

# 1226 H ST

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

*Elliott Benson*

1226



**TURTON**  
COMMERCIAL REAL ESTATE



---

**JON LANG**  
SENIOR VICE PRESIDENT - LIC. 01934934  
916.573.3302  
JONLANG@TURTONCOM.COM

---

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCOM.COM

---

**HAYDEN NABERS**  
DIRECTOR - LIC. 02231233  
916.573.3306  
HAYDENNABERS@TURTONCOM.COM

---

©2024 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.

# THE OPPORTUNITY

±6,400  
SF

\$1,700,000  
PURCHASE PRICE

\$2.35  
SF FSG FOR LEASE

3  
BLOCKS FROM THE CONVENTION CENTER

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

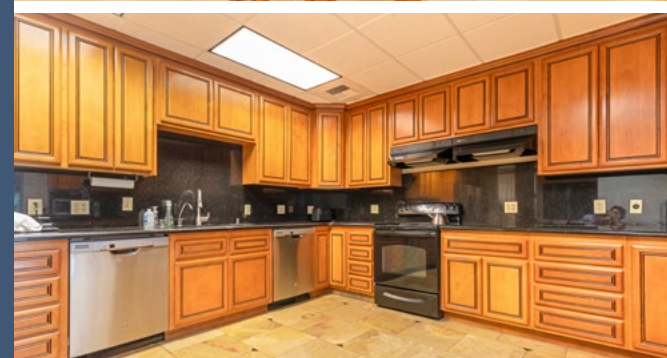
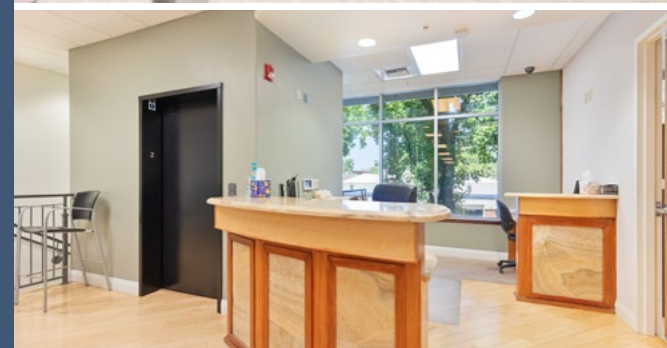
market research or focus group sectors, with little modification. Alternatively, this can be a home to many other agencies looking to benefit from owning or renting real estate in the Mansion Flats neighborhood.

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: \$1,700,000  
Price Per Square Foot: \$265 PSF  
Lease Rate: \$2.35 FSG  
Available Space: 6,400 SF  
Notice Required to Lease: Negotiable

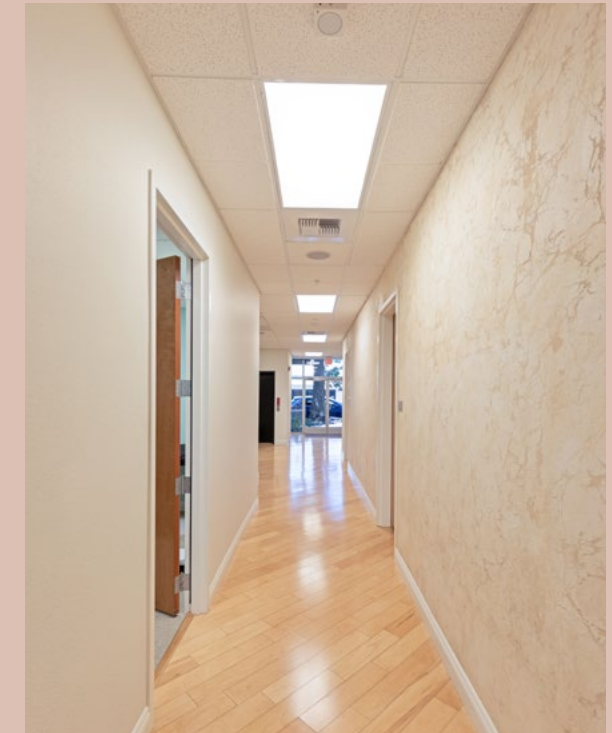
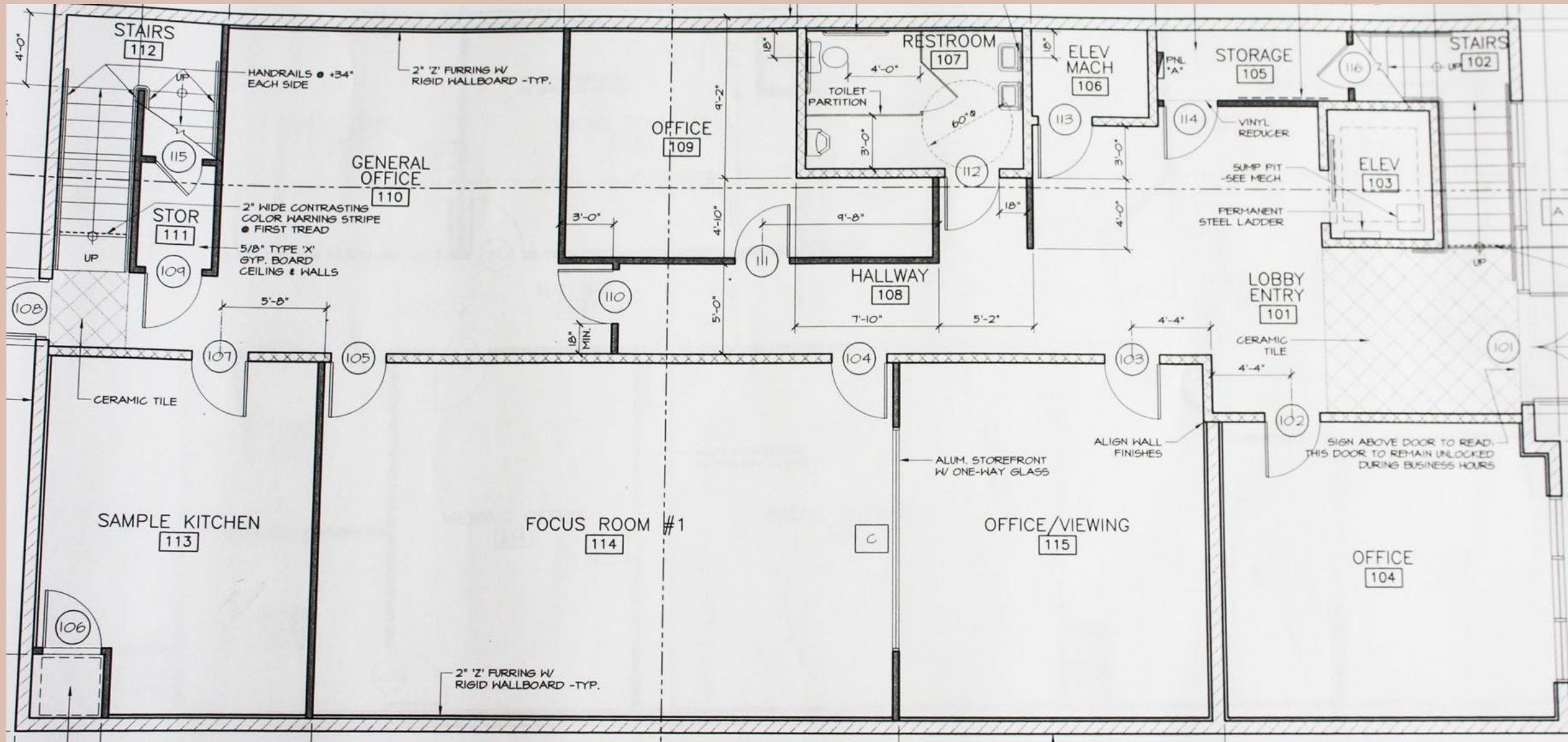
Section One: The Pr

1226 H ST

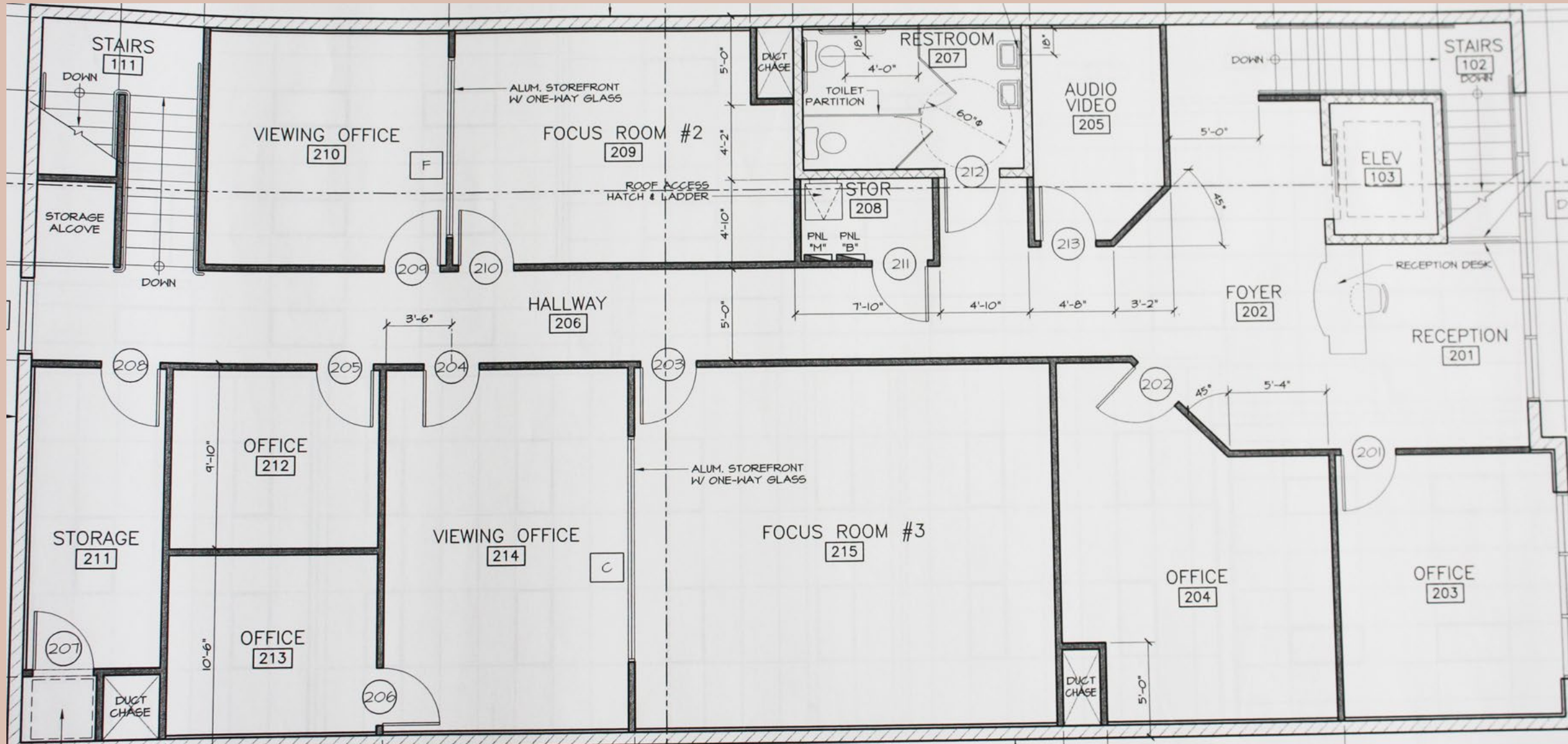


# FLOOR PLANS

1ST FLOOR: ± 3,200 SF



2ND FLOOR: ± 3,200 SF



# ECONOMICS

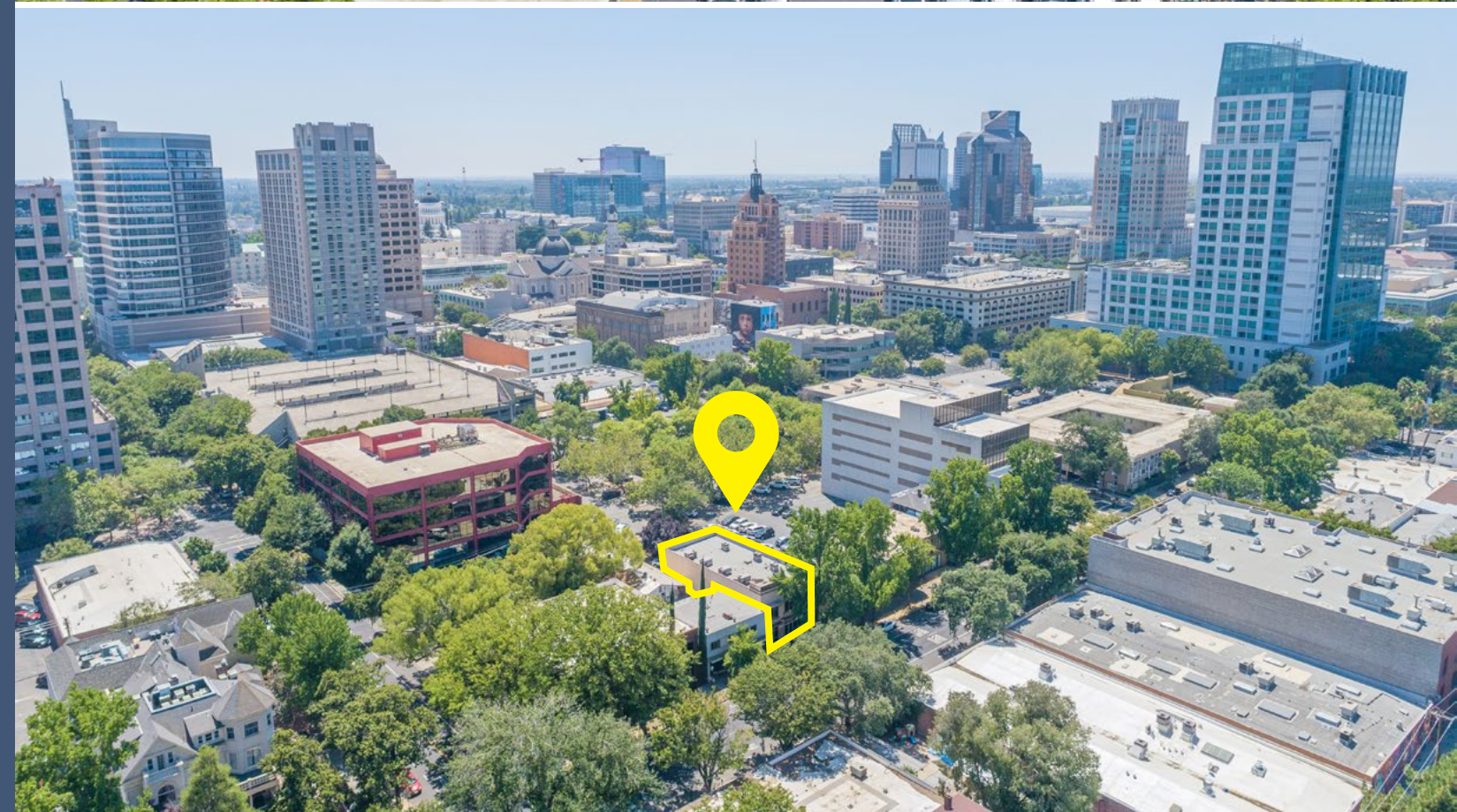
THIS PROPERTY IS BEING OFFERED FOR SALE AT \$1,700,000 AT A 7.94% CAPITALIZATION RATE AND FOR LEASE AT \$2.35/SF FULLY SERVICED

## Lease

Future Tenant:	Your name
SF Occupied:	6,400 SF (entire building)
Parking (5 Stalls at \$100 each):	\$500
Base Rent Schedule:	\$15,040 per month
Lease Structure:	Full Service Gross; landlord pays utilities, property taxes, maintenance, and building insurance

## Income Summary

Tenant:	2.35/SF
SF Occupied:	6,400 SF (entire building)
Parking (5 Stalls at \$100 each):	\$500
Base Rent Schedule:	\$15,040
Lease Structure:	Full Service Gross; landlord pays utilities, property taxes, maintenance, and building insurance
Total Monthly Income (Including parking income):	\$15,540
Total Annual Income:	\$186,480
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:	\$134,976



# 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.





# DOWNTOWN SACRAMENTO DEVELOPMENT PROJECTS

## Sacramento Commons (5<sup>th</sup> & 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)



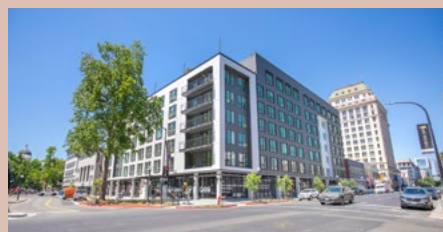
Project Type: Multi-family/Mixed-Use  
 Size: 436 units over 6,010 sf of retail  
 Status: Complete

## 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



**JON LANG**  
SENIOR VICE PRESIDENT - LIC. 01934934  
916.573.3302  
JONLANG@TURTONCOM.COM

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCOM.COM

**HAYDEN NABERS**  
DIRECTOR - LIC. 02231233  
916.573.3306  
HAYDENNABERS@TURTONCOM.COM

©2024 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.



**TURTON**  
COMMERCIAL REAL ESTATE



*Elliott Benson*

1226