

1221-1225 H STREET

DOWNTOWN OWNER-USER OFFICE BUILDING FOR SALE
4 BLOCKS FROM THE CALIFORNIA STATE CAPITOL



TURTON
COMMERCIAL REAL ESTATE

1221-1225 H



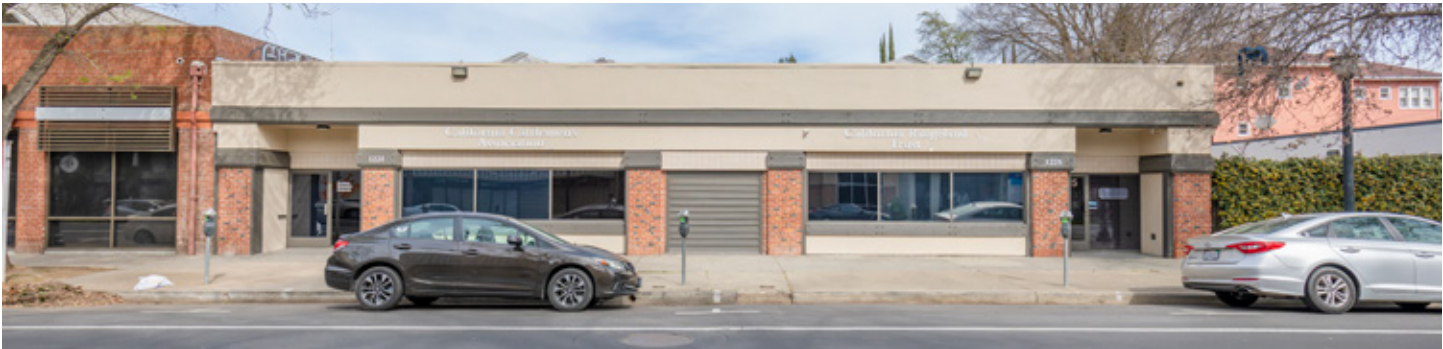
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1221-1225 H



THE OPPORTUNITY

12,800	\$2.95M	10	4
SF OFFICE BUILDING	PURCHASE PRICE	ENCLOSED PARKING STALLS	BLOCKS FROM CA STATE CAPITOL

Turton Commercial Real Estate is pleased to offer a contemporary, well-located, modern office building with enclosed parking for sale in Downtown, Sacramento.

Turton Commercial Real Estate is pleased to present to market a contemporary office building located at 1221-1225 H Street in Downtown, Sacramento. The Property is being listed for \$2,950,000. The Property is currently occupied by the California Cattlemen's Association and the California Rangeland Trust. The Building measures approximately 12,800 square feet of modern office space, currently bisected into two 6,400 square foot portions, connected by a common door. The Property also offers 10 enclosed parking stalls accessible from Government alley. The Property

features intuitive space programming, with a mix of private offices, large conference rooms, skylights throughout, and break areas. This well-maintained property is located on the H Street Corridor, a 4-block walk from the California State Capitol, 2 blocks from Sacramento City Hall and Safe Credit Union Convention Center, 3 blocks from the Memorial Auditorium, and easy walking distance to some of Downtown and Midtown's best retailers and restaurants. The Property is well-suited for a trade association, labor union, law firm, non-profit or other business that benefits from being near the California State Capitol

and central business district. Stand-alone commercial opportunities in Downtown Sacramento near the California State Capitol are scarce. Developments are replacing underutilized or lower density commercial properties. Higher density projects will be bringing thousands of new residential units in the coming years. There is a small handful of properties in the Central City that are under 15,000 square feet and none that are priced reasonably and walking distance to the California State Capitol, and central business district. Take advantage of this incredible rare opportunity to own 1221-1225 H Street!





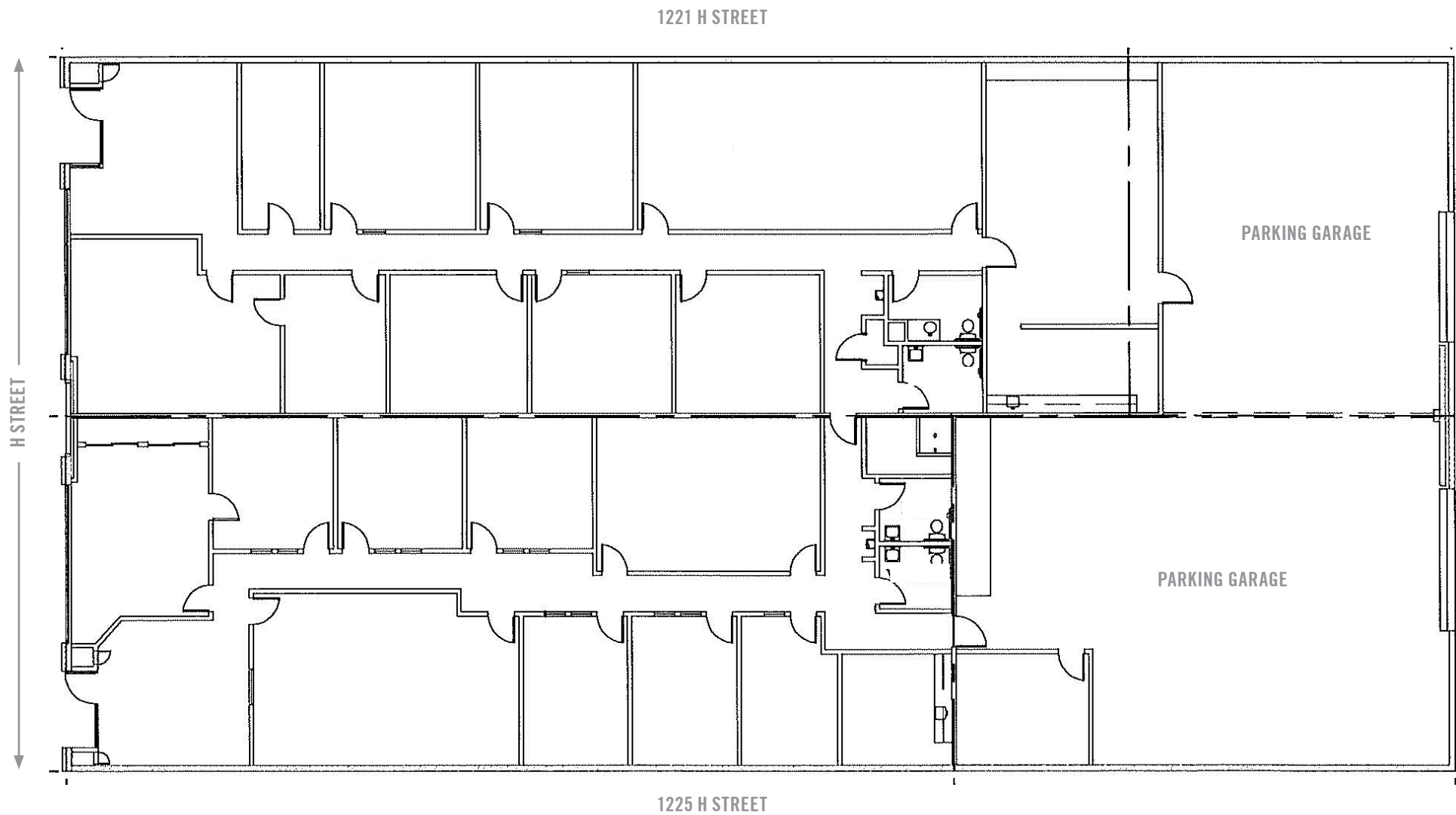
PROPERTY DETAILS

Address:	1221 - 1225 H St, Sacramento, CA 95814
APN:	1221 H St: 002-016-2013-0001
	1225 H St: 002-016-2013-0002
Building Size:	12,800 SF
Parcel Size:	12,898 SF
Zoning:	C-2-SPD
Year Built:	1910
Year First Renovated:	1985
Year Recently Renovated:	2008
Parking:	Ten (10) Stalls
Price:	\$2,950,000
Proforma NOI:	\$261,506



FLOORPLAN

12,800 SF OFFICE BUILDING



1221-1225 H



BUILDING LOCATION

IN THE HEART OF DOWNTOWN

The Property enjoys an outstanding location, centrally positioned by all of Sacramento's most desirable amenities:

2	2	3	4	4
BLOCKS FROM CITY HALL	BLOCKS FROM THE CONVENTION CENTER	BLOCKS FROM THE MEMORIAL AUDITORIUM	BLOCKS FROM THE CA STATE CAPITOL	BLOCKS FROM CESAR CHAVEZ PLAZA
3	3	7	8	9
BLOCKS FROM THE COUNTY COURTHOUSE	BLOCKS FROM K STREET RETAIL	BLOCKS FROM GOLDEN 1 CENTER/DOCO	BLOCKS FROM I-5	BLOCKS FROM MARRS



Section Three: The Location



1221-1225 H

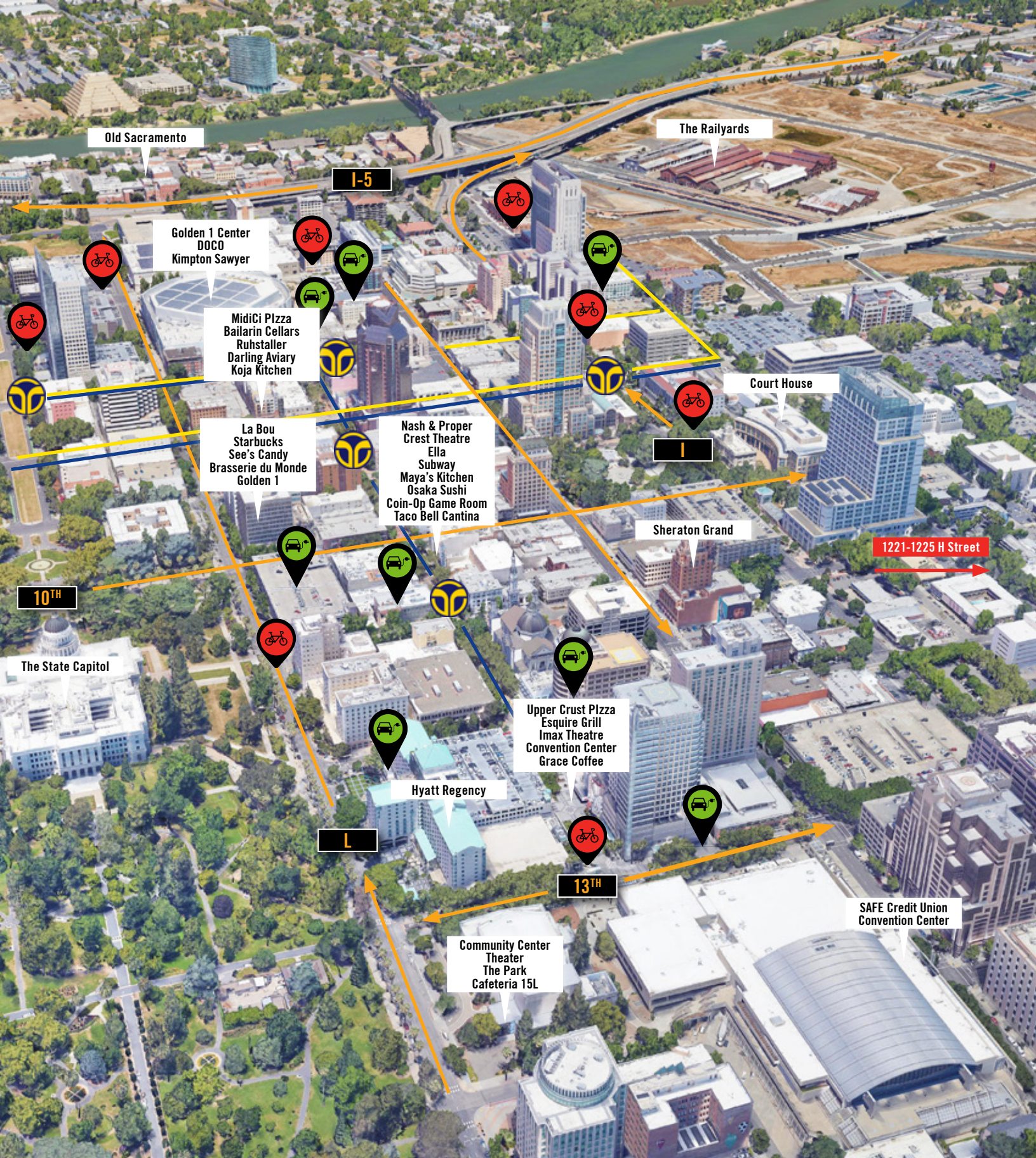


NEARBY AMENITIES

The Property benefits from all that Downtown Sacramento has to offer. The ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1221-1225 H STREET (not all are mentioned here):

58 Degrees & Holding Co.	Crepeville	Koja Kitchen	Petra Greek	Tapa the World
Ace of Spades	Darling Aviary	Kru Japanese	Portofino's	Taqueria Jalisco
Aioli Bodega Espanola	Der Biergarten	Kupros Craft House	Pronto Pizza	Tea Cup Cafe
Azul Mexican	Faces	Lowbrau	Public House	Temple Coffee
Badlands	Federalist Public House	Luna's Cafe & Juice Bar	Pushkin's Bakery	Thai Basil
Bar West	Fieldwork Brewing Co.	Mango's/Burgertown	Q Street Bar & Grill	Thai Canteen
Bento Box	FishFace Poke Bar	Massulo Pizza	R15	The Golden Bear
BevMo	Fit Eats	Mercantile Saloon	Red Rabbit	The Mill Coffee House
Bike Dog	Fox & Goose Public House	Metro Kitchen & Drinkery	Rick's Dessert Diner	The Morning Fork
Bombay Bar & Grill	Frank Fat's	MidiCi Neapolitan Pizza	Roxie Deli and Barbecue	The Porch
Bottle & Barlow	Frog & Slim	Mikuni Sushi	Ruhstaller	The Rind
Broderick Midtown	Goodside Coffee	Milka Coffee Roasters	Sauced BBQ & Spirits	The Waterboy
Burger Patch	Ginger Elizabeth Chocolates	Mulvaney's B&L	See's Candies	Tres Hermanas
Burgers and Brew	Grange	Nash & Proper	Selland's	Tupi Coffee
Cafe Bernardo	Highwater	New Roma Bakery	Shady Lady	Uncle Vito's Pizza
Cafeteria 15L	I Love Teriyaki	N Street Cafe	Shoki Ramen House	University of Beer
Cantina Alley	Identity Coffee	Nekter	Squeeze Burger	Vic's Ice Cream
Centro Cocina Mexicana	Iron Horse Tavern	Old Soul Coffee	Station 16	Waffle Square Country Kitchen
Chando's Cantina	Jack's Urban Eats	Pachamama Coffee Coop	Sun & Soil Juice	Yogurt a GoGo
Chipotle	Jamie's Broadway Grill	Paesano's	Tacumi Izakaya Bar	Zelda's Pizza
Cornerstone	Karma Brew	Paragary's	Tank House BBQ	Zocalo



1221-1225 H



NEARBY REDEVELOPMENT PROJECTS

1221-1225 H Street also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center and will be spending more than \$100 million to complete this incredible project. Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.

830 K Street

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

731 K Street

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 sf. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin

Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street.

10K

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format residential units and the hotel

portion will have 205 rooms. A retail component is also planned with 7,400 sf located on the ground floor.

800 Block

CFY Development's 800 Block mixed-use project will feature 150 residential units with another 25,600 sf of new retail on K and L Streets.

The Bel Vue

The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 sf and the second unit approximately ±2,608 sf.

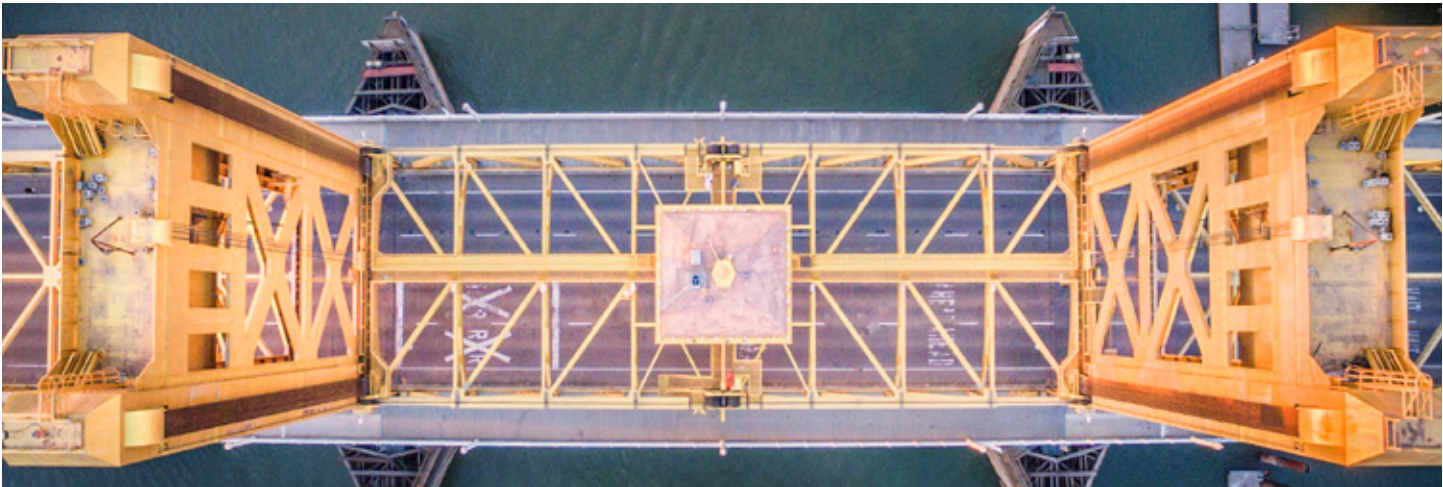
Doco and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million sf of additional development, branded as DOCO, that includes 250,000 sf of office, 630,000 sf of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use projects under development in Sacramento's urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 sf of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare.





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central

location to Lake Tahoe, the Sierras, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States

versus all cities. A big part of this recognition stems from the city's proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a stones throw from the Subject Property).



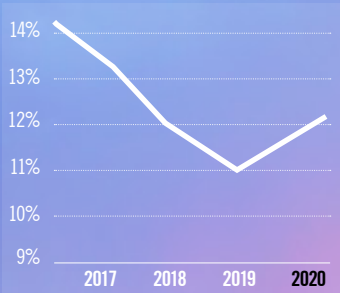
THERE'S A REASON EVERYONE IS COMING HERE.



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).

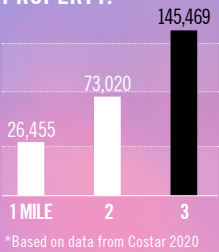
SACRAMENTO OFFICE VACANCY:



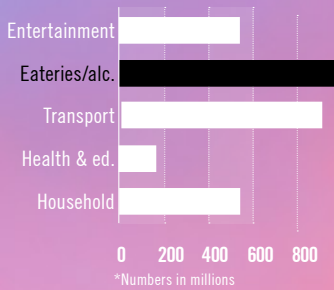
SACRAMENTO'S CITY RANKINGS

- #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

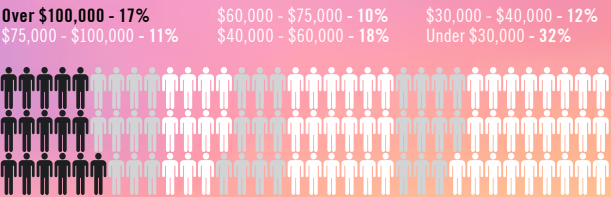
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



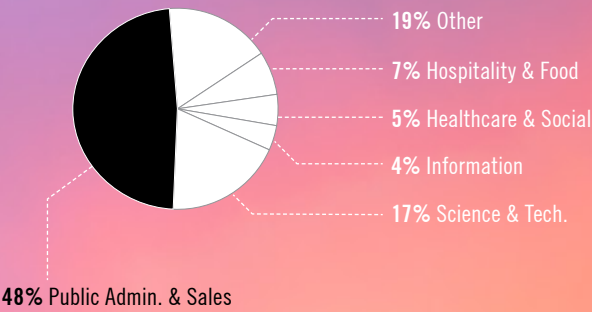
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



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



ECONOMICS

PROFORMA REVENUE

	Size (SF)	Base Rent Per SF (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)
Owner-user	12,800	\$2.15	\$27,520.00	\$330,240.00
Parking Revenue	10	\$125.00	\$1,250.00	\$15,000.00
Annual Income		- \$	\$	- \$345,240.00
Annual Expenses			TOTAL	\$83,733.29
Net Operating Income				\$261,506.71

FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 6.0%	\$4,358,445.25

IMPROVEMENT EXPENSES

	Size (SF)	Amount Per SF	Amount
Stabilization Costs	12,800	\$65	\$832,000.00
Capital Improvements	12,800	\$45	\$576,000.00

2022 AS-IS VALUE

Value
\$2,950,445.25





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