

1920 20TH

*Owner-user opportunity or
prime development site in
Midtown Sacramento*



Shake Shack
Salt & Straw
Tecovas
Bonobos
Philz Coffee
Good Neighbor
Bambina's Pizza
Mendocino Farms
Frank Bar
Pressed Juicery
See's Candies
Creamy's

Maggie Cafe
Temple Coffee
Thai Canteen
Naked Lounge
Karma Brew

Acheson Wine
Concept Coffee
The Zebra Club
Sac Brew Bike
Old Tavern Bar

R

The Richmond

ARY Place Apartments

Ice Blocks

Cal . Brownstones

The Sandwich Spot

Q19

Journey to the Dumpling
Chita's Taqueria
Tea Cup
Adamo's

Safeway
Panda Express
Starbucks
Ryujin Ramen
T% Coffee + Tea

Truitt Bark Park

20PQR

The Press Building

Buddha Belly Burger

19S Dev.

Mountain Mike's

19th

1920 20th Street
6,340 - 14,283 SF

S

20th

T



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THE OPPORTUNITY

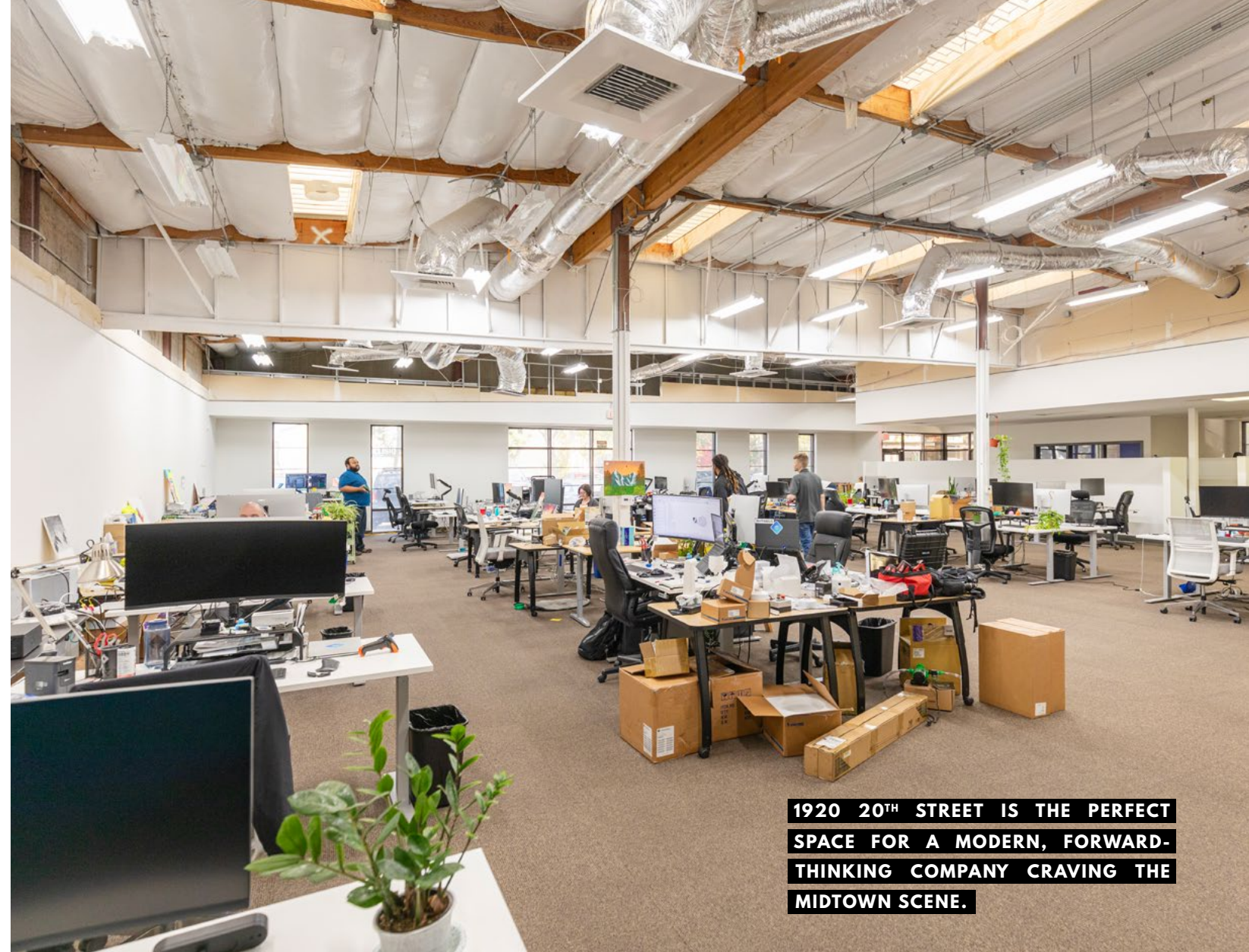
14,301	6,081	\$4,295,000	\$3.00	28
SF BUILDING	LEASABLE SF	SALE PRICE	SF/MONTH FSG	PARKING SPACES

OWNER-USER OPPORTUNITY OR PRIME DEVELOPMENT SITE IN MIDTOWN

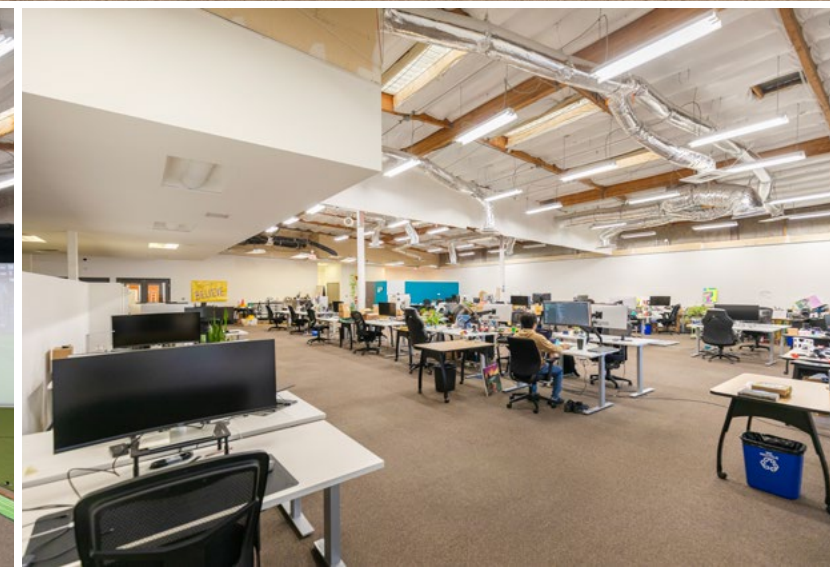
This property presents a unique owner-user opportunity or a prime development site in the heart of Sacramento. Situated on a ± 26,912 SF parcel, the ± 14,301 SF building is ideally located near the vibrant R Street Corridor. The building has been fully modernized, making it an exceptional space for creative office use. The conversion from an industrial building to a modern workspace includes a new roof installed in 2018, updated electrical and lighting systems, and an abundance of natural light through generous window lines and skylights. The property also boasts 20-foot ceilings and ample parking, which are rare features in such a coveted area. The R Street Corridor has undergone a significant transformation, becoming a hub

for high-end office workers, artisans, and residents. This AAA location is known for its creative energy and community spirit, with former warehouses and industrial shops now repurposed into vibrant dining, cocktail, entertainment, art, and design spaces. This rare lease opportunity allows businesses to capitalize on the area's high visibility, with prominent building signage available. Notable amenities near 1920 20th Street include acclaimed restaurants such as Localis, Hook and Ladder, Good Neighbor, Mendocino Farms, and Ryujin Ramen House. The vicinity also hosts popular gathering spots like Ice Blocks, Truitt Bark Park, Safeway, and the entertainment venue Ace of Spades. Midtown Sacramento, where this

property is located, is widely regarded as the most desirable area in the city, nationally recognized for its walkability and blend of carefully curated local, national, and regional retailers. This location offers a dynamic environment characterized by an eclectic mix of high-end demographic occupations, making it an attractive option for businesses looking to establish a presence in a thriving community. The fully modernized building, combined with the area's unique blend of amenities and vibrant atmosphere, makes this an unparalleled opportunity for owner-users or developers seeking a strategic foothold in Sacramento's burgeoning creative epicenter.



1920 20TH STREET IS THE PERFECT SPACE FOR A MODERN, FORWARD-THINKING COMPANY CRAVING THE MIDTOWN SCENE.





PROPERTY DETAILS

ADDRESS:	1920 20 th St, Sacramento, CA 95811
LEASABLE SF:	± 6,081 SF
LEASE RATE:	\$3.00/SF/Month FSG
SALE PRICE:	\$4,295,000
PARKING:	28 surface spaces
TOTAL SQUARE FEET:	± 14,301 SF
YEAR BUILT:	1970
FLOOD ZONE:	X (100 – 500 year Flood Zone)
ZONING:	C-4
ELECTRICITY:	SMUD 600 AMP Panel
WATER:	City of Sacramento
SEWER/STORMWATER:	City of Sacramento
GAS:	Pacific Gas & Electric
AVAILABILITY:	September 2024





DEVELOPMENT POTENTIAL

Address		1920 20th Street
APN		010-0024-016
Square Feet		26,912
Acres		0.62
General Plan	Designation	Residential Mixed Use (RMU)
	Density (min)	20
	FAR	0.3 to 6w.0
	Community Plan	Central City
	Housing Element	Yes – Lower (5 du)
Specific Plan		Central City
Zoning		General Commercial (C-2-SPD)
Overlay		No
Special Planning District (SPD)		Central City
Planned Unit Development (PUD)		No
Parking District		Urban
Design Review District		Central City Neighborhood
Historic	Landmark	No
	District	No
Light Rail Proximity	Shortest Route	0.25 & 0.50 miles
	Straight Line	<0.25 miles

The current allowable development intensities are:

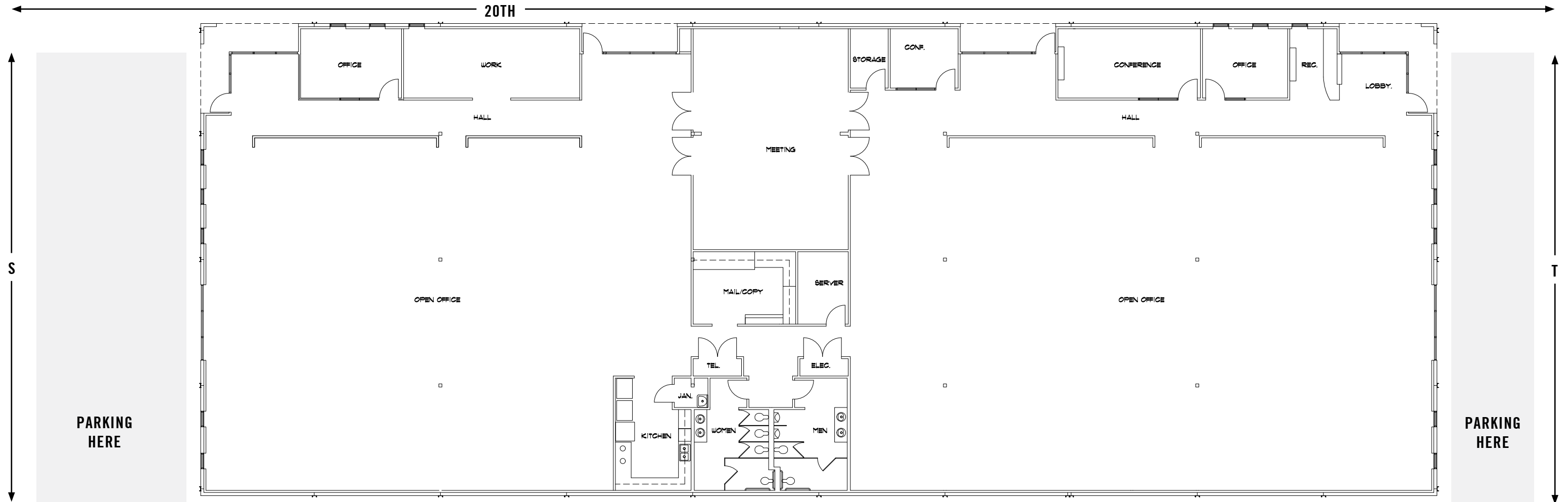
- 1. Density (residential-only development):**
 1. Min: 20 du/ac (established by the General Plan)
 2. Max: none

- 2. FAR (mixed-use & nonresidential development):**
 1. Min: 0.4 (established by the Central City SPD)
 2. Max: 6.0 (established by the General Plan)



FLOOR PLANS

± 6,081 - 14,301 SF OF VERSATILE SPACE FOR TENANTS OR AN OWNER-USER

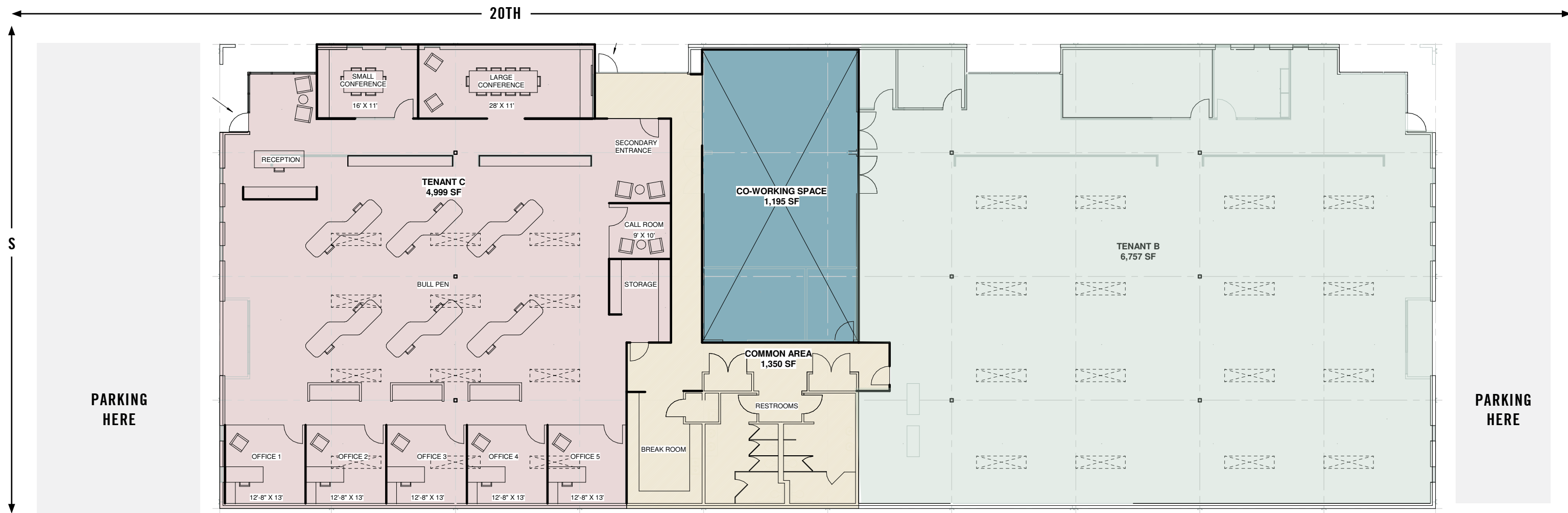


DEMISING PLANS

TENANT C - 6,081 SF | TENANT B - 8,219 SF | COMMON AREA - 1,350 SF

COWORKING - 1,195 SF | SUBTOTAL - 11,756 SF | TOTAL - 14,301 SF

*COWORKING SPACE WILL BE DIVIDED BETWEEN TENANT B AND C



THE LOCATION

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in new busi-

nesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multi-family housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fourth-largest economy, Sacramento provides residents with numerous opportunities and resources.

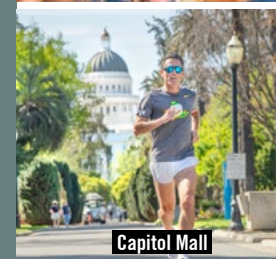
Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



Downtown



Old Sacramento Waterfront



Capitol Mall



Downtown



The Railyards



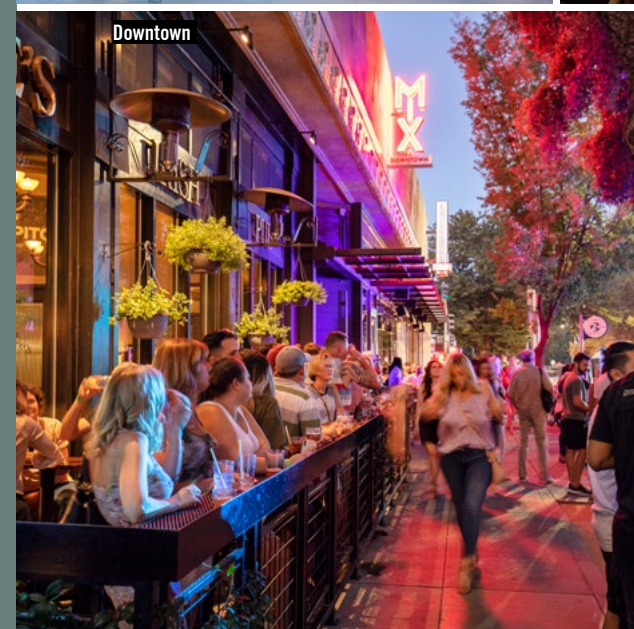
Downtown Commons



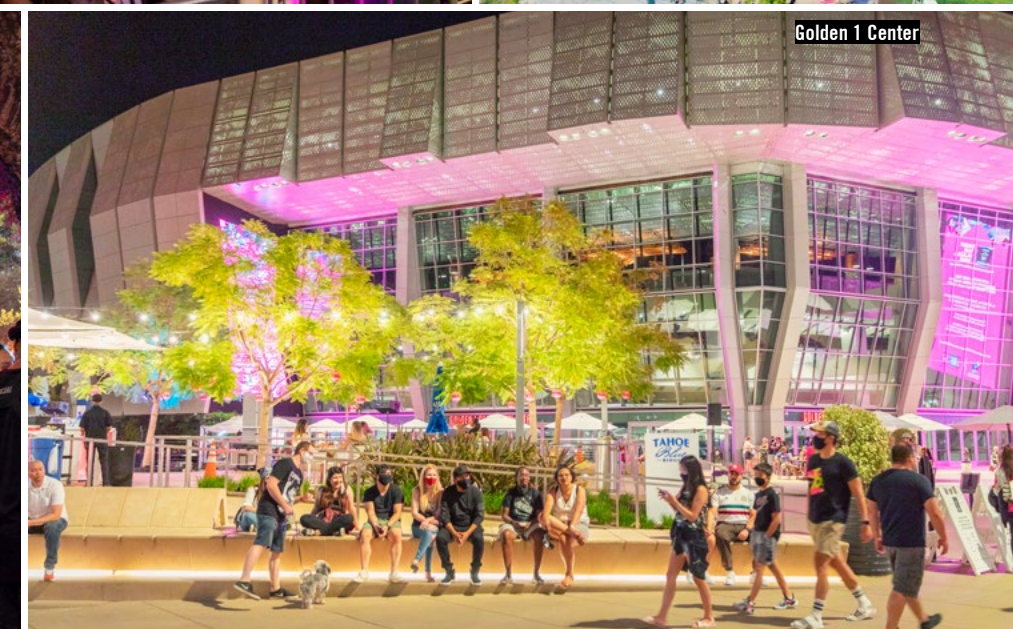
Old Sacramento Waterfront



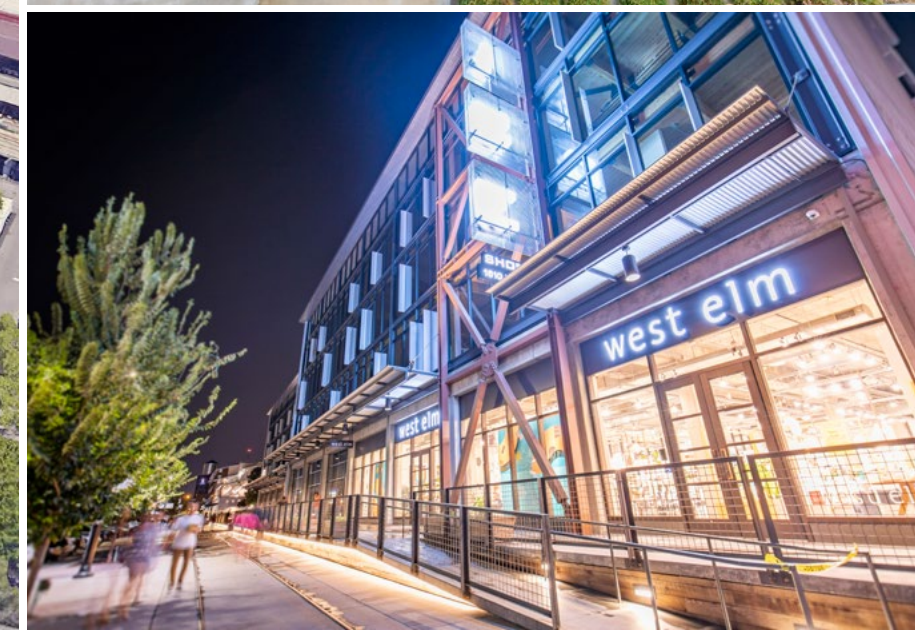
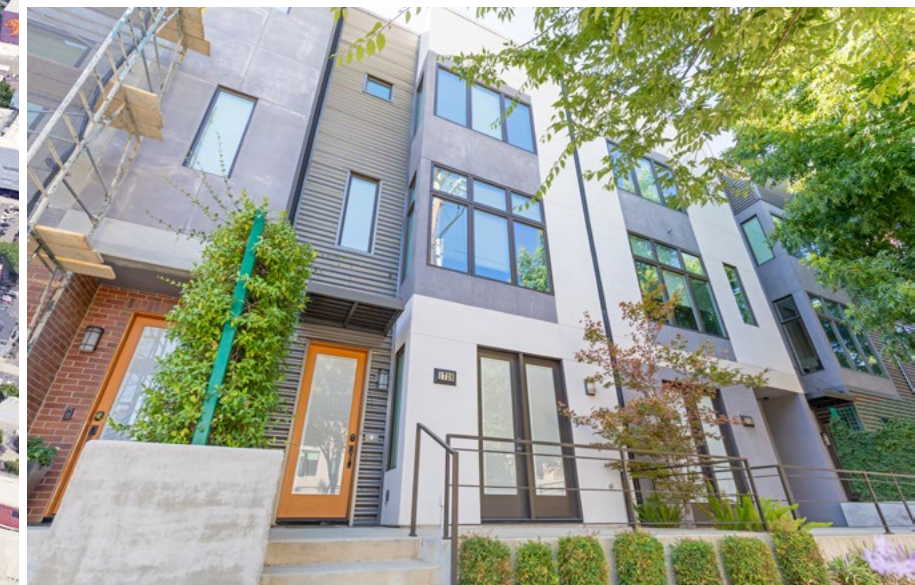
The Bridge District

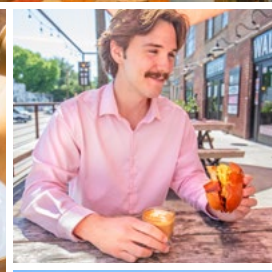


Downtown



Golden 1 Center





THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

 24 BLOCKS	 3M YEARLY VISITS	 31 BARS & RESTAURANTS	 \$84,042 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

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 Good Neighbor for innovative dishes and Men-

docino Farms for farm-fresh meals, along with Mas Taco and Bambina's Pizza 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.





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.





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