

REDUCED PRICE!

1226 H ST

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

Elliott Benson

1226



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

±6,400 SF	\$1,550,000 PURCHASE PRICE	\$2.00 SF FSG FOR LEASE	3 BLOCKS FROM THE CONVENTION CENTER
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PERFECT OWNER-USER OR SINGLE OCCUPANT TENANT OPPORTUNITY

Turton Commercial is pleased to present for sale and for lease 1226 H Street, located within the Mansion flats neighborhood of Sacramento.

The Property consists of an approximate 6,400 SF building situated on an approximate 6,400 SF parcel of land, built efficiently from the ground up by the current seller as an owner-user of roughly 20 years. Currently the home of Elliott Benson Market Research, this two-story commercial building includes several large conference/meeting rooms with an adjacent viewing room separated by one-way glass walls, multiple private offices and storage areas, two bathrooms, one elevator, and one large kitchen with an oven and range. Given this specific layout, this opportunity could accommodate a single tenant or owner-user, particularly those businesses in the

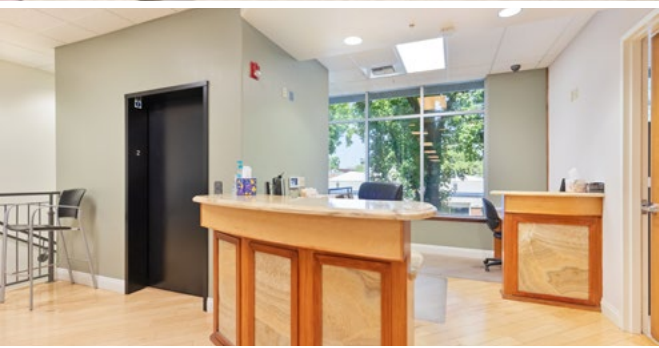
market research or focus group sectors, with little modification. Alternatively, this can be a home to many other agencies looking to benefit from owning or renting real estate in the Mansion Flats neighborhood.

The Property is a prime example of meticulous upkeep and enduring charm in Mansion Flats. Downtown parking is often hard to find, however, this Property boasts of 5 parking stalls, along with its pristine exterior with freshly painted surfaces and well-maintained landscaping that enhances its curb appeal. The building's more modern finishes, such as well-preserved woodwork, tinted windows and updated paint, are beautifully maintained, showcasing a vision of excellence for a successful and reputable business to inherit.

The interior is equally impressive, with

updated systems and fixtures that seamlessly blend modern convenience with the Mansion Flats original character. Floors, walls, and ceilings are in excellent condition, evidencing regular maintenance and care. Recent updates, including a modern kitchen and bathroom remodels, have been executed with an eye for quality and attention to detail, ensuring both functionality and aesthetic appeal while also elevating status for the business.

Overall, 1226 H Street exemplifies a property where pride of ownership is evident, making it a standout choice for anyone seeking an opportunity to own and/or work in the heart of Historic Mansion Flats. With the buildout all in place, the Property has the benefit of a turnkey opportunity for another existing marketing/creative agency to move into a space designed efficiently for their business.



PROPERTY DETAILS

Address:	1226 H Street, Sacramento, CA 95814
APN:	006-0051-006-000
Building Size:	6,400 SF
Parcel Size:	6,400 SF
Zoning:	C-2
Stories:	2
Year Built:	2005
Parking:	5 on-site stalls
Purchase Price:	\$1,550,000
Price Per Square Foot:	\$242 PSF
Capitalization Rate:	7%
Lease Rate:	\$2.00 FSG
Available Space:	6,400 SF
Notice Required to Lease:	Negotiable



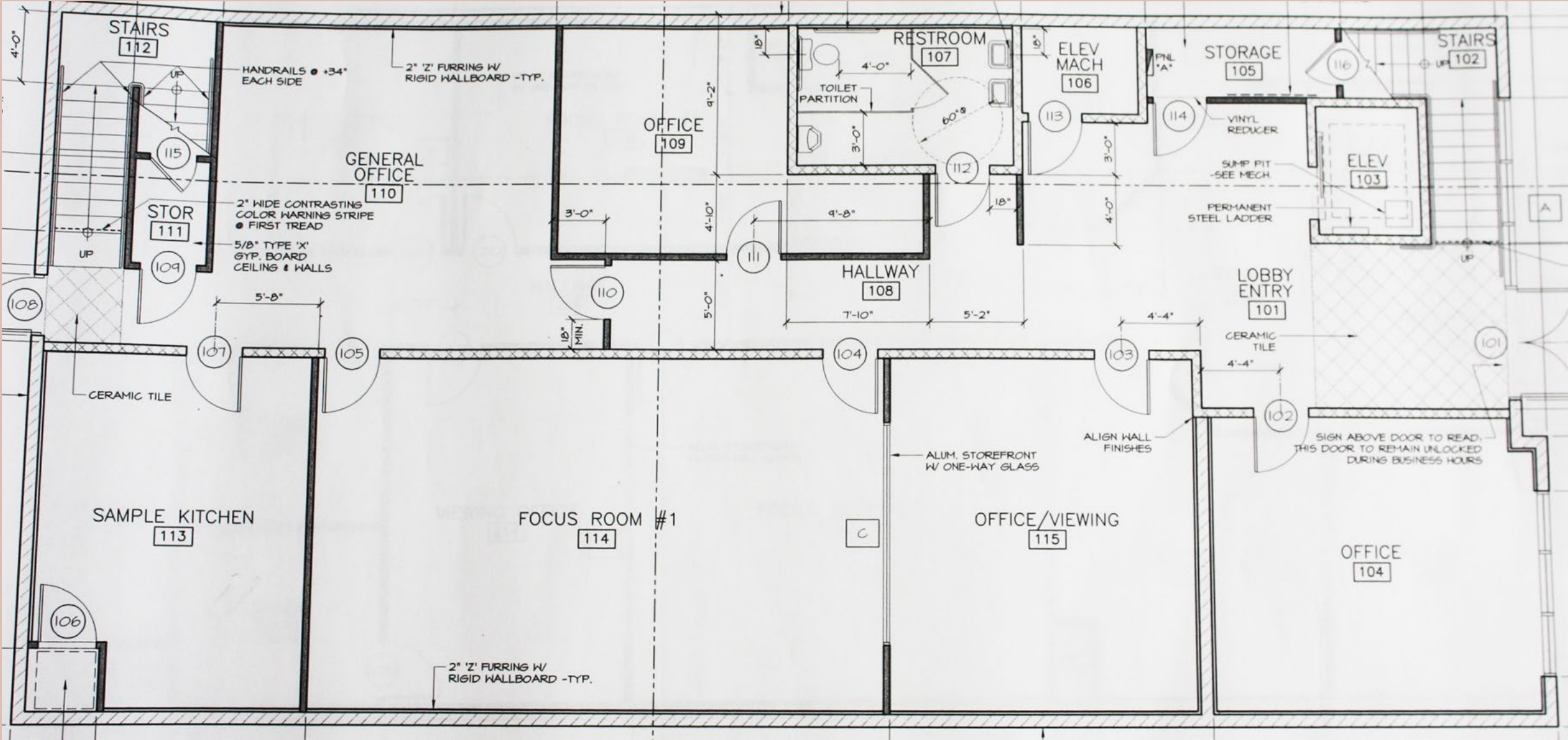
Section One: The Pr

1226 H ST

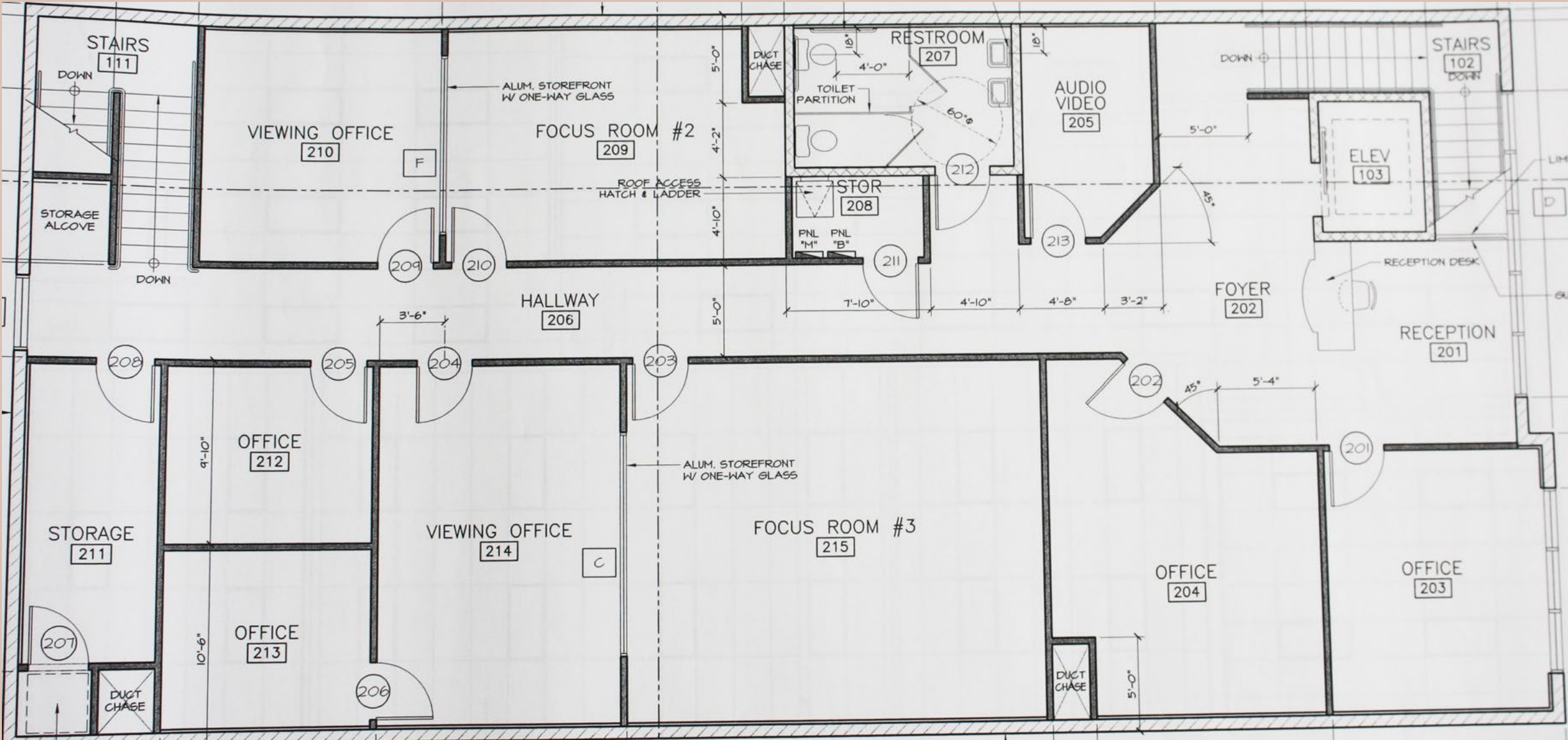


FLOOR PLANS

1ST FLOOR: ± 3,200 SF



2ND FLOOR: ± 3,200 SF

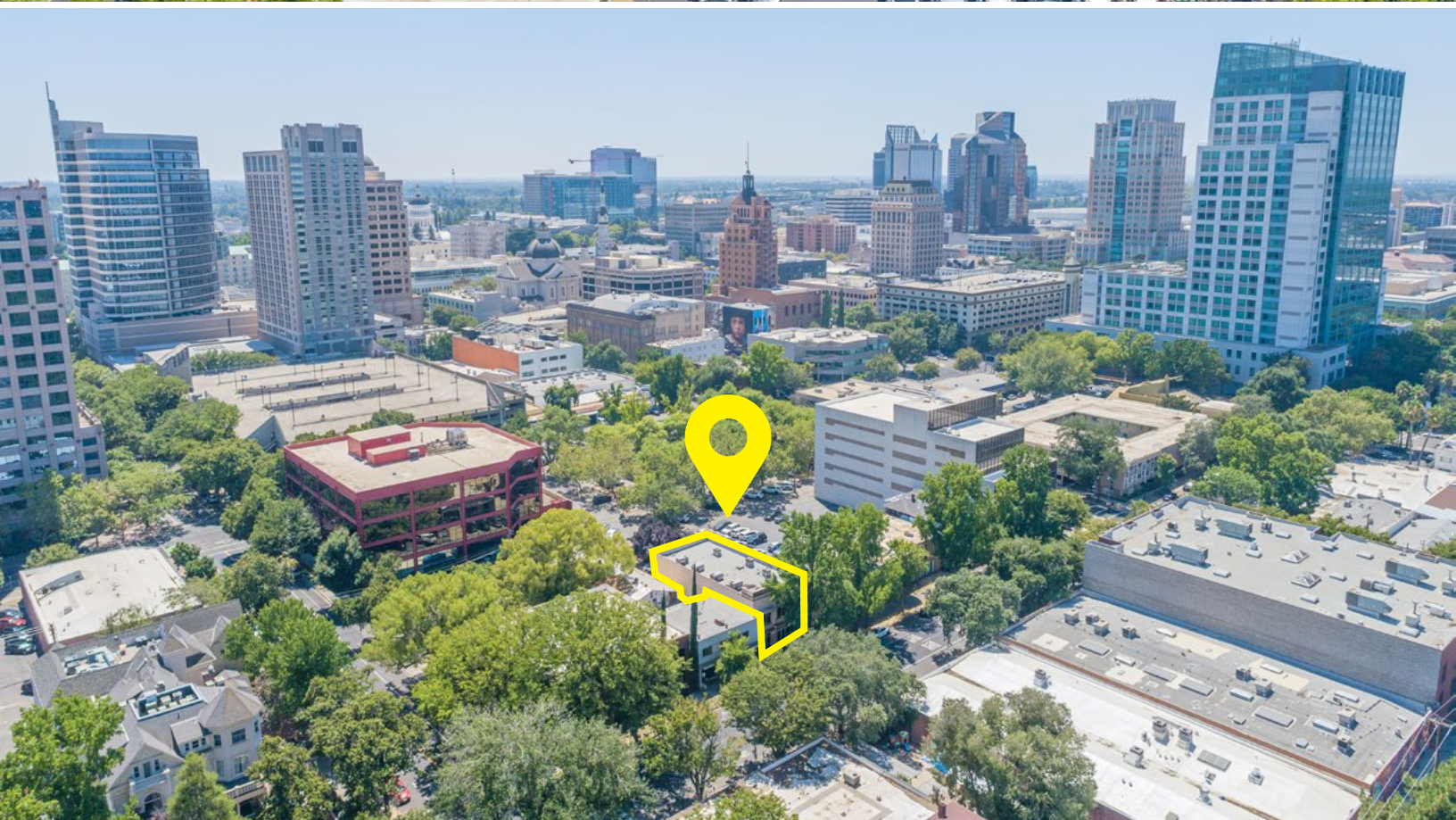


ECONOMICS

THIS PROPERTY IS BEING OFFERED **FOR SALE AT \$1,550,000** AT A 7.00% CAPITALIZATION RATE **AND FOR LEASE AT \$2.00/SF FULLY SERVICED**

Lease	
Future Tenant:	Your name
SF Occupied:	6,400 SF (entire building)
Parking (5 Stalls at \$100 each):	\$500
Base Rent Schedule:	\$13,300 per month
Lease Structure:	Full Service Gross; landlord pays utilities, property taxes, maintenance, and building insurance

Income Summary	
Tenant:	\$2.00/SF
SF Occupied:	6,400 SF (entire building)
Parking (5 Stalls at \$100 each):	\$500
Base Rent Schedule:	\$13,300
Lease Structure:	Full Service Gross; landlord pays utilities, property taxes, maintenance, and building insurance
Total Monthly Income	
(Including parking income):	\$13,300
Total Annual Income:	\$159,600
Electricity & Gas:	\$8,400
Water & Sewer:	\$2,200
Garbage:	\$2,700
Property Taxes:	\$18,184
Insurance Expense:	\$3,800
Landscaping:	\$2,400
Pest Control:	\$900
HVAC Maintenance:	\$3,000
Janitorial:	\$4,500
Elevator Maintenance:	\$2,400
Total Operating Expenses:	\$51,504
Net Operating Income:	\$108,096
Capitalization Rate:	7%



THE LOCATION



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

LOCATED NEAR THE CENTER OF DOWNTOWN SACRAMENTO

1226 H Street is located only steps away from the heart of Downtown Sacramento and the State Capitol.

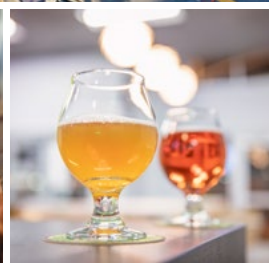
Enjoy the conveniences of being located near amenities such as the Convention Center three blocks away, UC Davis Performing Arts Theater two blocks away, and Bangkok Thai and Immortal Cafe.

Downtown Sacramento is the epitome of urban vibrancy, seamlessly blending modernity with historic charm. Anchored by the iconic

Golden 1 Center, home to the Sacramento Kings and a premier venue for concerts and events, this bustling submarket pulses with life day and night. Surrounding the arena, a dynamic mix of entertainment options caters to every taste, from the trendiest bars and gourmet restaurants to chic coffee shops and vibrant nightclubs. Businesses thrive in this lively environment, benefiting from the constant foot traffic and the area's reputation as a premier destination for both locals and

tourists. Additionally, the district is peppered with boutique shops, art galleries, and cultural attractions, offering endless opportunities for exploration and engagement. Investing in commercial property in Downtown means positioning oneself in the heart of Sacramento's entertainment and business hub, where the energy is palpable, and the potential for growth is boundless. This locale is not just a spot on the map; it's the beating heart of Sacramento's urban renaissance.

GSEC 2024
GIS Planning 2024



DOWNTOWN SACRAMENTO 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: Complete

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: Complete

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



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