

FOR SALE

1912 F STREET

**OPPORTUNITY-ZONE OFFICE BUILDING
IN MIDTOWN'S BOULEVARD PARK!**

**\$88,920
PRICE REDUCTION**



TURTON
COMMERCIAL REAL ESTATE

1912 F



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THE OPPORTUNITY

5,040	\$909,000	\$180	10
SF OFFICE BUILDING	PURCHASE PRICE	PER SF	ON-SITE, SECURED, COVERED, PARKING STALLS

MODERN OFFICE BUILDING IN THE BOULEVARD PARK NEIGHBORHOOD!

Turton Commercial Real Estate is pleased to present to market a contemporary office building located at 1912 F Street (the “Property”) in Midtown Sacramento’s Boulevard Park neighborhood. The Property is listed for \$909,000.

The Property is occupied by the current owners, who will vacate upon close of escrow. The Property is also occupied by an attorney’s office on a month to month lease, and can either be open to remaining at the Property and sign a new lease, or vacate upon close of escrow.

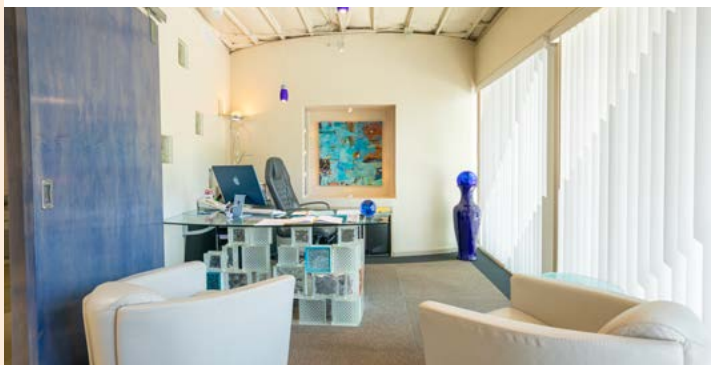
The Property measures approximately 5,040 square feet, and features office space on the second floor. The Property also features ten (10) parking spaces, secured with an automat-

ic gate, and covered. The office space features a mix of private offices, conference rooms, shared work stations, open spaces, and skylights.

The Property is located in the Boulevard Park neighborhood of Midtown Sacramento, an area renowned for its walkability and access to some of Midtown’s best amenities. The Property presents a rare opportunity to own an office building in the midst of a quiet, mostly residential neighborhood. The Property is ideally suited for an owner-user, such a trade association, architecture firm, union, law firm, non-profit or other businesses that benefit from being in the Midtown, Sacramento experience.

The Property also sits in a Qualified Opportunity Zone, which can provide significant economic and tax benefits to an owner who chooses to invest in the Property. More information can be found on the State of California Opportunity Zones website.

Stand-alone commercial opportunities in near the heart of Midtown are scarce. There are a small handful of properties in the Central City that are under 10,000 square feet and even fewer that are priced reasonably and walking distance to Midtown’s best amenities. Take advantage of this incredibly rare opportunity to own 1912 F Street!



PROPERTY FEATURES

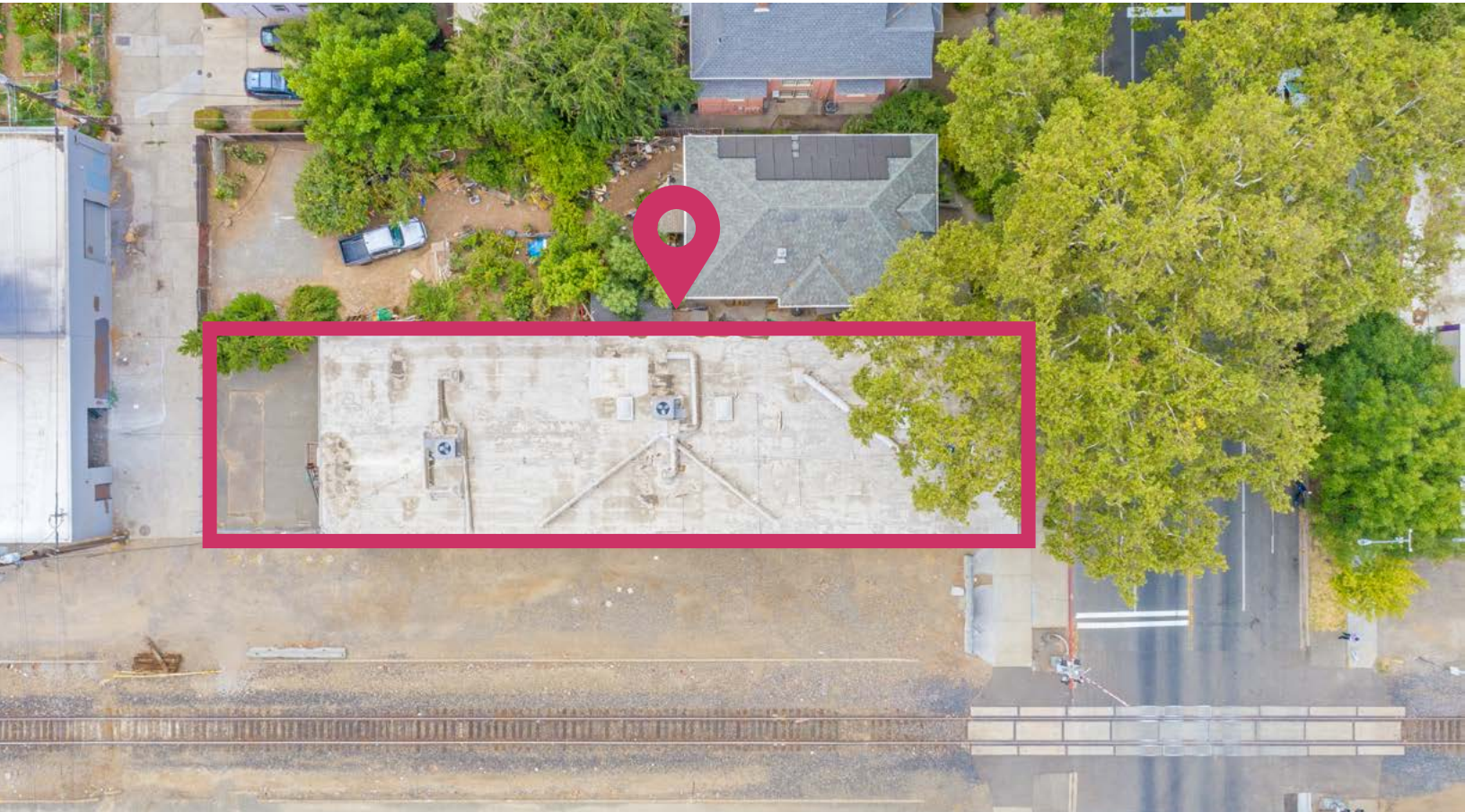
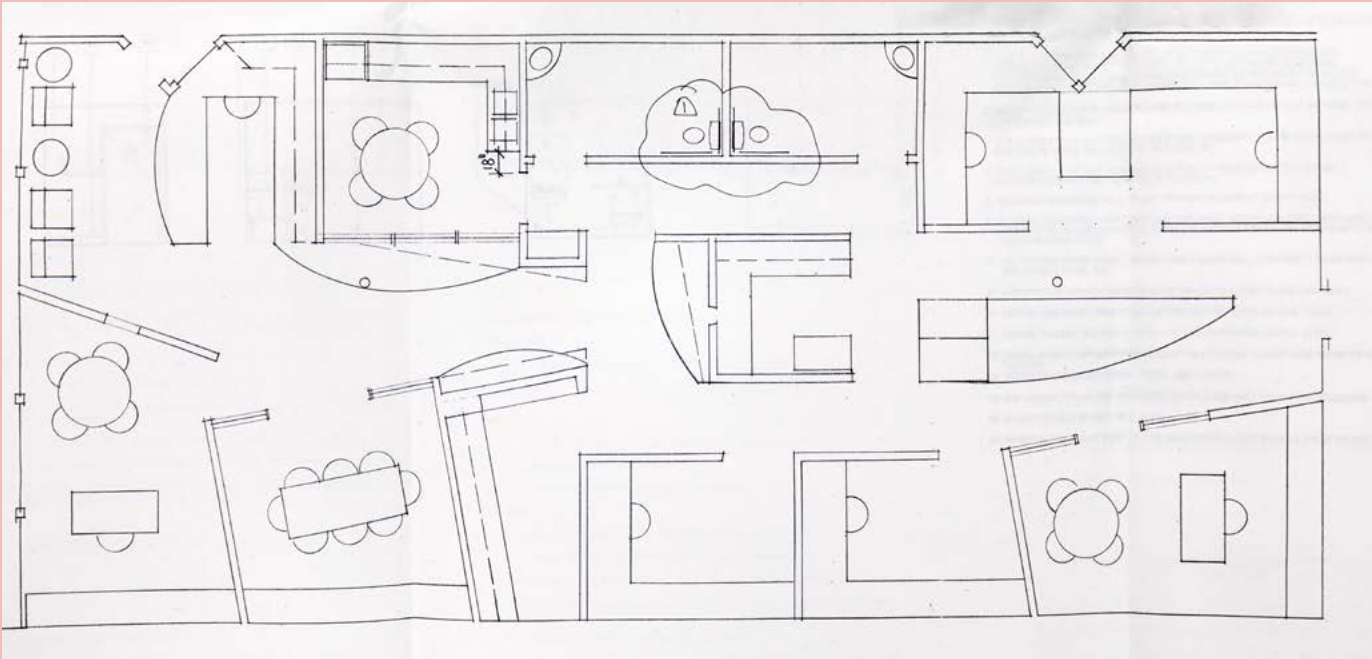
Address:	1912 F Street, Sacramento CA 95811
APN:	003-0173-006-0000
Parcel Size:	0.15 Acres (6,400 SF)
Zoning:	R-3A-SPD
Year Built:	1962
Year Renovated:	2000
Building Size:	5,040 SF
Parking:	Ten (10) secured, covered, gated stalls
Stories:	Two (2)
Façade:	Masonry
Electricity:	SMUD
Water/Sewer:	City of Sacramento
Gas:	PG&E
HVAC:	Three Carrier 5-ton 60,000 BTU 16.0 SEER units, installed new in 2015 Annual cleaning of condensate drains/coils Quarterly air-filter replacements All units have Nest connected thermostats Minimum future life-expectancy of 11+ years
Plumbing:	Completely replaced and inspected new in 2000. No repairs necessary since 2000.
Electrical:	Completely replaced with new panel and inspected in 2000. No repairs necessary since 2000.
Roof:	Replaced in 2006 with waterproof, polyurethane foam applied to the entire roof. No repairs necessary since 2006.





FLOOR PLAN

5,040 SF BUILDING



BUILDING LOCATION

3 BLOCKS
TO LAVENDER HEIGHTS DISTRICT

5 BLOCKS
TO THE HANDLE DISTRICT

WALKING DISTANCE
TO MEMORIAL AUDITORIUM & CONVENTION CENTER

BENEFITS FROM PROXIMITY TO POPULAR MIDTOWN DISTRICTS!

1912 F Street is located within a walk from many of Midtown’s most desirable amenities, including Temple Coffee, Jack’s Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney’s, Der Bier Garten, Cantina Alley, the Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Love Child, Neker Juice Bar, Azul taqueria & tequila bar, Sleek Wax, Kin Thai restaurant, and Peet’s Coffee), Faces, The Depot, Mango’s and much more. Furthermore, the Subject Property can take advantage of a handful of service-based amenities within a few blocks including Golden 1 Credit Union, UPS Store, Floppy’s Printing, Judi’s cleaners, and some of the best hair and nail salons in the region.

Midtown Sacramento is the perfect blend of carefully curated local, national, and re-

gional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents and investors near and far 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 desirable area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento. A few blocks away from the opportunity, the Lavender Heights neighborhood has emerged as one of the submarket’s hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to

commemorate the cultural inclusion and progressive thinking of the neighborhood. The neighborhood features some of Sacramento’s most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local 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, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers’ Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!





LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.1M

YEARLY VISITS



12

BARS & RESTAURANTS



\$75,149

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day.

One of the standout attractions is the Midtown Farmers' Market, held year-round

on Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.3M

YEARLY VISITS



18

BARS & RESTAURANTS



\$86,038

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making

it a hotspot for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola,

with its authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that’s not the case for Sacramento. Since the formal approval to construct Golden 1 Center,

the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown

Commons and The Railyards, are contributing to this an exciting time for the city. In California, nowhere is the word “renaissance” more applicable and demonstrable than in Downtown Sacramento, and 1912 F Street is situated in the middle of everything.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

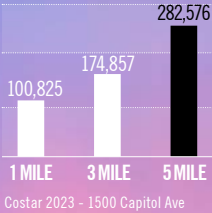
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

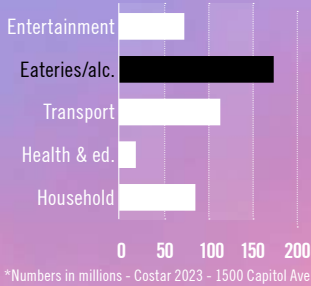
68%

GSEC 2023
Applied Geographic Solutions
& GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol

