

1919 Alhambra

RESIDENTIAL OR IDEAL LIVE-WORK PROPERTY FOR SALE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

KIMIO BAZETT

DIRECTOR - LIC. 02152565

916.573.3315
[KIMIOBAZETT@TURTONCOM.COM](mailto:kimiobazett@turtoncom.com)

JACK SCURFIELD

DIRECTOR - LIC. 02127988

916.573.3316
[JACKSCURFIELD@TURTONCOM.COM](mailto:jackscurfield@turtoncom.com)

© 2022 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.

1919 ALHAMBRA





THE PROPERTY

± 1,600	3,485	\$575,000	R0-SPD
SF BUILDING SIZE	SF PARCEL SIZE	PURCHASE PRICE	ZONING

Turton Commercial real Estate is pleased to present for sale 1919 Alhambra Boulevard (“The Property”), an unique opportunity for a creative owner-user’s office or a turn-key 3-bedroom home with a low barrier to entry, offered at \$575,000. The Property possesses Victorian charm with a spacious kitchen, dining, living, and laundry room, two bedrooms and one bathroom all on the first floor. In addition to the accommodating residential layout on the ground floor, upstairs there is a loft with an exceptional 270-degree window line. This space

could be used either as an additional bedroom or as a gorgeous creative office space utilizing its exceptional natural light. This presents an ideal opportunity for therapists, artists, or any individual working professionals to have a cozy live-work space. 1919 Alhambra is a roughly 1,600 square foot building upon a 3,485 square foot parcel, zoned Residential – Office (Special Planning District). Due to The Property’s dual zoning allowing for residential and office use, 1919 Alhambra also represents a great opportunity for an office user

to acquire their own Victorian style office. Over several decades Victorian homes throughout Midtown have been repurposed from residential to office use (and occasionally back to residential) and The Property allows for that same versatility. Currently used as storage for the owner’s estate liquidation business, The Property is poised for a new owner to make it their own. Alongside the building there is a driveway with gated access to a full yard, representing potential development opportunity or a nice amenity for a residential user.





PROPERTY DETAILS

Address:	1919 Alhambra Boulevard, Sacramento, CA 95816
Zoning:	RO-SPD (Residential / Office — Special Planning District)
Purchase Price:	\$575,000.00
APN:	010-0064-022
Parcel Size:	3,485 square feet (0.08 acres)
Building Size:	Approximately 1,600 square feet
Features:	Craftsman Styling throughout, hardwood floors, drive way, loft/creative office



Section One: The Property

1919 ALHAMBRA





BUILDING LOCATION

THE ALHAMBRA CORRIDOR: THE BEST OF BOTH MIDTOWN AND EAST SAC

Midtown Sacramento is the perfect fusion of successful locally owned businesses 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. Small 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.

East Sacramento is a great mix of well-established residential neighborhoods and successful, locally owned retail businesses and professional businesses, all with exceptional accessibility from Midtown or major surrounding freeways including I-80 and Highway 50. The Alhambra corridor bridges the gap between Midtown and the core of East Sacramento quite well, with quiet bungalow style homes and charming pods of retail centers. Additionally, the Alhambra corridor is nearby the rapidly

grown Broadway Triangle with several new retailers and new residential developments surrounding the area.

Being directly on the corner of Alhambra Boulevard also has its benefits, as the building with corner visibility is exposed to over 15,000 vehicles per day. The Property is ideally located one block from the I-80 freeway, three blocks from Midtown, and less than a half mile to either East Sacramento or the Broadway Triangle, all while having its own neighborhood feel along Serra Way.





NEARBY AMENITIES

Located in Downtown – Sacramento’s booming submarket. 1919 Alhambra will enjoy being centered in the urban core with easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1919 ALHAMBRA BLVD (NOT ALL ARE MENTIONED HERE):

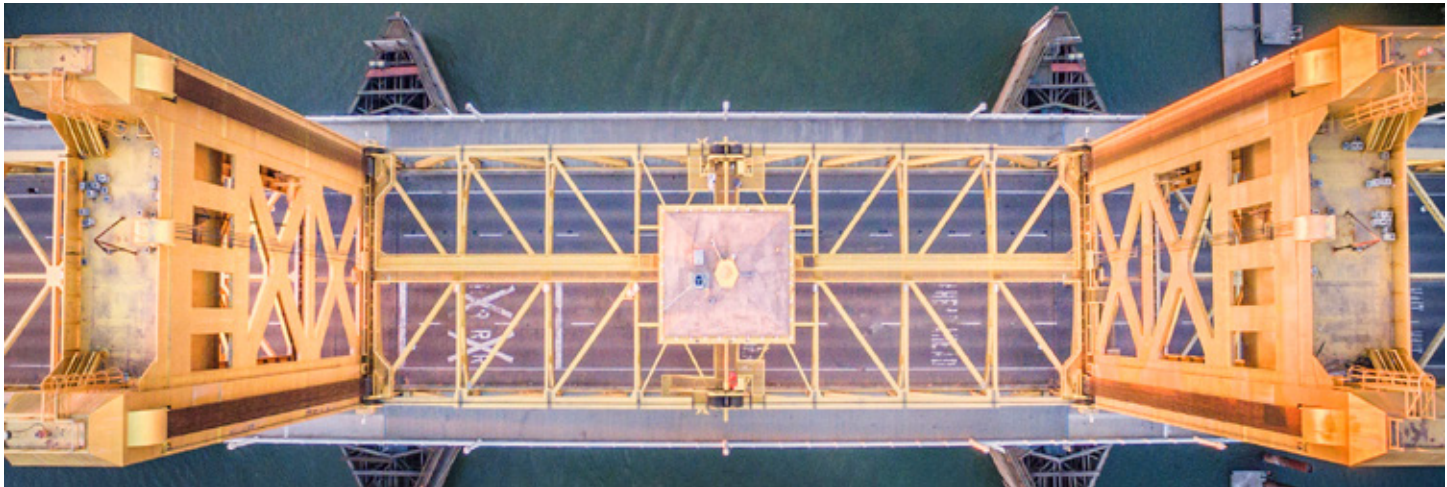
58 Degrees & Holding Co.	Faces	Bombay Bar & Grill	Paesano’s	Sushi Cafe
Ace of Spades	Faria Bakery	Kupros Craft House	Paragary’s	Suzie Burger
Aioli Bodega Espanola	Federalist Public House	La Venadita	Portofino’s	Tank House BBQ
Azul Mexican	Fieldwork Brewing Co.	LowBrau	Pronto Pizza	Tapa the World
Badlands	FishFace Poke Bar	Luna’s Cafe & Juice Bar	Pushkin’s Bakery	Tea Cup Cafe
Bar West	Fit Eats	Mango’s/Burgertown	Q Street Bar & Grill	Temple Coffee
Bento Box	Fixins Soul Kitchen	Make Fish	R15	Thai Basil
BevMo	Fox & Goose Public House	Mendocino Farms	Red Rabbit	Thai Canteen
Bottle & Barlow	Ginger Elizabeth Chocolates	Mercantile Saloon	Rick’s Dessert Diner	The Butterscotch Den
Burgers and Brew	Grange	Metro Kitchen & Drinkery	Roxie Deli and Barbecue	The Golden Bear
Cafe Bernardo	Hawks Public House	Midtown Sushi	SacYard Community Tap House	The Mill Coffee House
Cafeteria 15L	Highwater	Mikuni Sushi	See’s Candies	The Porch
Canon	Hop Garden	Monkey Bar	Shady Lady	The Rind
Cantina Alley	I Love Teriyaki	Mulvaney’s B&L	Shake Shack	The Waterboy
Centro Cocina Mexicana	Identity Coffee	N Street Cafe	Shoki Ramen House	Tres Hermanas
Chipotle	Ink Eats & Drinks	Nekter	Shoku Ramen Bar	Uncle Vito’s Pizza
Cornerstone	Iron Horse Tavern	Nishiki Sushi	Slim + Husky’s	University of Beer
Crepeville	Jack’s Urban Eats	OBO’	Squeeze Burger	Yogurt a GoGo
Der Biergarten	Karma Brew	Old Soul Coffee	Station 16	Zelda’s Pizza
El Rincon Mexican	Kru Japanese	Pachamama Coffee Coop	Sun & Soil Juice	Zocalo





AERIAL VIEW

DOZENS OF FOOD, DRINK, FITNESS,
ENTERTAINMENT, AND TRANSPORT
OPTIONS SURROUND THE CANNERY
AND ARE ONLY A SHORT WALK AWAY



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 Sierra's, 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

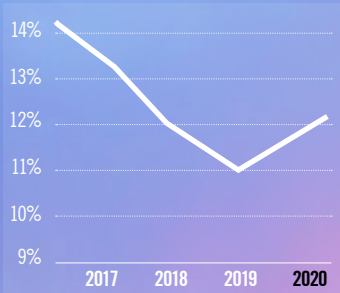
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river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



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).

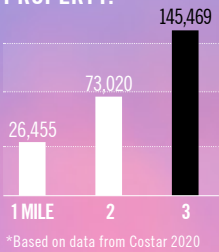
SACRAMENTO OFFICE VACANCY:



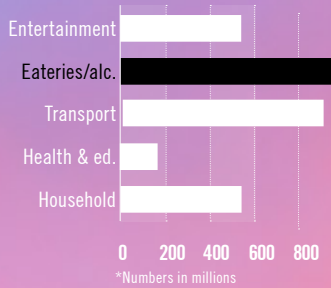
SACRAMENTO'S CITY RANKINGS

- #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

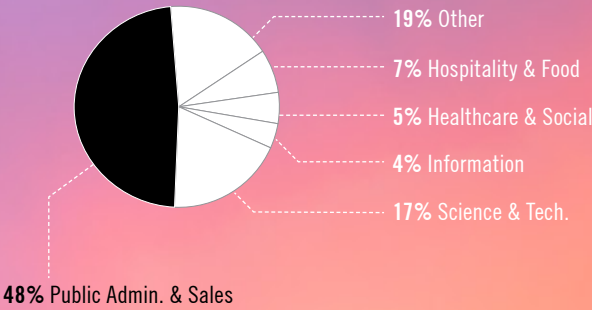
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



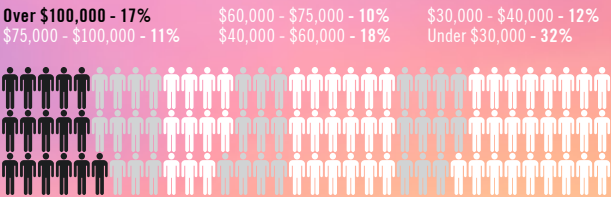
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

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



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
[KIMIOBAZETT@TURTONCOM.COM](mailto:kimiobazett@turtoncom.com)

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
[JACKSCURFIELD@TURTONCOM.COM](mailto:jackscurfield@turtoncom.com)

© 2022 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.



