



**TURTON**  
COMMERCIAL REAL ESTATE

**PRICE REDUCED!**

**QUEEN ANNE  
VICTORIAN FOR  
SALE & LEASE  
NEAR THE R ST  
CORRIDOR**

**1903 21st Street**



1903  
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ACRES (PEPPERLAND)  
REBECCA BERGEMAN  
TOMMY DYKES  
WILSON STEVENS (LAW)  
GEORGE J. ALLEN  
CURTIS & KAMBA

1903 21st



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# THE OPPORTUNITY

**HISTORIC**  
BUILDING

**OFFICE**  
FOR SALE OR LEASE

**\$1.2M**  
ASKING PRICE

**\$1.85/SF**  
MODIFIED GROSS

**4,200**  
SF BUILDING

## *OWNER-USER OR RESIDENTIAL REDEVELOPMENT OPPORTUNITY NEAR R STREET*

Turton commercial is pleased to present the opportunity to acquire fee simple interest or lease 1903 21st Street, Sacramento (the “Property”). The Property is a stately and historic “Queen Anne Victorian” building located at the corner of 21st and S Streets in Midtown. While originally constructed as a single-family residence and used as such for nearly a century, the Property was converted to a commercial office building in the 1980s. Since that time, the Property has been predominantly used as a law office. The Property has been meticulously maintained since its construction in 1897 and

still features many of the period-specific details and design aesthetic of that period. The property is being offered for sale as an owner-user opportunity and the entire building is available for lease. The Property can be delivered completely vacant and ready for the buyer to occupy shortly following closing. Alternatively, the entire building can be delivered vacant to a tenant with approximately 60 days’ notice. The Property can also function as an investment. Further, the underlying commercial zoning permits by right single and multi-family residential uses in the building;

therefore, the City of Sacramento would likely support converting the Property back to a residential use. The Property currently features 9 large executive offices across three floors as well as a large conference room, open workspace, three bathrooms (including one full bathroom with shower) and a kitchen. The Property benefits from 8 on-site parking stalls including one ADA stall, with a path of travel directly to the ground floor. The Property also has an ADA lift from the public sidewalk leading to the ground floor entrance.

**PRICE REDUCED!**





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## PROPERTY DETAILS

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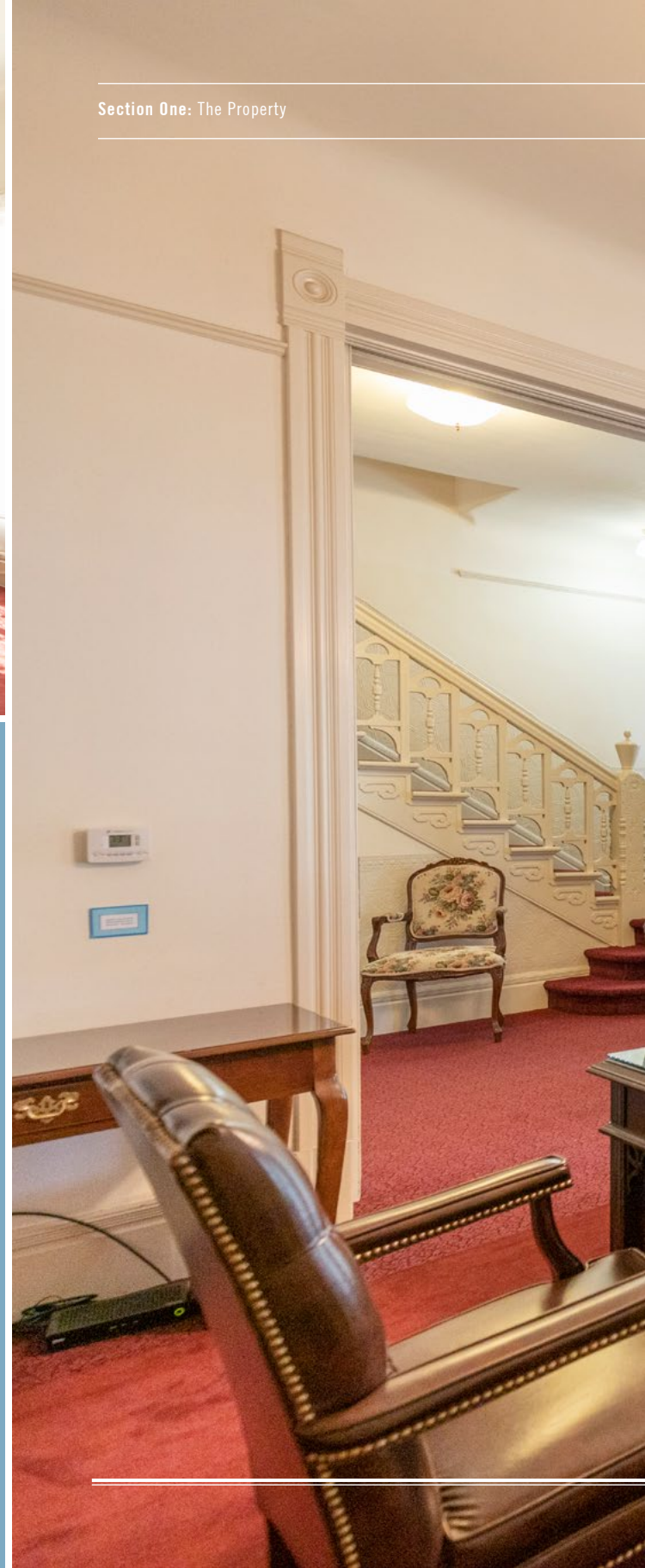
<b>Address:</b>	1903 21st Street, Sacramento, CA 95811
<b>Asking Price:</b>	\$1,200,000
<b>Asking Rent:</b>	\$1.85/SF/Month MG Tenant pays utilities / janitorial
<b>APN:</b>	010-0032-003-0000
<b>Parcel Size:</b>	9,180 SF (.21 Acres)
<b>Building Size:</b>	Approximately 4,200 SF (Buyer to verify)
<b>Ground Floor:</b>	1,700 SF
<b>Second Floor:</b>	1,700 SF
<b>Third Floor:</b>	800 SF
<b>Zoning:</b>	C-2-Special Planning District
<b>Year Built:</b>	1897
<b>Year Renovated:</b>	1980's
<b>Stories:</b>	3
<b>Parking Stalls</b>	8 including 1 ADA Stall
<b>Elevator:</b>	ADA lift to ground floor only
<b>Number of Tenants:</b>	5 month-to-month Tenants

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### Section One: The Property

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## PROPERTY OVERVIEW

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1903 21st Street is an approximate 4,200 square foot, three-story office building prominently located at the corner of 21st and S Streets in the “Poverty Ridge” neighborhood in Midtown, Sacramento. The Property is a state-ly Victorian building situated on an elevated berm above 21st Street with visible signage to over 12,000 cars per day. The Property was originally constructed as a single-family residence and was used as such for nearly a century before it was converted to a commercial office building in the 1980s. At that time, a parking lot was constructed behind the building, restrooms were constructed on each floor, an ADA lift was installed, and the unfinished attic was converted into usable and permitted office space. Despite the conversion, the Property effortlessly blends historic charm with the functionality of a modern office building,

still featuring beautiful design details such as decorative wood detailing and wall panels, coved ceilings, built-in storage hutches, and pocket doors.

Today, the Property is best suited for an owner-user to occupy all or part of the Property. The entire building can be delivered vacant at closing, or the Buyer may retain the current month-to-month tenants in the building to offset ownership costs. In its current layout, the Property features nine large executive offices and a conference room and kitchen on the ground floor. The third floor – the converted attic – measures approximately 800 square feet with three offices and can function independent of the lower two floors. The Property includes 8 on-site parking stalls (including 1 ADA stall) as well as free 2-hour parking directly outside the building.

Perhaps no aspect of the Property is more valuable, though, than its proximity to all three major residential neighborhoods in City of Sacramento – East Sacramento, Land Park, and McKinley Park. All three neighborhoods are less than 2.5 miles from the Property, making it a convenient location for business owners residing in any of the surrounding areas. Once at the office, the occupants are walking or biking distance to over 40 of the city’s best amenities, restaurants, and coffee shops. The Property is just 2 blocks from a Safeway anchored shopping center and 3 blocks from the transformative Ice Blocks project. From a transportation standpoint, the Property is .5 blocks from two bus stations, 3 blocks from a Light Rail Station, and less than 5 blocks from both Highway 50 and Business 80.



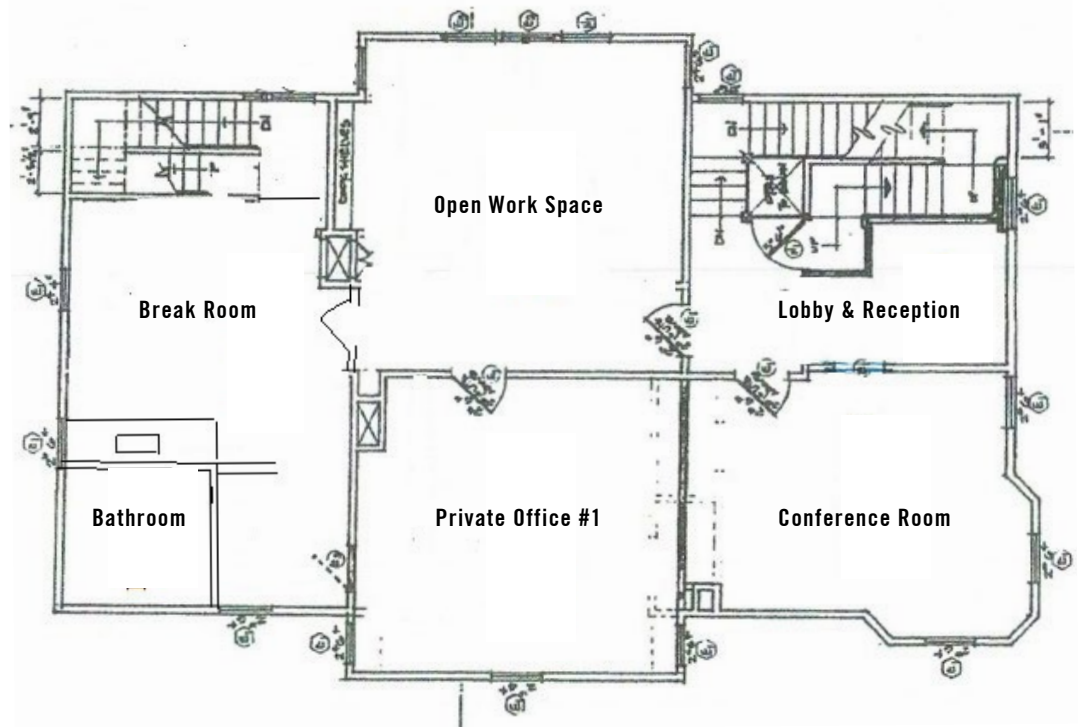


# FLOOR PLANS

\*Sizes are estimates only and buyer should verify

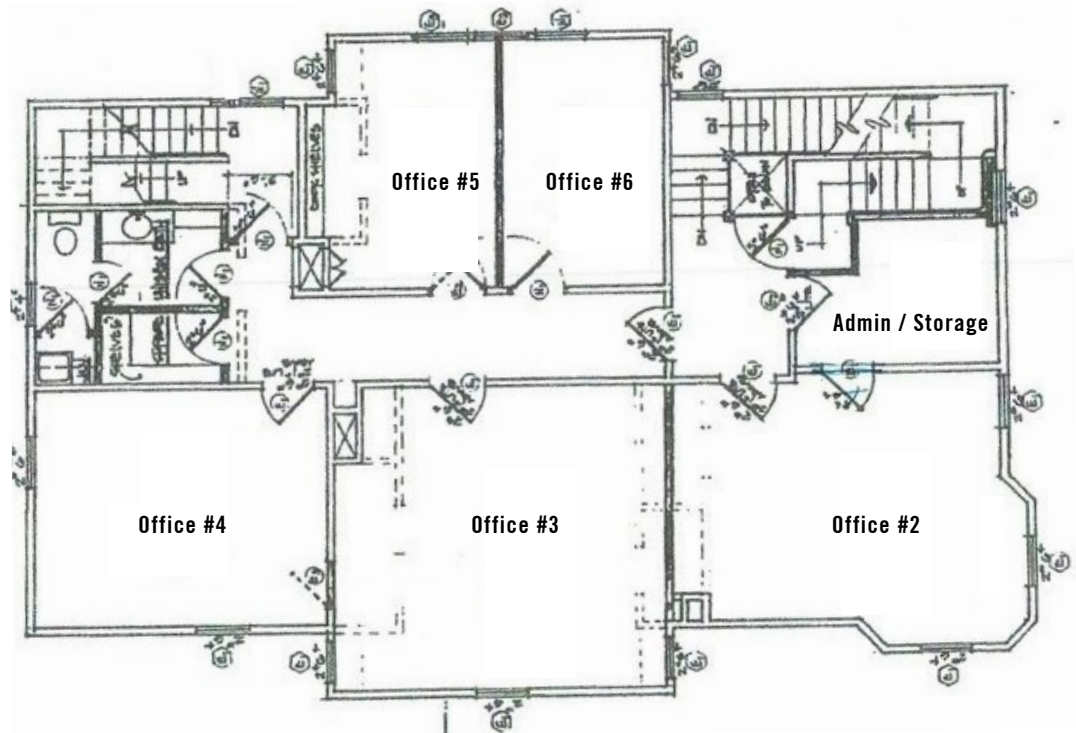
## First Floor (1,700 SF)

- Conference Room (20'x15')
- Private Office #1 (15'x15')
- Open Workspace (20'x20')
- Kitchen
- ADA Bathroom
- IT and Storage Closet
- Lobby and Reception



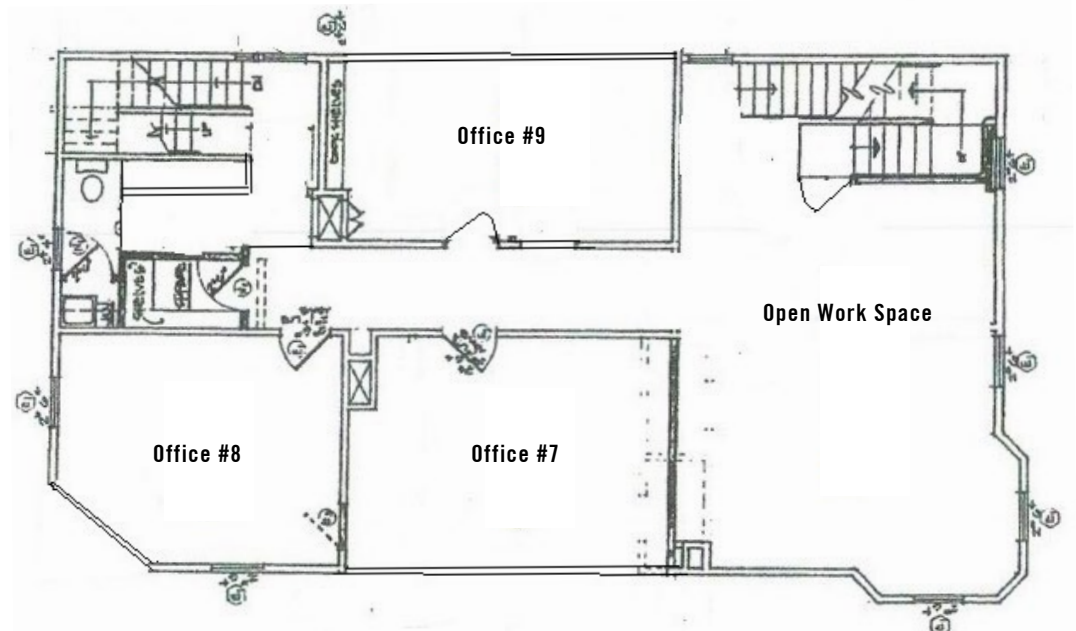
**Second Floor (1,700 SF)**

- Private Office #2 (19'x13')
- Private Office #3 (16'x16')
- Private Office #4 (13'x15')
- Private Office #5 (14'x9')
- Private Office #6 (14'x9')
- Admin / Storage Office
- Full Bathroom with Shower



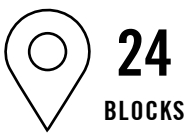
**Third Floor (800 SF)**

- Private Office #7 (10'x12')
- Private Office #8 (10'x10')
- Private Office #9 (13'x9')
- Open Workspace
- Half Bathroom





# THE LOCATION

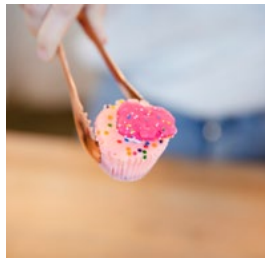


## THE R STREET CORRIDOR

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 Iron Horse Tavern for innovative dishes and Mendocino

Farms for farm-fresh meals, along with Mas Taco and Bawk 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.



Section Three: The Location



Golden 1 Center

State Capitol

Convention Center

Fox & Goose  
Public House

Cafe Bernardo / R15  
Mas Taco Bar  
Ace of Spades  
Shady Lady  
Iron Horse Tavern  
Snug

The Ice Blocks:  
Mendocino Farms  
Shake Shack  
Philz Coffee  
Salt & Straw  
Good Neighbor

Safeway  
Starbucks  
Wells Fargo  
The Joint  
UPS  
Panda Express

The Zebra Club

DAD'S Sandwiches

B-Side

Scorpio Coffee

Ju Hachi

Buddha Belly Burger

Pocha House

16th Street

Mountain Mike's

Localis

19th Street

1903 21st Street

21st Street

BUSINESS  
80

BUSINESS  
80

Broadway  
Corridor



1903 21st

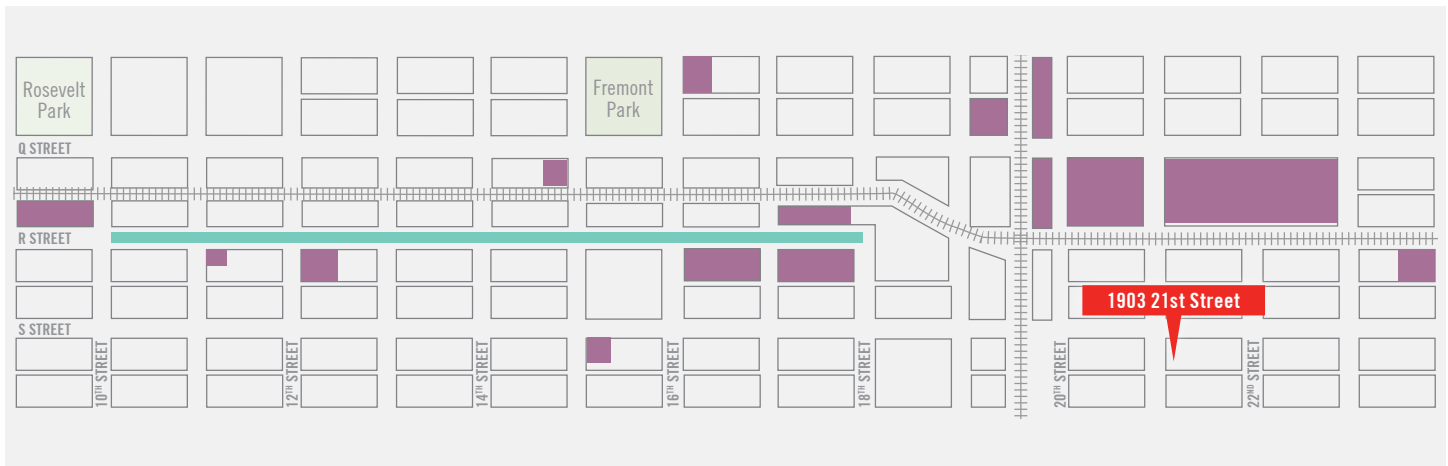
Tea Cup Cafe  
Intuition Coffee

McClatchy Development

Channel 24 Development

R STREET CORRIDOR





## NEARBY DEVELOPMENTS

1903 21st Street is situated in the path of development near R Street. This part of town is experiencing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

### Channel 24 - 1800 24th and R Street

<b>Retailtainment:</b>	<b>Occupancy</b>	<b>Completion Date:</b>
42,700 SF	2,300 Seats	TBD

#### Notes:

Only one block away from 1819 23rd Street and 2311 S Street, the proposed 42,700 SF structure will take the place of an unused industrial/commercial facility and will encompass a stage, ticket booth, foyer, refreshment stands, balcony, as well as facilities for performers including dressing rooms, according to the project proposal. The venue aims to accommodate live music, comedy shows, podcasts, and corporate functions on a biweekly basis.

### McClatchy Apartments- 2100 Q Street

<b>Parcel:</b>	<b>Residential:</b>	<b>Completion Date:</b>
687,000 SF	538 Units	TBD

#### Notes:

5.57 acre apartment development. The McClatchy Apartments will consist of 86 studios, 324 one-bedrooms, and 128 two- bedrooms. The two-block wide property is anchored between 21st Street, 23rd Street, and Q Street- only one block away from 1819 23rd Street and 2311 S Street.

S Street

R Street

Q Street

The Press  
Apartments

21st Street

1903 21st Street

22nd Street

McClatchy  
Apartments

23rd Street

Channel 24

24th Street



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**Press @ Midtown Quarter** - 21st and Q Street

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<b>Retail:</b> 8,600 SF	<b>Residential:</b> 277 units	<b>Completion Date:</b> Q2 2020
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**Notes:**

Situated on the block of 21st Street between Q and R Streets, the corner location benefits from visibility from over 20,000 cars per day. As with cars traveling up Q Street and 21st street, the building is located on the “driver’s side” of the street thus creating maximum exposure for any user.

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**Q19** - 19th and Q Street

<b>Retail:</b> 1,985 sf	<b>Residential:</b> 68 luxury units	<b>Completion Date:</b> 2019	<b>Other:</b> TCRE sold this project
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**Notes:**

Q19 is Midtown Sacramento’s newest and most progressive Mixed-Use Multi-Family Residential Property. Enjoying a AAA location in the heart of Midtown, Q19 is a 4-story mid-rise project comprised of 33 Studio, 26 one-bedroom and 9 two-bedroom luxury apartment units in addition to 1,985 SF of retail.

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**20 PQR** - 20th and Q Street

<b>Retail:</b> None	<b>Residential:</b> 32 townhomes	<b>Completion Date:</b> 2017
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**Notes:**

The 20PQR community consists of 32 detached townhomes, complete with a unique roof deck option for skyline views and private outdoor living. 20PQR townhomes range in size between 1700-1900 square feet and are priced from the low-mid \$600,000’s.

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**1717 S Street** - 17th and S Street

<b>Retail:</b> TBD	<b>Residential:</b> 159 units	<b>Completion Date:</b> 2021/22
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**Notes:**

A new mixed-use residential project, 1717 S, is slated to be a housing project that will provide 159 mixed income units. Spearheaded by the late Ali Youseffi, who also developed projects such as the Warehouse Artists’ Lofts and The Hardin, 1717 S will add to the much needed inventory of affordable housing.

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**Ice Blocks** - 17th and R Street

<b>Retail:</b> 75,000 SF	<b>Residential:</b> 148 units	<b>Office:</b> 97,000 SF	<b>Completion Date:</b> 2018
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**Notes:**

Three block project at 16th through 18th Streets on R Street. The Ice Blocks consist of six buildings with retail on the ground floor and is anchored by West Elm. Other retailers include Title Boxing Club, Device Brewing Company, Mendocino Farms and Curry Up Now.

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**TURTON**  
COMMERCIAL REAL ESTATE