

2620 J STREET ►

RARE VICTORIAN OWNER-USER
OPPORTUNITY IN THE HEART OF
MIDTOWN



TURTON
COMMERCIAL REAL ESTATE

2620 J STREET



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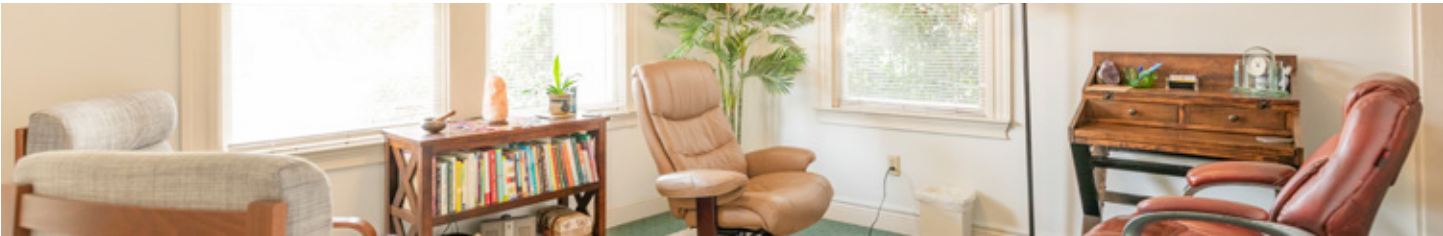
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2620 J Street



THE PROPERTY

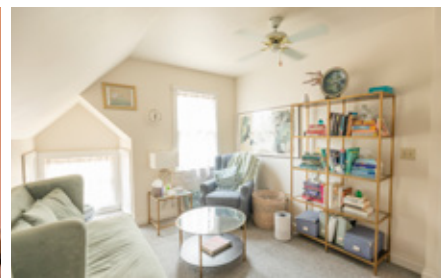
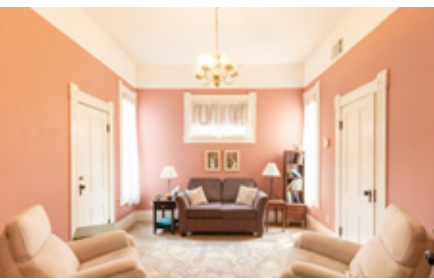
4,508	3	± 9	6,534	C-2	\$1.45M
SF BUILDING	FLOORS	PARKING STALLS	SF PARCEL	ZONING	ASKING PRICE

2620 J Street represents a rare purchase opportunity within the Sacramento Region. Originally constructed as a stately residence circa 1890, The Property was later converted into an office property and has seen several renovations since 1990, including new electrical wiring, plumbing, HVAC systems, sprinkler systems, exterior and attic insulation, and restroom upgrades. The unique architectural elements, emblematic of Midtown historic charm, have been restored and showcased. Attractive and fully functional in its “as-is” condition, The Property also has the “bones” to be further opened up to realize its full potential at this amenity and parking rich site. The Property is well-positioned for an owner-occupant in the building, occupying one office, one floor, or the whole building, all while generating income through the remaining offices being leased out to various tenants. Each office you step into will give you a different feel, with a variety of colors, notes of

classic Victorian architecture, gable roofs, stained glass, first floor patios, and second floor balconies. The ground floor is built out with 6 private offices, a restroom, kitchen, and open waiting area. Through the back entrance you will find a secure, fenced in brick courtyard with matured orange trees and welcoming landscaping. The second floor, with exterior access from both the front and rear of the property, offers 6 more private offices, 2 bathrooms, and a waiting area upon entrance from the balcony. The third floor is accessed by an interior stairway from the second to third floor, and hosts 4 more private offices, storage area, kitchenette, and a waiting area. The Property has enjoyed on-site management the past several years and the tenants clearly take great pride in the tranquil atmosphere they uphold. J Street is one of the busiest atmospheres in the urban core, step outside of your office and you are within walking distance to Red Rabbit, Chicago Fire,

Tres Hermanas, Der Biergarten, Rick’s Dessert Diner, Barwest, University Art, Birkenstock’s, and the Sutter Medical Center. The rich Victorian architecture and tranquil environment of this building, combined with amenities such as an enclosed courtyard and on-site parking behind the building, creates a focused and soothing environment for professionals. Furthermore, parking is a premium luxury in Midtown Sacramento, especially along J Street, providing the opportunity to increase income through the leasing of the ± 9 on-site parking stalls. The configuration of the lot offers a possible future infill development opportunity of residential units, such as single-family residences, townhomes, and/or a multi-family apartment building with parking. It is an exciting time to be a property owner in Midtown Sacramento, and the opportunity to place yourself in the heart of the urban core experience with 2620 J Street, is not one that comes often.





Section One: The Property

2620 J STREET

PROPERTY FEATURES

Address:	2620 J St, Sacramento, CA 95816
Building Size:	4,508 SF
Stories:	Three
Parcel Size:	6,534 SF
Zoning:	C-2-SPD
APN:	007-0105-007-0000
Parking:	± 9 stalls on-site
Year Renovated:	1990 +





BUILDING LOCATION

3

BLOCKS TO FREEWAY

20+

NEARBY RESTAURANTS

8,000,000+

SF OF MEDICAL SPACE NEARBY

IF YOU ARE GOING TO MOVE, MIDTOWN IS WHERE YOU WANT TO BE.

The property is located in Sacramento's largest concentration of medical buildings called the Sutter District. This submarket is home not only to medical professionals, but many of Midtown's most popular bars, restaurants, and coffee shops. Low office vacancy rates combined with the most amenities, make Midtown the most desirable sub-market in the entire Sacramento region.

Midtown is the is the perfect fusion of successful locally owned business; a healthy dose of carefully selected national and regional retailers,

and an eclectic mix of high-end demographic occupations that are embedded in a landscape of unique older buildings and mature trees.

Move to Midtown where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events. It is the center of Sacramento's art, music, and cultural scene and is the most centralized area in the city of Sacramento. With easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento, the Submarket caters to the daytime

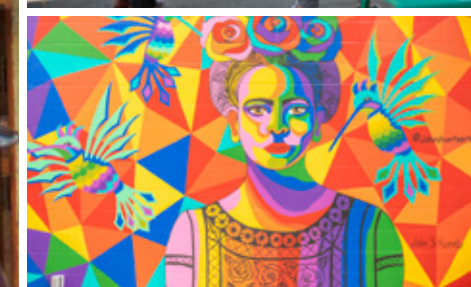
workforce as well as the weekend neighborhoods.

This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular establishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner- city living. Midtown development is abundant and headlined by several high identity projects.



MIDTOWN CENTRAL

MIDTOWN CENTRAL IS HOME TO MANY DAY TIME ACTIVITIES INCLUDING DINING, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.





NEARBY AMENITIES

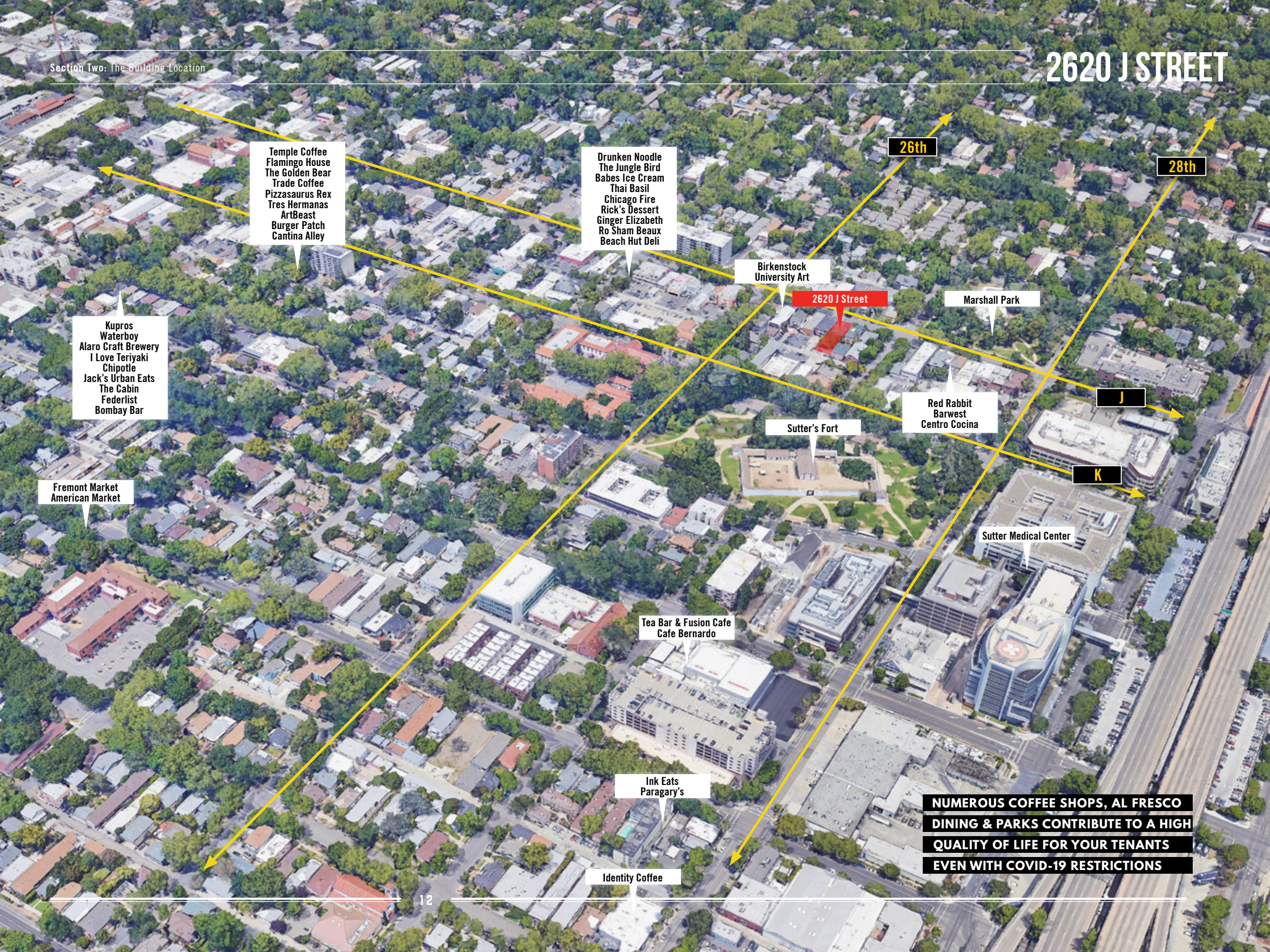
This property has one of, if not, the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento’s urban core:

POPULAR RESTAURANTS NEAR 2620 J STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Chipotle	Jack’s Urban Eats	Pachamama Coffee Coop	Tank House BBQ
Ace of Spades	Cornerstone	Karma Brew	Paesano’s	Tapa the World
Aioli Bodega Espanola	Crepeville	Kru Japanese	Paragary’s	Tea Cup Cafe
Amaro Italian Bistro & Bar	Der Biergarten	Bombay Bar & Grill	Pizzeria Urbano	Temple Coffee
Art of Toys	Dos Coyotes	Kupros Craft House	Portofino’s	Thai Basil
Azul Mexican	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Canteen
Badlands	Elixir Bar & Grill	Lucca	Pronto Pizza	The Bread Store
Bar West	Faces	Luna’s Cafe & Juice Bar	Pushkin’s Bakery	The Golden Bear
Bento Box	Federalist Public House	Mango’s/Burgertown	Q Street Bar & Grill	The Mill Coffee House
BevMo	Fieldwork Brewing Co.	Make Fish	R15	The Porch
Block Butcher Bar	FishFace Poke Bar	Mercantile Saloon	Red Rabbit	The Press
Bottle & Barlow	Fit Eats	Metro Kitchen & Drinkery	Rick’s Dessert Diner	The Rind
Broderick Midtown	Fox & Goose Public House	Mikuni Sushi	Roxie Deli and Barbecue	The Waterboy
Buckhorn Grill	Ginger Elizabeth Chocolates	Monkey Bar	Saddle Rock	Tres Hermanas
Burger Patch	Grange	Mulvaney’s B&L	Sakamoto	Uncle Vito’s Pizza
Burgers and Brew	Highwater	N Street Cafe	See’s Candies	University of Beer
Cafe Bernardo	Hot Italian	Nekter	Shady Lady	Waffle Square Country Kitchen
Café Bernardo’s	I Love Teriyaki	Nido	Shoki Ramen House	Yogurt a GoGo
Cantina Alley	Identity Coffee	Nishiki Sushi	Squeeze Inn	Zelda’s Pizza
Centro Cocina Mexicana	Iron Horse Tavern	Old Soul Coffee	Sun & Soil Juice	Zocalo



2620 J STREET



NUMEROUS COFFEE SHOPS, AL FRESCO
DINING & PARKS CONTRIBUTE TO A HIGH
QUALITY OF LIFE FOR YOUR TENANTS
EVEN WITH COVID-19 RESTRICTIONS





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

California's fastest-growing metropolitan area!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as “available” that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



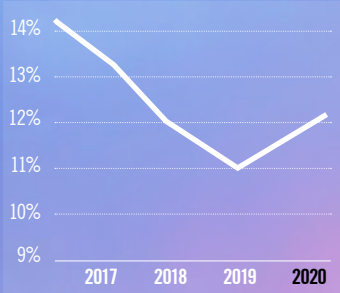
THERE'S A REASON EVERYONE IS COMING HERE.



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

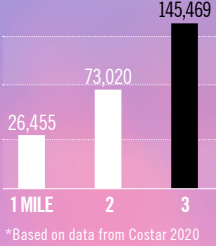
SACRAMENTO OFFICE VACANCY:



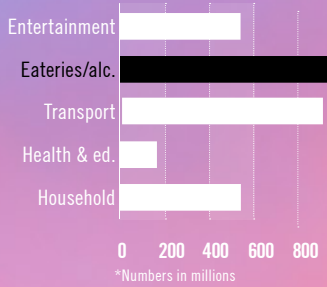
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

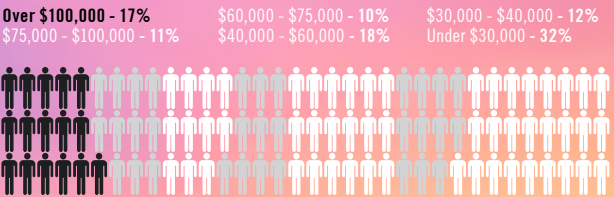
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



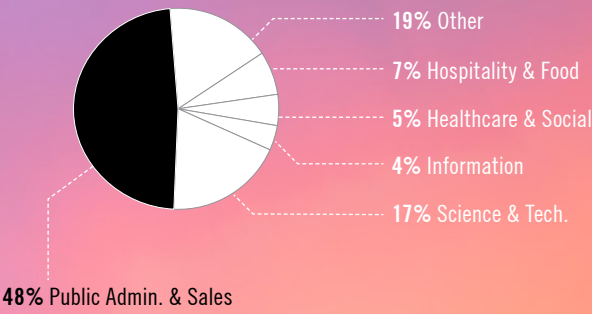
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



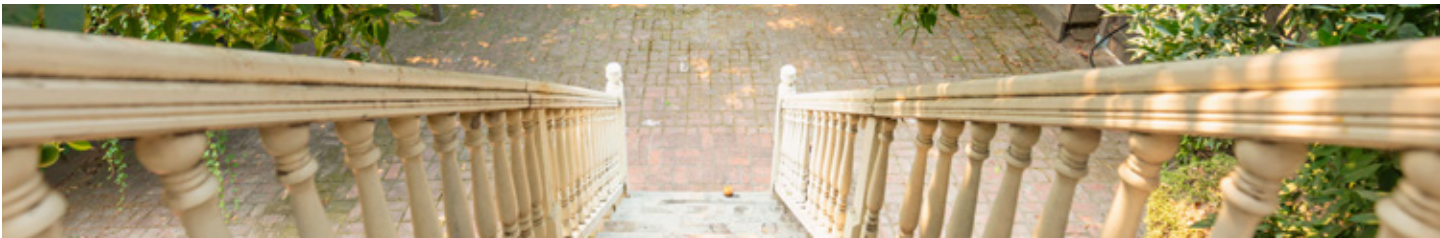
LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



34.3% Of population have a bachelor's degree

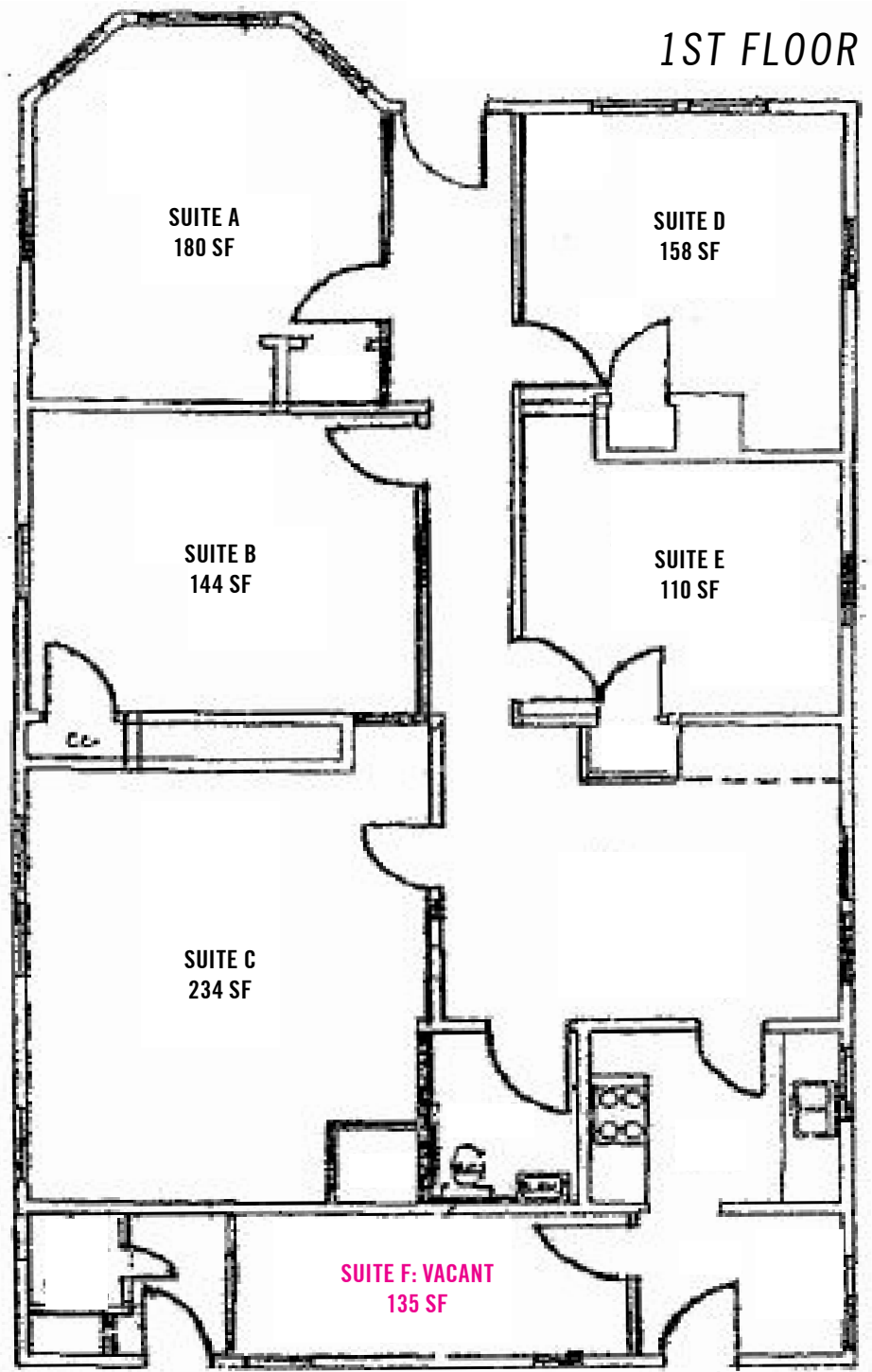
Sources: SmartAsset 2018
Emsi 2019

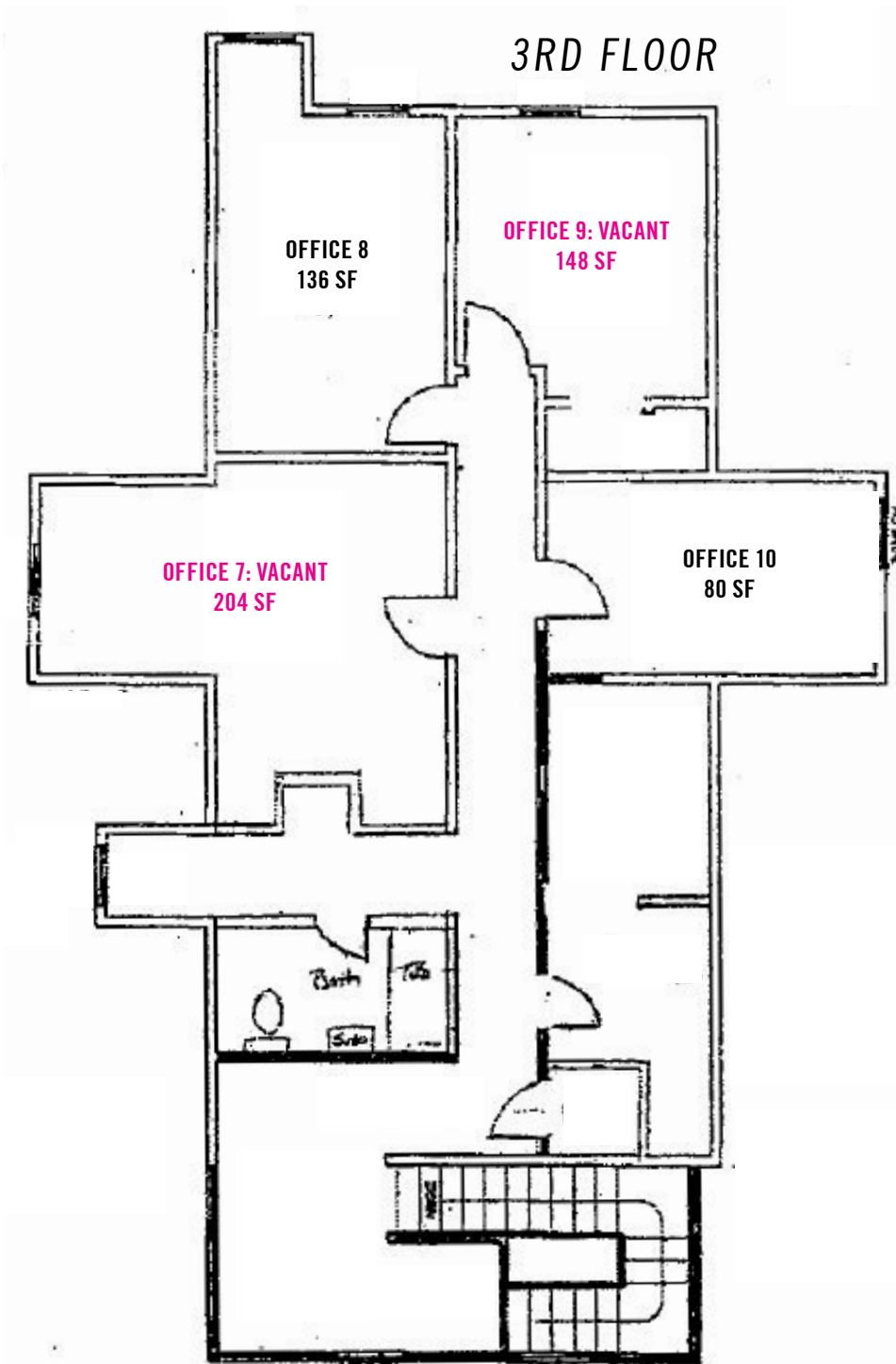
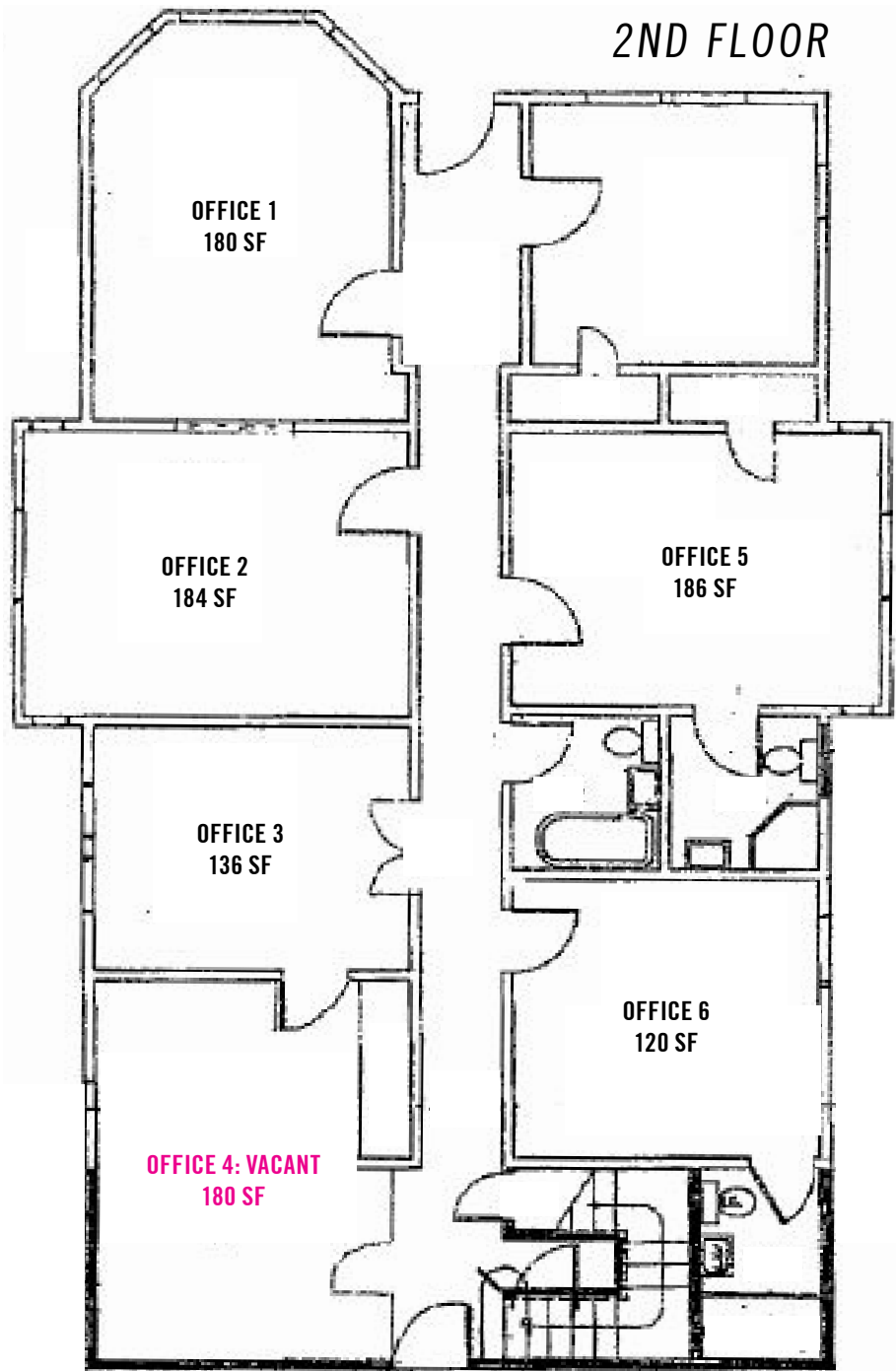
WALK SCORE: **97**
BIKE SCORE: **98**
TRANSIT SCORE: **55**



FLOORPLANS

4,508 SF







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COMMERCIAL REAL ESTATE

