

FOR SALE

2431 CAPITOL AVENUE

**RARE TURNKEY OWNER-USER
BUILDING FOR SALE ON MIDTOWN'S
CAPITOL AVENUE!**



TURTON
COMMERCIAL REAL ESTATE

2431 CAPITOL AVE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

KEN TURTON
PRESIDENT - LIC. 01219637
916.573.3300
KENTURTON@TURTONCOM.COM

© 2024 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 OPPORTUNITY

3,400

SF BUILDING

\$1,795,000

PURCHASE PRICE

7

ON-SITE, SECURED, PARKING STALLS

BEST

WINDOWLINE IN MIDTOWN

MODERN OFFICE BUILDING IN THE HEART OF THE CAPITOL AVE NEIGHBORHOOD!

Turton Commercial Real Estate is pleased to present to market an extremely rare, turnkey, corner-located property in Midtown Sacramento's prestigious Capitol Avenue corridor. 2431 Capitol Avenue (the "Property"), is a 3,400 square foot office building, located on the corner of Capitol Avenue and 25th Street. The Property is listed for \$1,795,000. The Property is currently occupied by Turley & Associates Mechanical Engineering, who will vacate in early 2025.

The Property measures approximately 3,400 square feet of office space on the second floor, on an approximately 4,000 square foot corner lot. The Property also features seven (7) parking spaces, secured and covered, underneath

the building, with a gate. The office space features a mix of private offices, conference room, open space for workstations, and excellent natural light.

The Property was designed by Dreyfuss & Blackford Architects in 1966 and stands as an excellent example of Mid-Century Modern office design. The Property features three sides of floor to ceiling glassline and has some of the best, if not the best, windowline of any similar building in Midtown Sacramento. Surrounded by a mature tree canopy, the Property allows employees to do their best work.

The Property is located in the heart of midtown, walking distance from some of the best restaurants, coffee shops, bars and retail that

Midtown has to offer. These amenities make it a great place to work and engage staff, as well as have your clients visit.

The Property is ideally suited for an architecture firm, association, engineering firm, law firm, real estate firm, or marketing agency, among many other businesses that would benefit from being in the Midtown Sacramento experience.

Stand-alone commercial opportunities in Midtown Sacramento are scarce. Even more so, those that sit on a prominent corner, ideal for branding, and walking distance from Midtown's best amenities. Take advantage of this rare opportunity to own 2431 Capitol Avenue!





Section One: The Property



2431 CAPITOL AVE

Capitol Ave.

25th Street

PROPERTY FEATURES

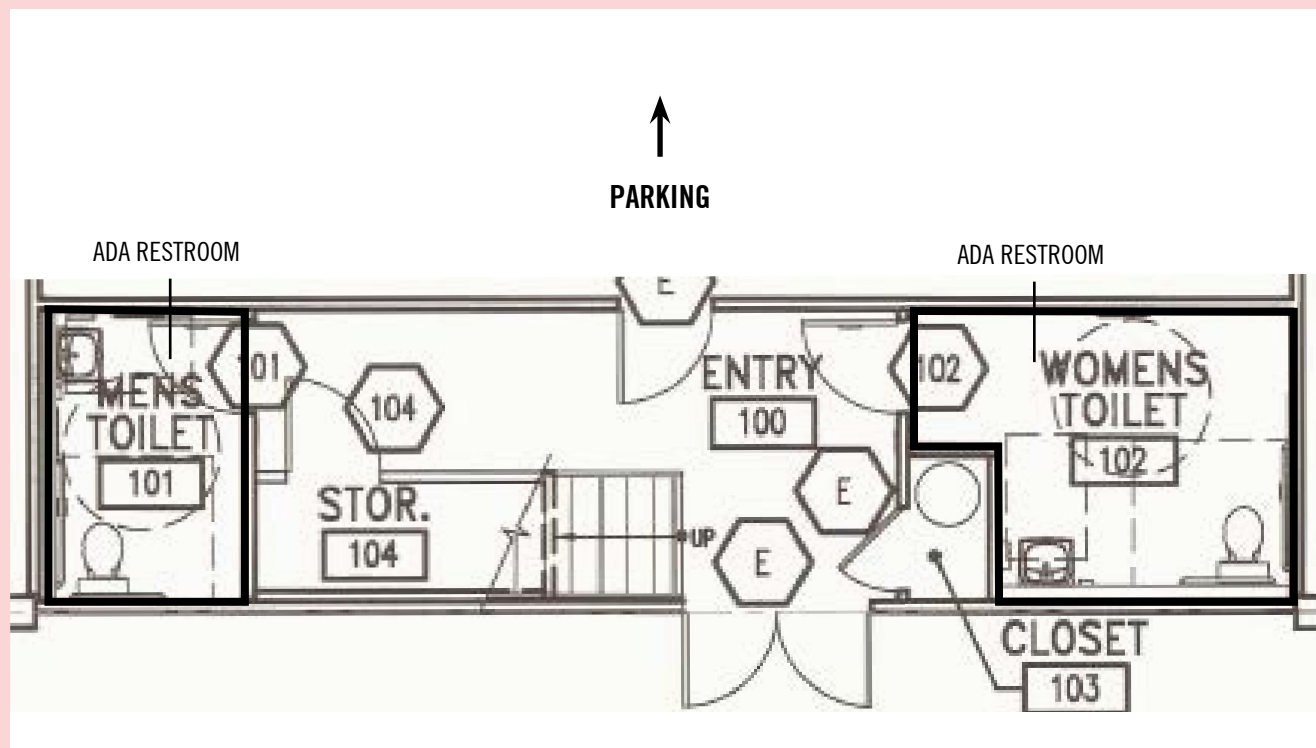
Address:	2431 Capitol Avenue, Sacramento CA
APN:	007-0161-013-0000
Parcel Size:	0.09 Acres (4,000 SF)
Zoning:	RO-SPD
Year Built:	1966
Year Renovated:	2016
Deliverable Vacant:	February 1st, 2025
Building Size:	3,400 SF
Parking:	Seven (7) secured, covered, gated stalls
Stories:	Two (2)
Façade:	Masonry
Electricity:	SMUD
Water/Sewer:	City of Sacramento
Gas:	PG&E

FLOOR PLAN

* Not to scale

3,400 SF BUILDING

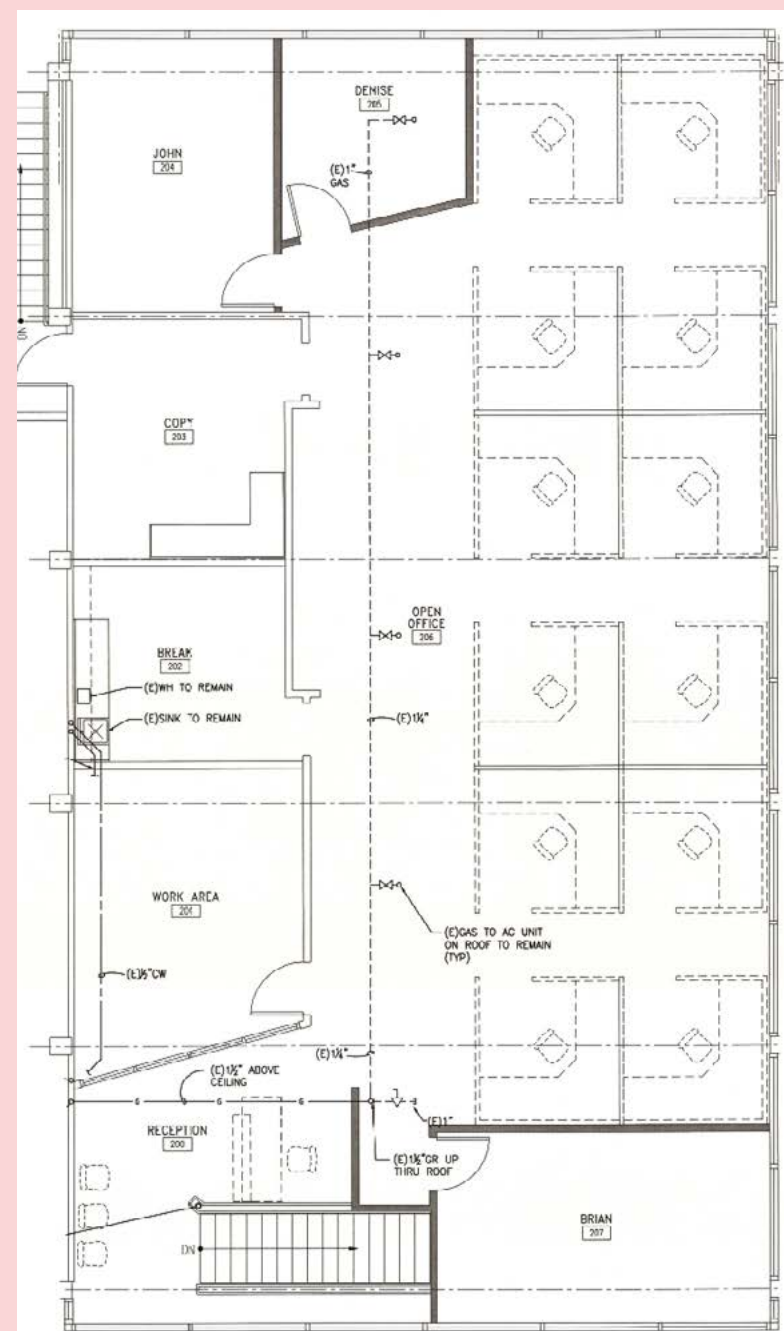
GROUND FLOOR



Capitol Ave.

25th Street

2ND FLOOR



Capitol Ave.

25th Street

BUILDING LOCATION

5 BLOCKS

TO LAVENDER HEIGHTS DISTRICT

6 BLOCKS

TO THE HANDLE DISTRICT

WALKING DISTANCE

TO SUTTER'S FORT STATE HISTORIC PARK

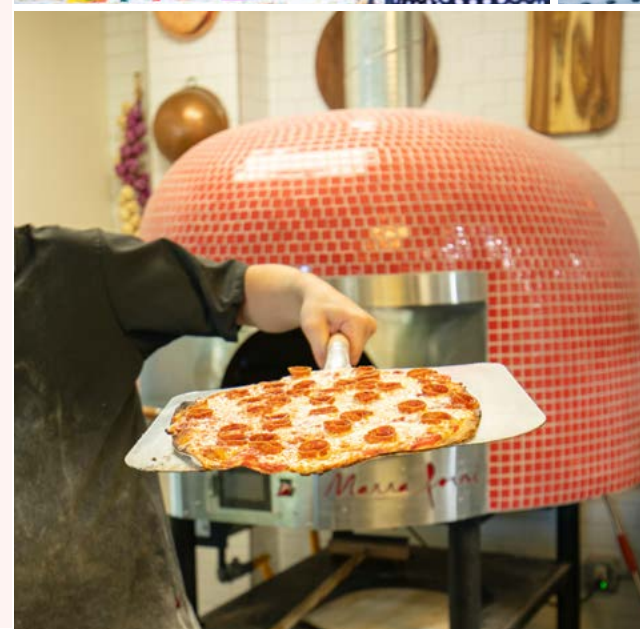
BENEFITS FROM PROXIMITY TO POPULAR MIDTOWN DISTRICTS!

2431 Capitol Avenue is located within a short walk from many of Midtown's most desirable amenities, including Temple Coffee, N Street Café, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley, LEXI boutique, the Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Love Child, Nekter Juice Bar, Azul taqueria & tequila bar, Sleek Wax, Kin Thai restaurant, and Peet's Coffee), Faces, The Depot, Mango's and much more. Furthermore, the Subject Property can take advantage of a handful of amenities within a few blocks including Seasons Coffee, Tres Hermanas and some of the best hair and nail salons in the region.

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. A few blocks away from 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. The neighborhood features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local hot spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments. 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!





LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



5
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. This area serves as an excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown

Mini, THIS Sacramento block parties, and PARK(ing) Day.

One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods,

and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 6 BLOCKS	 1.3M YEARLY VISITS	 18 BARS & RESTAURANTS	 \$86,038 HOUSEHOLD INCOME
---	--	---	---

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.





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

The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that’s not the case for Sacramento. Since the formal approval to construct Golden 1 Center,

the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown

Commons and The Railyards, are contributing to this an exciting time for the city. In California, nowhere is the word “renaissance” more applicable and demonstrable than in Downtown Sacramento, and 2431 Capitol Avenue is situated in the middle of everything.



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 Midsized City
- #3 Best Foodie City in America
- #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

POPULATION GREATER SACRAMENTO REGION

2,623,204

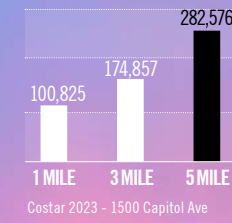
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

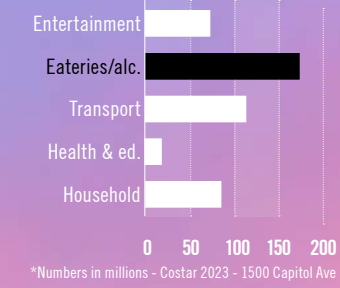
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



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

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

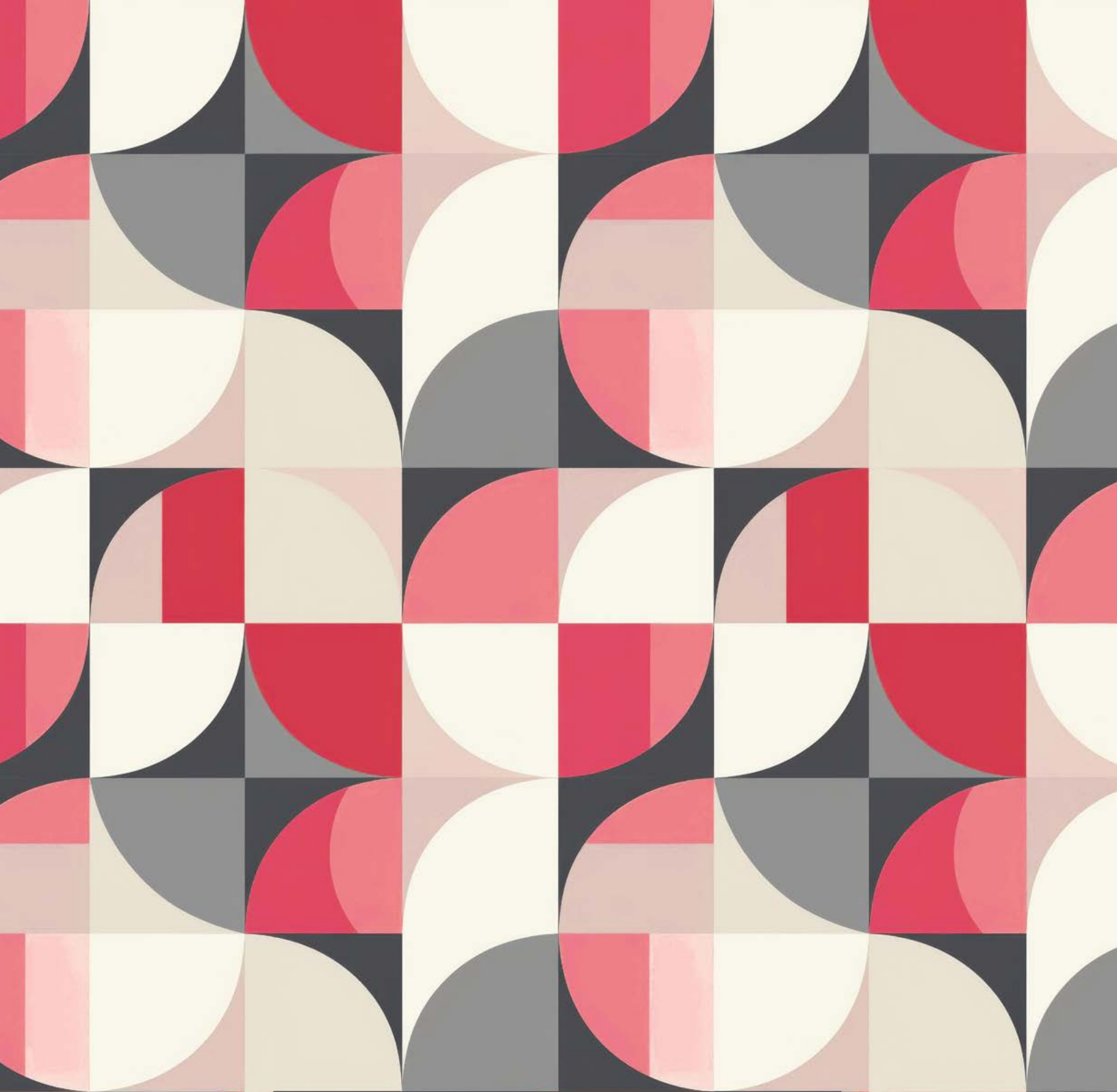
America's Farmer's Market Celebration by American Farmland Trust 2024

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE