

1725 CAPITOL AVE.

SACRAMENTO CA, 95811



TURTON
COMMERCIAL REAL ESTATE

THE OFFERING

TURTON COMMERCIAL IS PLEASED TO BRING TO MARKET A UNIQUE INVESTMENT / OWNER-USER OPPORTUNITY LOCATED IN THE POPULAR MIDTOWN SUBMARKET OF SACRAMENTO

Turton Commercial Real Estate, as exclusive advisor, is pleased to present this investor or owner-user opportunity to acquire 1725 Capitol Avenue in midtown, Sacramento for \$1,100,000.

This Class B, 2,500 square foot office building can accommodate a variety of office users who can occupy one or both floors. Suites are equipped with large bay windows providing abundant natural light and beautiful views of tree-lined Capitol Avenue.

A beautiful Victorian exterior, extensive window lines and maintained landscaping surround the building, creating an elegant and contemporary feel. The building has Capitol Avenue frontage and potential building signage is available to the street's \pm 5,000 cars per day.

The property contains a 3.0 per 1,000 parking ratio, a very important asset in the midtown submarket. Free two-hour street parking is also available in front of the building providing easy access for clients and visitors. A U.S postal drop-box is also located 1/2 block away for easy and convenient mailing.



LOCATION & SUBMARKET

**SACRAMENTO'S HOTTEST SUBMARKET
IS ALSO DELIVERING VERY ATTRACTIVE
RENTS.**

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors 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 centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento.

Within Midtown, the Handle District has emerged as one of the submarket's hottest micro-markets. Only one block from 1725 Capitol Avenue, this exciting district is bounded by Capitol Avenue, L Street, 19th Street and 18th Street and is a visual reference to its geographic connection to nearby Capitol Park. It is a burgeoning neighborhood that has emerged with a defined culture that supports a vibrant and eclectic mix of local restaurants, wine bars, coffee houses and boutiques. The Handle District has high foot traffic both day and night, and is a 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, the District is home to many of its own events such as: Bastille Day Waiters' Race & Street Festival, Yelp's Farm to Handle Block



Party, 12 Days of Midtown and Too Hot to Handle. These events often attract large crowds providing excellent foot traffic for businesses in the District.

While the overall commercial Sacramento market has seen growth over the last 9 quarters, with the vacancy rate decreasing to 13.5% in the first quarter of 2015, the Midtown submarket dramatically outpaced this average with a 5.3% vacancy rate. Even this numbers does not accurately reflect the demand for midtown as many of the buildings included in these figures are blighted, severely non-compliant and functionally obsolete or intentionally held vacant as owners review various development opportunities. Furthermore, residential vacancy in midtown is virtually non-existent.

Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by Whole Foods Market at the corner of 21st and L Street by Pappas Investments, just a few blocks from 1725 Capitol Avenue. Construction will break ground in 2016 and include a 40,000 square foot store, two stories of parking and 140 apartments. Just a few steps from the Subject Property is the future home of the Tribute Building, a fully entitled 47,000 square foot mixed use project by Heller Pacific. The building is expected to be LEED certified and feature roof top terraces and an assorted retail mix.



THE NUMBERS

ADDRESS:

1725 Capitol Avenue

PRICE:

\$1,100,000

APN

006-0175-021-0000

PARCEL INFO:

6,400 SF (.15 Acres)

ZONING:

C-2

CONSTRUCTION TYPE:

Wood Frame

PARKING:

8 Spaces

NET RENTABLE

2,500 SF

STORIES

2

YEAR BUILT:

1880

POPULATION	1 MILE	2 MILE	3 MILE
2015 Total Population	28,334	64,221	138,209
2020 Population Estimate	29,690	67,282	144,361
Growth 2015-2020	4.79%	4.77%	4.45%
# of Daytime Employees	96,979	132,256	184,275
2015 total Households	16,999	33,215	62,349
2015 Average Household Size	1.60	1.80	2.10
2015 Median Household Income	\$36,382	\$42,361	\$45,523
Total Consumer Spending (Aggregate in Thousands)	\$320,489	\$757,298	\$1,511,567
Entertainment	\$25,806	\$60,367	\$119,479
Health Care	\$15,380	\$37,143	\$74,159
Education and Day Care	\$19,459	\$50,349	\$97,051
Transportation & Maintenance	\$91,186	\$208,695	\$425,298
Household	\$37,818	\$101,838	\$202,552

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