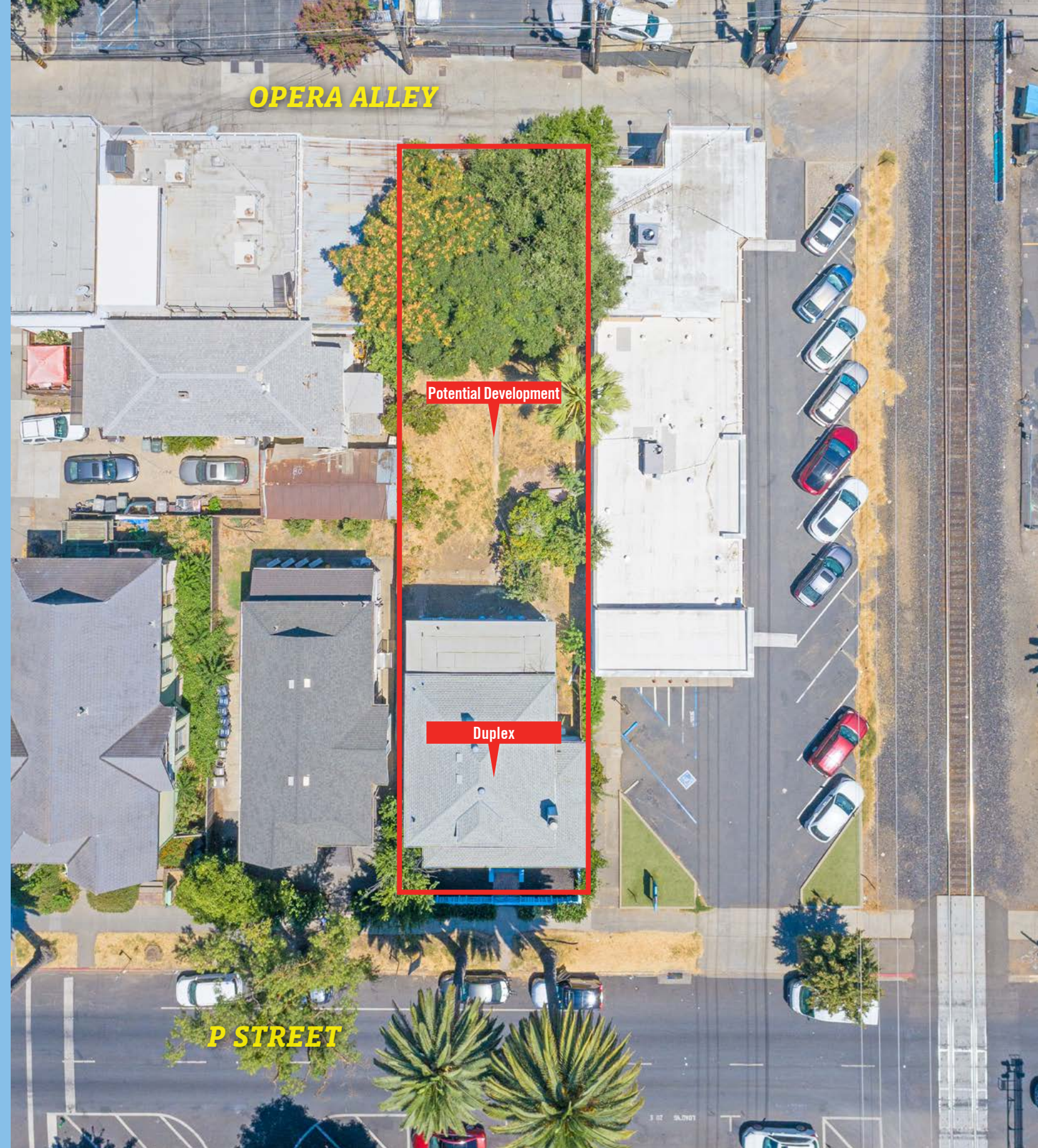
THE OFFERING

1911 P STREET IS A RECENTLY RENOVATED DUPLEX SITUATED ON A 6,534 SQUARE FOOT PARCEL OF LAND THAT EXTENDS FROM P STREET TO OPERA ALLEY AND ALLOWS THE DEVELOPMENT OF ADDITIONAL RESIDENTIAL UNITS ON THE BACK HALF OF THE PARCEL.

Turton Commercial is pleased to market for sale 1911 P Street (the "Property"), a renovated duplex with the potential to construct additional units on the back half of the land parcel. The Craftsman-style duplex was constructed in 1945 and later renovated in 2023. The ground floor residential unit measures approximately 1,025 square feet and features two bedrooms and one bathroom and the upstairs residential unit measures 1,085 square feet and features two bedrooms and one bathroom. Both residential units were updated within the last year and feature new kitchen and bathroom finishes, mini-split HVAC units, flooring, paint, plumbing, electrical wiring and panels. Both units are currently leased at an average rent of \$2,290 per month with each tenant paying for their own electricity. Neither tenant currently pays for on-site parking or utility reimbursement which could provide additional income in the future.

The duplex is situated on an approximate 6,534 square foot parcel of land that extends from P Street to Opera Alley to the north. The excess land that is accessible from Opera Alley provides the opportunity to construct additional residential units on the property. The current zoning is C-2 general commercial and the updated land use designation under the 2040 General Plan is Residential Mixed Use which provides for a minimum residential density of 20 units per acre and maximum of 110 residential units per acre. As such, a new owner could likely construct as few as two additional residential units and as many as 15 additional units on the property (Buyer to verify with the City of Sacramento). Opera Alley is perhaps one of the nicest alleys in the entire city for several reasons. Notably, the alley is bifurcated by the Union Pacific Train tracks which prevents through-traffic and tran-

sients from using the alley, so the pedestrian and auto traffic is minimal. Additionally, the alley is paved and the other five commercial properties that share use of the alley are well-kept and upscale. The other properties sharing the alley include the Sacramento Brew Bike; the Lofts at Chestnut, an upscale residential building; a live-work building, and Midtown Animal Hospital. The Property is located in the middle of Midtown and is walking distance to several notable amenities in the city including the Ice Blocks, Safeway Shopping Center, and the Truitt Bark Park all of which are 2 blocks away. Further, the Property is just .4 miles from the 16th Street Light Rail station and .1 mile from the closest public transportation and bus stop along 19th Street. Lastly, the Property is just .6 miles from the State Capitol and 1.2 miles from Golden 1 Center.



THE DETAILS

Address	1911 P Street Sacramento, CA 95811
APN:	007-0244-016-0000
Price:	\$995,000.00
Capitalization Rate:	5.00% (excluding land value)
Net Operating Income:	\$35,130.00
Building Size:	2,105SF
Parcel Area:	6,534 SF (.15 AC)
Price PSF:	\$472
Number of Units:	2
Occupancy:	100%
Zoning:	C-2-SPD
2040 General Plan Land Use:	Residential Mixed Use
Min Residential Units per Acre:	20
Min / Maximum Floor Area Ratio:	.03 / 6
Number of Residential Units	2
Unit Layout	
Unit 1 (downstairs)	2 bedrooms and 1 bathroom
Unit 2 (upstairs)	2 bedrooms and 1 bathroom
Year Built	1945
Year Renovated	2023
Net Rentable Area	
Unit 1 (downstairs)	1,025 SF
Unit 2 (upstairs)	1,085 SF
Avg Residential In-Place Rent	\$2,290 per month
Avg Residential Rent PSF	\$2.18
Avg Residential Reimbursement	None



RENT ROLL

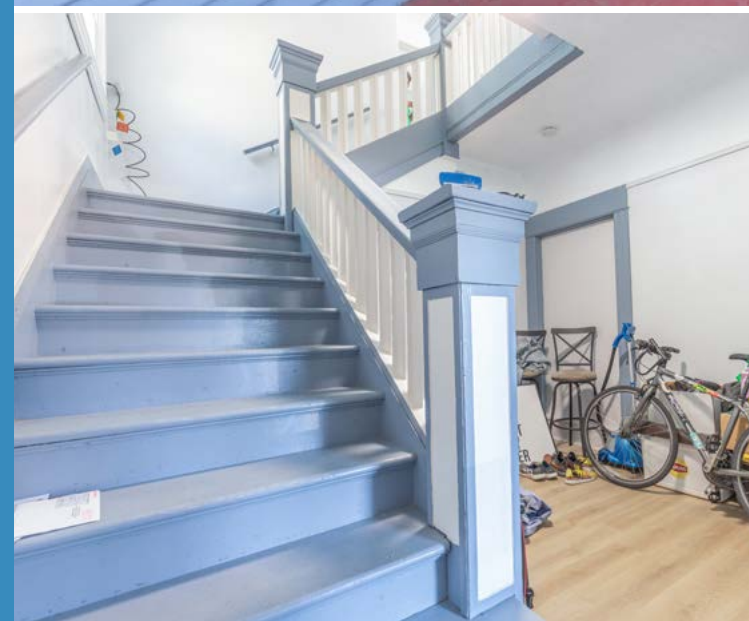
Unit	Layout	Current Rent	RUBS	Market Total
Bottom Unit	2/1	\$2,380.00	\$-	\$2,380.00
Top Unit	2/1	\$2,200.00	\$-	\$2,200.00
Monthly Total		\$4,580.00	\$-	\$4,580.00
Annual Total		\$54,960.00	\$-	\$54,960.00

OPERATING COSTS

Operating Expenses	Amount
General Main. And Repair	\$1,000
Landscaping	\$1,200
Pest Control	\$360.
Water, Sewer & Garbage	\$1,800
Property Management	\$2,400
Real Estate Taxes	\$11,470
Direct Levies	\$400
Fees & Permits	\$250
Insurance	\$950
Total	\$19,830
% of Gross Income	36%

VALUATION

Monthly Rent	\$4,580
Monthly Reimbursement	\$-
Monthly Parking	\$-
Monthly Pet Rent	\$-
Monthly Total	\$4,580
Annual Total	\$54,960
Net Operating Income	\$35,130
Value at 5% Cap Rate	\$702,600
Price Per Door	\$351,300
Excess land off the alley (SF)	3,267
Price Per SF on the excess land	90
Excess land value	\$294,030
Total Value of the Property	\$996,630



THE LOCATION



2 BLOCKS
TO THE R STREET CORRIDOR

2 BLOCKS
TO THE HANDLE DISTRICT

COMMUTE
ARTERY

AAA
LOCATION

PRIME LOCATION: PROVIDING TENANTS WITH THE LIVE - WORK - PLAY LIFESTYLE

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 consider Midtown to be the most desirable area in the city, with easy freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property at 1911 P Street is perfectly situated within walking distance of the R Street Corridor and the Handle District offering easy access to many of Midtown and Downtown's most desirable events and amenities.

Sacramento's P Street is a vibrant and historic thoroughfare transverse the city from east to west that's playing a significant role in the city's development over the years. Located in the heart of California's capital, P Street stretches across stage in the greater urban heart, offering a diverse range of attractions and experiences to both residents and visitors alike.





Maker Dev.

The Richmond Dev.

Ary Place Dev.

Ice Blocks - Block 2

Ice Blocks - Block 3

Safeway

Mixed-use Dev.

Capitol Park

Fremont Park

Truitt BARK Park

MIDTOWN

HANDLE DISTRICT

1911 P STREET

Q19

20PQR

20PQR

The Press

3 THE LOCATION
1911 P STREET



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 3 BLOCKS	 1.3M YEARLY VISITS	 18 BARS & RESTAURANTS	 \$86,038 HOUSEHOLD INCOME
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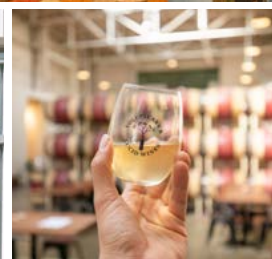
TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola, with its

authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





3 THE LOCATION
19TH STREET

THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS

\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend

of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture. The corridor's dining scene includes Beast + Bounty for innovative dishes and Men-

docino Farms for farm-fresh meals, along with Mas Taco and Device Taproom for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.



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