



**\$1,000,000
PRICE
REDUCTION!**

917 7TH

DOWNTOWN SACRAMENTO
OWNER/USER CREATIVE
OFFICE BUILDING FOR
LEASE OR SALE



TURTON
COMMERCIAL REAL ESTATE



917 7TH



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THE PROPERTY

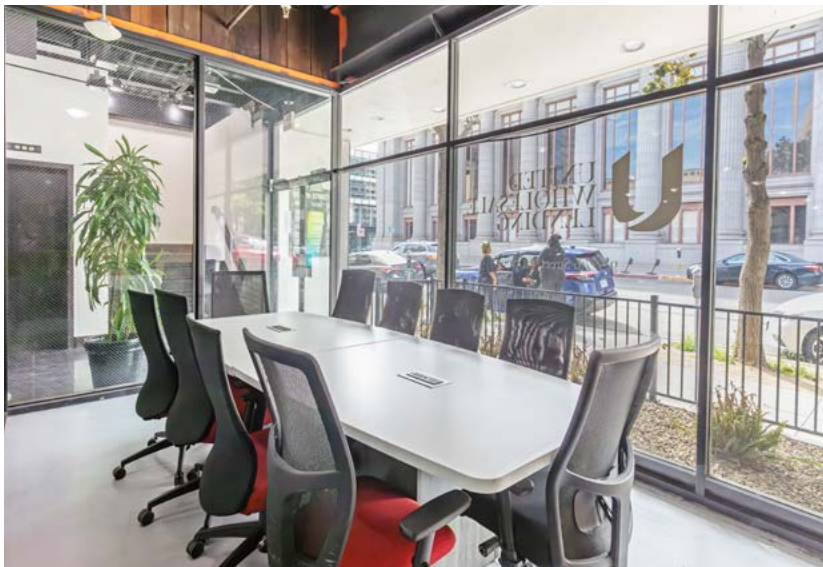
100-15,400	\$2.5M	\$1.40-2.30	< 2 BLOCKS	\$800/MONTH
SF AVAILABLE	PURCHASE PRICE	SF/MONTH FSG	FROM GOLDEN 1 CENTER/DOCO	PER PRIVATE OFFICE

CREATIVE OFFICE BUILDING VISIBLE FROM J ST FOR SALE OR LEASE

Turton Commercial Real Estate is pleased to present the opportunity to purchase or lease an owner/user creative office building located at 917 7th Street, visible from J Street, Downtown Sacramento's most trafficked thoroughfare. Located in the epicenter of Downtown Sacramento, 917 7th Street is located at one of the most prominent, visible, walkable and desirable locations between I and J Streets along 7th Street, just two blocks from the Golden 1 Center and DoCo, and with-

in a short walk to hundreds of the urban core's best restaurants, shopping and entertainment venues. The Property features approximately 15,850 square feet of office and retail space, across two floors with a full lower level. The first and second floors, which total approximately 10,200 square feet are available for an owner/user. Recently updated, the Building offers incredibly modern finishes and design. The Property is well-suited for a creative firm, trade

association, union, law firm, non-profit, or other business that benefits from being near Sacramento's cultural hub. Small, well priced owner/user creative office buildings in Downtown Sacramento rarely hit the market for sale. 917 7th Street presents an exceptional opportunity to own or lease a property in a location where not only is the daily quality of life the best in the urban core, but the Building can be used for recruiting, retention and branding too.





PROPERTY DETAILS

Address:	917 17th Street, Sacramento, CA 95814
APN:	012-200-008
County:	Sacramento
Building Size:	± 15,850
1st Floor:	± 5,000 SF \$2.30 SF/Month FSG
2nd Floor:	± 5,200 SF \$2.20 SF/Month FSG
LL:	± 5,200 SF \$1.40 SF/Month FSG
Per Private Office:	\$800 per month
Purchase Price:	\$2,500,000
Stories:	Two (2) plus lower level
Parcel Size:	± 4,800 SF
Year Built:	1974
Year Updated:	2022
Zoning:	C-3 SPD
Electric Service:	SMUD
Gas Service:	Pacific Gas & Electric
Water/Sewer/Garbage:	City of Sacramento





THE LOCATION

AAA
LOCATION

75+
NEARBY AMENITIES

1,200+
HOUSING UNITS UNDER CONSTRUCTION

1.5 BLOCKS AWAY FROM THE GOLDEN 1 CENTER AND DOWNTOWN COMMONS, HOME TO THE SACRAMENTO KINGS!

917 7th Street is bounded by J Street to the south, I Street to the north and 7th & 8th Streets to the west and east. The Project is centrally located near the Sacramento River, Golden 1 Center, West Sacramento, the State Capitol and the Railyards. The Property is located with immediate accessibility to Interstate 5, six minutes from Highway 50 and Interstate 80 and approximately twelve

minutes from the Sacramento International Airport. 917 7th Street is just a few blocks away from the popular Capitol Mall, widely recognized as Sacramento's premier address for business with nearly one third of the region's Class A office space, is home to top legal, financial, government related firms, and most notably the California State Capitol. 917 7th is also located within a few minutes to the Crocker Art

Museum and Crocker Park, the Old Sacramento Waterfront - a 6-block historic district that is Sacramento's largest visitor destination with over 3 million visitors annually, 1.5 blocks from the Golden 1 Center (home to the Sacramento Kings) and the surrounding retail shops of Downtown Commons, 5 blocks from Sacramento's Convention Center and 4 blocks from the State Capitol.



+
DOWNTOWN SAC
BY THE NUMBERS
91.1K
Total employees



Section Two: The Location

917 7TH



THIS IS ALL WITHIN A COUPLE
BLOCKS FROM 917 7TH...

ECONOMICS

917 7TH STREET
OWNER/USER PRO FORMA



SCHEDULED REVENUE

	Size (SF)	Base Rent Per SF (NNN)	Monthly Base Rent (NNN)	Annual Base Rent (NNN)
Lower Level	5,200	\$1.25	\$6,500.00	\$78,000.00
1st Floor	5,200	\$1.75	\$9,100.00	\$109,200.00
2nd Floor	5,200	\$1.75	\$9,100.00	\$109,200.00
Totals	15,600	\$1.58	\$24,700.00	\$296,400.00
w/ 5% Vacancy Reserve				\$281,580.00

FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 7.0%	\$4,022,571.43
Value at 7.5%	\$3,754,400.00
Value at 8.0%	\$3,519,750.00
Avg. Value @ 7.0%	\$3,754,400.00

IMPROVEMENT EXPENSES

	Size (SF)	Amount Per SF	Amount
LL/1st/2nd	15,600	\$5	\$78,000
Subtotal TI			\$78,000

LEASING COMMISSIONS

	Size (SF)	Total Base Rent (5 Year Term)	Commission %	Amount
Lower Level Only	5,200	\$436,800	7.50%	\$32,760
Subtotal Leasing Commissions				\$32,760

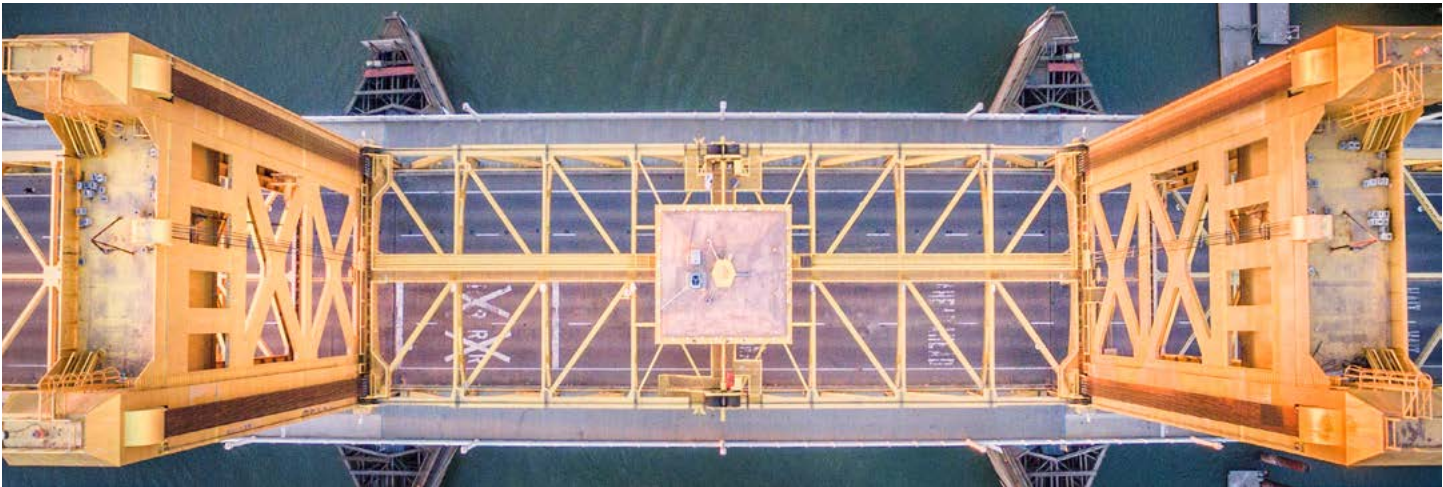
FREE RENT AND VACANCY LOSS

	Size (SF)	Base Rent Per SF (NNN)	Time Period (Months)	Amount
Lower Level Only	5,200	\$1.25	18	\$117,000
Subtotal Free Rent and Vacancy Loss				\$117,000

2023 AS-IS VALUE

	Value	Value Per SF
	\$3,526,640.00	\$226.07





SACRAMENTO

1,317,600	91,637	\$83,493
LABOR FORCE	TOTAL ESTABLISHMENTS	MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

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).



DOWNTOWN SAC DEVELOPMENT PROJECTS

Sacramento Commons (5th & Q)



Project Type: Multi-family/Mixed-Use
Size: 436 units over 6,010 sf of retail
Status: Complete

Lot X (3rd and Capitol Mall)



Project Type: Multi-family and office
Size: 587,000 sf
Status: Entitlements

The Frederic (601 Capitol Mall)



Project Type: Multi-family/Mixed-Use
Size: 436 units over 6,010 sf of retail
Status: Complete

AC Hotel (7th and I Streets)



Project Type: Multi-Family/Mixed-Use
Size: 179 rooms
Status: Under Construction

Envoy (11th and J Streets)



Project Type: Multi-family/Mixed-Use
Size: 153 units over 10,250 sf of retail
Status: Complete

Maker (15th and S Streets)



Project Type: Multi-family/Mixed-Use
Size: 137 units over 9,175 sf of retail
Status: Under Construction

Hyatt Centric (1122 7th Street)



Project Type: Hotel
Size: 165 rooms
Status: Complete

The Mansion



Project Type: Multi-family/Mixed-Use
Size: 186 units over 3,023 sf of retail
Status: Complete

Capitol Annex Swing Space



Project Type: Office
Size: 472,000 sf
Completion Date: 2021

Canopy by Hilton (831 L Street)



Project Type: Hotel and Multi-family
Size: 275 rooms and 50 units
Status: Entitlements



Natural Resources Building



Project Type: Office
Size: 838,000 sf
Status: Complete

The Exchange Sacramento



Project Type: Hotel
Size: 62,000 sf
Status: Complete

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 Midsize 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

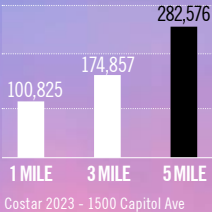
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PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

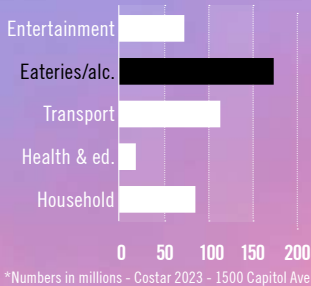
68%

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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

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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

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SACRAMENTO
OWNERS VS. RENTERS



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WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE