



\$80,000
PRICE REDUCTION

**FOR SALE/
LEASE**

**1231 I STREET
CONDO 204
DOWNTOWN
SACRAMENTO**



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SACRAMENTO, CA 95816

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THE OPPORTUNITY

3,331
SF CONDO

OWNER-USER
OPPORTUNITY

STATE CAPITOL
WITHIN WALKING DISTANCE

PARKING
NEARBY IN 2 GARAGES

ENJOY ALL THE BENEFITS OF PROPERTY OWNERSHIP WITH NO MAINTENANCE OR REPAIR

Turton Commercial Real Estate is pleased to present the opportunity to purchase or lease 1231 I Street, Suite 204 (the "Condo"), a 3,331 usable square foot office condo located in the Downtown Sacramento Central Business District. The Condo is a unique opportunity for a business, association, or non-profit to purchase and occupy, or lease, an office that is walking distance to the State Capitol and surrounding area. The Condo will be delivered vacant at closing and all furniture currently in the office can be conveyed with the sale/lease.

The Condo is located within 1231 I Street in Sacramento, a professionally managed office building with modern "I beam" construction

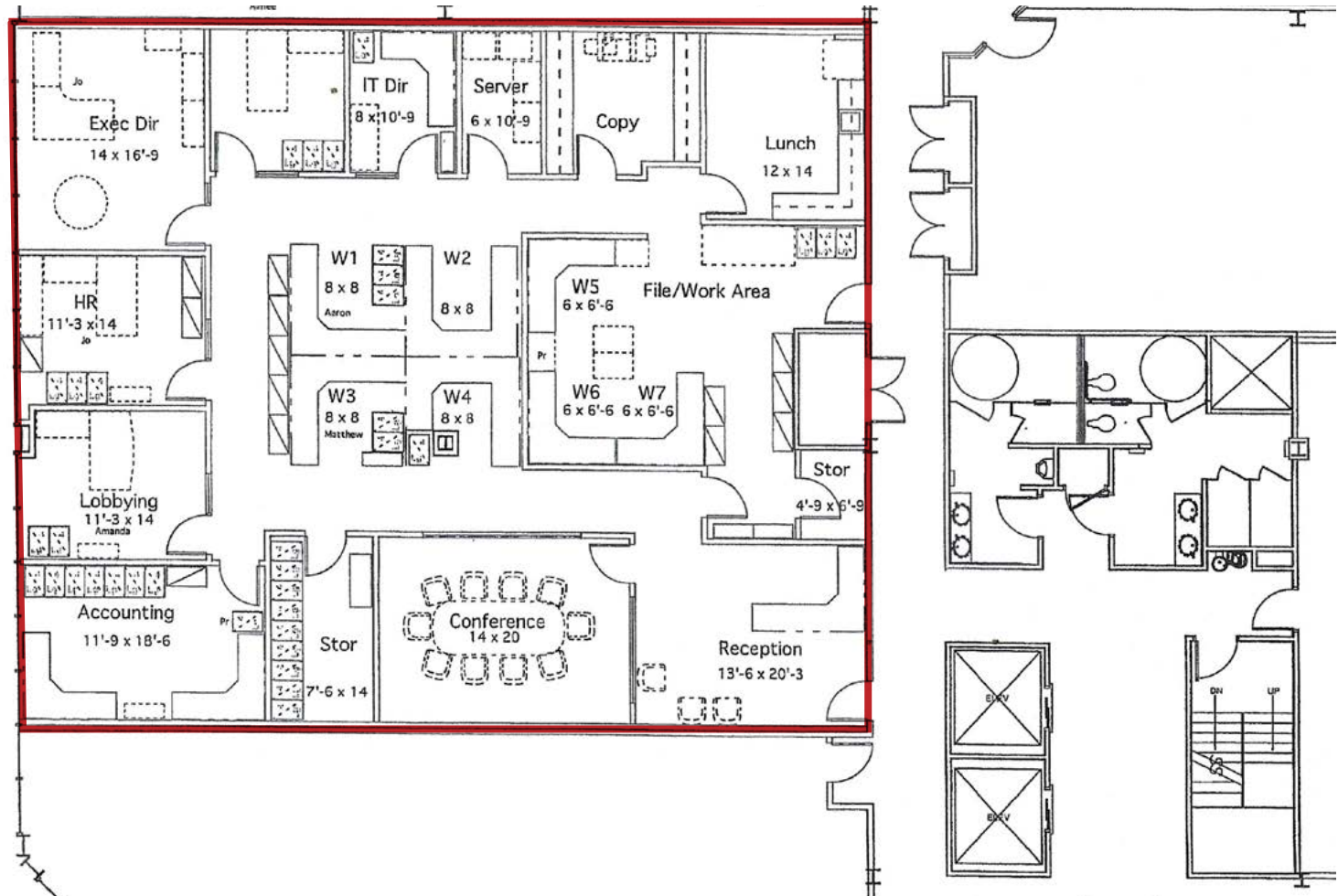
and floor-to-ceiling windows on all four sides of the building. The Condo is located on the second floor with west-facing exposure and views of the Downtown and Capitol Mall skyline. The Condo measures approximately 3,331 usable square feet and 3,902 rentable square feet and features 6 large executive offices, a conference room for up to 20 people, formal reception and waiting area, breakroom, IT room, copy room, and open space for approximately 10 workstations.

1231 I Street is comprised of 15 separate office condos, most of which are owned by the occupant. Other owners in the building include several associations, law firms, and lobbying

firms. The building is approximately 3 blocks from the California State Capitol, 3 blocks from City Hall, and 4 blocks to the Gordon Schaber Courthouse. The building is also located directly across the street from the Sheridan Grand Parking Garage and one block from the Memorial Garage, where the current owner leases monthly parking spaces. 1231 I Street is one of only two office condo projects in Downtown Sacramento, and the only property that can accommodate owner-occupants that need less than 7,000 square feet. As such, the building is a highly desirable and scarce place to own and occupy an office condo in the central business district.



THE FLOOR PLAN



Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%



\$365,784,197
ANNUAL CONSUMER SPENDING

[illegible]

attractions, from dining and shopping to major events like Sacramento Kings NBA games and concerts at Golden 1 Center. With its central location near Sacramento's most dynamic districts, 1231 I Street offers businesses a prestigious address and proximity to some of the city's top cultural, governmental, and entertainment hubs.





3 THE LOCATION
1231 I STREET #204

NEARBY AMENITIES

PLACER AI
MAY 2023
- MAY 2024



2.7M
YEARLY VISITS

GOLDEN 1 CENTER
HOME TO THE
SACRAMENTO KINGS



578 K
YEARLY VISITS

SAFE CREDIT UNION
CONVENTION CENTER
NEWLY RENOVATED



228 K
YEARLY VISITS

SAFE CREDIT UNION
PERFORMING ARTS
CENTER



1.6M
YEARLY VISITS

CAPITOL MALL
STATE CAPITOL TO THE
TOWER BRIDGE



178K
YEARLY VISITS

CESAR CHAVEZ PLAZA
HOME TO CONCERTS
IN THE PARK



3.4M
YEARLY VISITS

OLD SACRAMENTO
WATERFRONT
SUBMARKET



THE KAY DISTRICT

PLACER AI MAY 2023 - MAY 2024



13

BLOCKS



4.7M

YEARLY VISITS



27

BARS & RESTAURANTS



\$100,994

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS*

Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

Notable Events Held in District:
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

*Experian-Mosaic Psychographic Profiles 2024





3 THE LOCATION
12311 STREET #204

CIVIC CENTER

PLACER AI SEPT 2023 - SEPT 2024



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



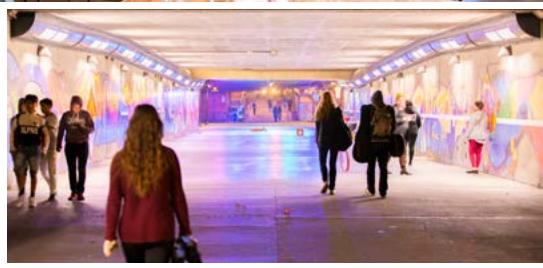
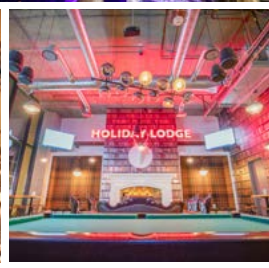
\$103,523
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street

to Interstate 5. The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States

Courthouse. It is also a major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.



8 BLOCKS

7M YEARLY VISITS

43 STORES & RESTAURANTS

\$107,257 HOUSEHOLD INCOME

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DOC0), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

Notable Events Held in District:
Sacramento Kings NBA Games, Concerts at Golden 1 Center





TURTON
COMMERCIAL REAL ESTATE