



601-605 15TH STREET

RARE OWNER-USER INVESTMENT PROPERTY
FOR SALE/LEASE IN ALKALI FLAT



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

\$1.895M

PURCHASE PRICE

6,512

SF BUILDING

3,764

2ND GEN RESTAURANT

4

MODERN RESI UNITS

SELLER

FINANCING

RECENTLY RENOVATED MIXED-USE BUILDING FOR SALE/LEASE NEAR DOWNTOWN

Turton commercial real estate is pleased to present the opportunity to purchase 100% fee simple interest in 601-605 15th Street ("The Property"). This recently renovated two-story, 6,512 SF, mixed-use building is being offered for \$1,895,000, reflective of a 7.8% capitalization rate based on a blended actual and proforma Net Operating Income of \$147,635.61 creating a perfect opportunity for a restaurateur looking to make their first move into building ownership or an investor focused on mixed-use value-add investments.

The approximately 3,764 SF ground floor restaurant space offers any potential users all the benefits of a well thought out second-generation spaces with kitchen complete with hood, sinks, floor drains and full bar buildout allowing flexible use as one contiguous space or leveraging the multiple street entrances

and four separate restrooms for two distinct and separate concepts.

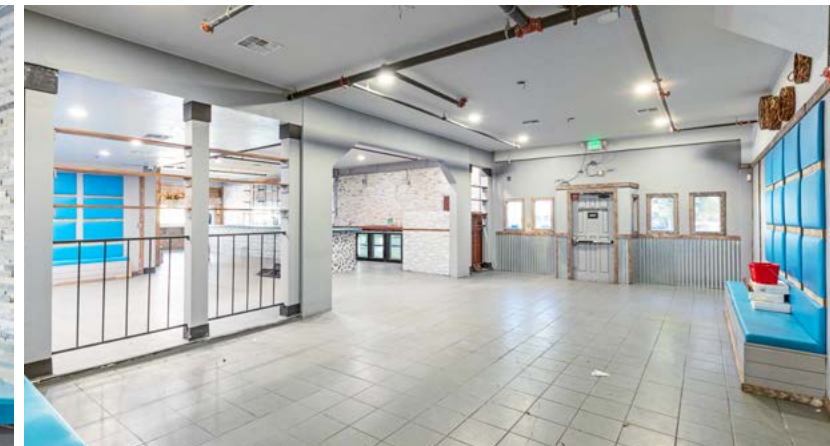
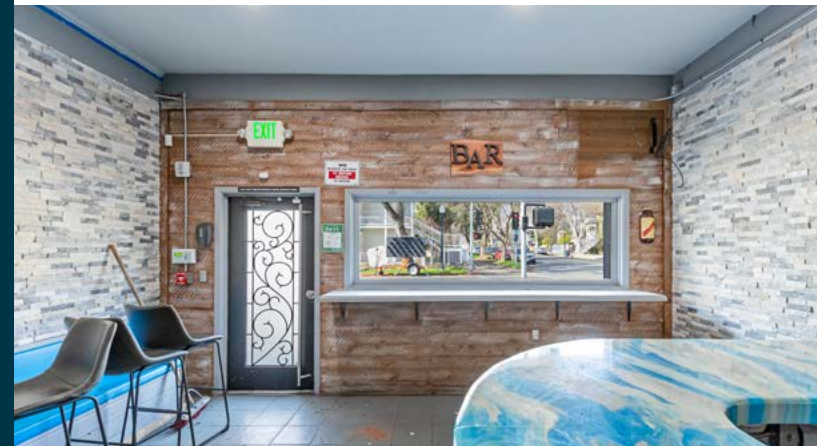
Remodeled in 2020, the fully occupied four residential units offer tenants tasteful and timeless upgrades including LVP flooring, modern countertops, new dishwashers, cooktop and side-by-side refrigerators, washer/dryer hookups and modern frameless glass shower enclosures. Combined with the roughly 313 SF patio it makes an inviting home for anyone looking for the Downtown/ Midtown experience in full. Working with the "Furnished Finders," a program catering to traveling nurses, the ownership has had a long wait list and a steady stream of tenants move in and out seamlessly with near ZERO vacancy or downtime. This creates a rock-solid and reliable track record of income for any potential buyer.

Stationed within the historic Alkali

Flats residential neighborhood, one of the Sacramento's urban Core premier residential submarkets, the property offers high accessibility and unmatched visibility for sub-2 million dollar standalone buildings. Facing 15th street, Sacramento's main north to south artery, The Property allows any hospitality user the ability to draw from the nearby vehicular and pedestrian traffic while still offering enough street parking to be a destination location. Further sitting immediately to the north of the Sacramento business and entertainment district, it allows any residential tenants quick and convenient access to work, amenities, and activities in the urban core.

In a market full of over-cooked returns, opportunities like this are rare! Stake your claim on the Sacramento hospitality market with 601-605 15th Street.

SELLER FINANCING



1

THE OPPORTUNITY
601-605 15TH STREET



PROPERTY DETAILS

Address: 601 - 605 15th Street
Sacramento, CA 95814

APN: 002-0171-002

Price: \$1,895,000

Cap Rate: 7.8% (blended actual & proforma)

Restaurant Space: ± 3,764 SF

Restaurant Amenities: Type 1 hood, three-compartment sink,
mop basin, floor drains, full bar buildout

Residential Units: 4

Year Renovated: 2020

Rentable SF: 6,512 SF

Parcel Area: 6,199 SF (.14 acres)

Parking Stalls: 5

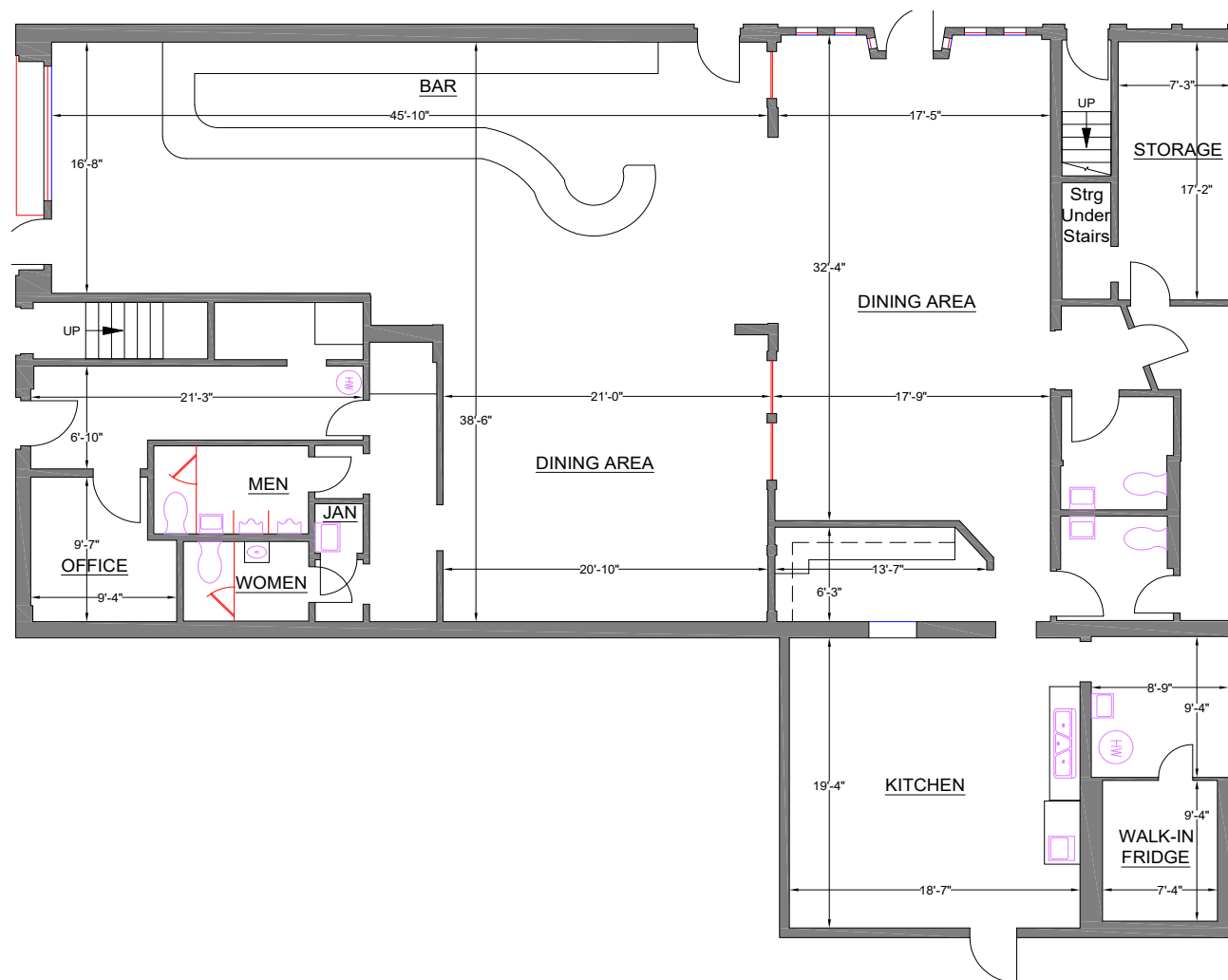


FLOOR PLANS

MEASUREMENTS ARE APPROXIMATE

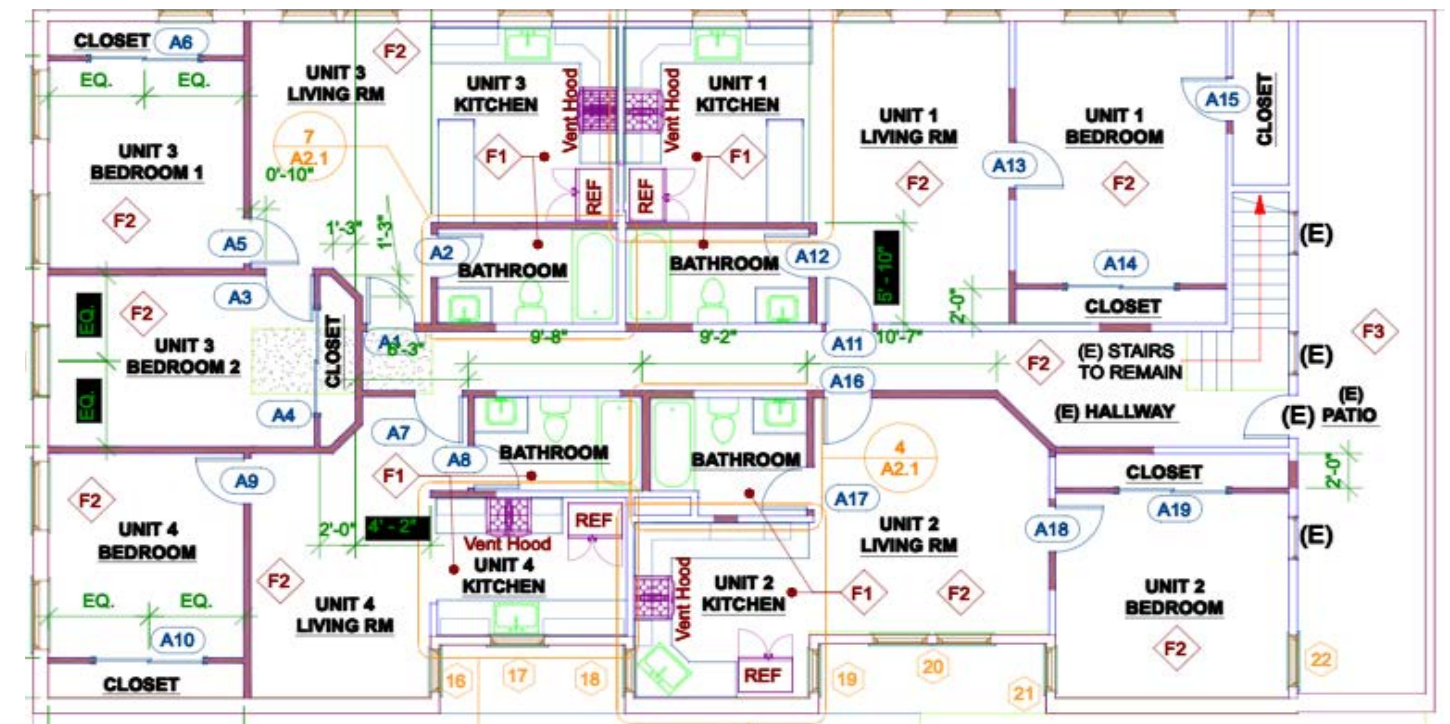
1ST FLOOR: ± 3,764 SF

F STREET



2ND FLOOR: ± 2,748 SF

F STREET



ECONOMICS

ACTUAL + PROFORMA RENT ROLL

Suite	Type	Exerior Area	RSF	Parking Stalls	Lease Rate	Rent	Total
1	1 bed/1 bath	-	625	-	-	\$2,400.00	\$2,400.00
2	1 bed/1 bath	-	625	-	-	\$2,400.00	\$2,400.00
3	2 bed/1 bath	-	873	-	-	\$2,600.00	\$2,600.00
4	1 bed/1 bath	-	625	-	-	\$2,400.00	\$2,400.00
Patio	-	313	-	-	-	-	-
Parking	-	-	-	5	-	-	-
Restaurant/Bar	-	-	3,764	-	\$1.85	\$6,963.40	\$6,963.40
Total	-	-	6,199	-	-	-	\$16,763.40

Annual Income:	\$201,160.80
Less 5% Vacancy/Reserve:	\$10,058.04
Income Less Vacancy/Reserve:	\$191,102.76

Net Operating Income:	\$147,635.61
Cap Rate:	7.8%
Stabilized Value:	\$1,892,764.21
Price Per RSF:	\$290.66

Annual Expenses

Utilities	
Gas:	Tenant
Electric:	\$2,400.00
Water/Trash:	\$3,600.00
Property Taxes:	\$21,824.72
Insurance Expense:	\$2,796.00
HVAC:	Tenant
Pest Control:	Tenant
Landscaping:	Tenant
Window Cleaning:	Tenant
Janitorial:	Tenant
Legal:	Tenant
Building Repairs:	\$4,800.00
Management Fees:	\$8,046.43
Total Expenses:	\$43,647.15

■ Proforma
■ Actual + Proforma



lease vs. purchase

601-605 15th Street		
building purchase and sale assumptions		
purchased square feet	6,512	
sf occupied by purchaser	3,764	
building purchase price per sf	\$291	
purchase improvement costs per sf	\$0	
building appreciation	2.50%	
building sales costs	5.00%	
vacancy reserve	5.00%	
purchase relocation costs per sf	\$0.00	
total purchase price	\$1,895,000.00	
total purchase price per sf	\$291	
mortgage assumptions		
amortization years	25	
down payment	25.00%	
interest rate	8.50%	
down payment	\$473,750	
total loan amount	\$1,421,250	
payment per year	\$137,331	
payment per month	\$11,444.29	
payment per sf per month	\$1.757	
leased space assumptions		
leased square feet	3,764	
leased ti amortized per sf	\$0.00	
leased ti interest rate	0.00%	
lease based rent increases	3.00%	
lease parking cost psf	\$0.00	
lease parking increases	0.00%	
leased space free rent months	3	
lease relocation costs per sf	\$0.00	
lease base rent per sf NNN	\$1.85	

leasing costs									
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9
nnn rent per sf per month	\$1.85	\$1.91	\$1.96	\$2.02	\$2.08	\$2.14	\$2.21	\$2.28	\$2.34
expenses per sf per month	\$0.49	\$0.50	\$0.52	\$0.53	\$0.55	\$0.57	\$0.58	\$0.60	\$0.62
gross rent per sf per month	\$2.34	\$2.41	\$2.48	\$2.56	\$2.63	\$2.71	\$2.79	\$2.88	\$2.96
ti amortized per sf per month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
parking cost per sf per month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
gross rent per sf per month w/ ti	\$2.34	\$2.41	\$2.48	\$2.56	\$2.63	\$2.71	\$2.79	\$2.88	\$2.96
total months	9	12	12	12	12	12	12	12	12
square feet	3,764	3,764	3,764	3,764	3,764	3,764	3,764	3,764	3,764
leasing costs per period	\$79,232	\$108,812	\$112,076	\$115,438	\$118,901	\$122,468	\$126,143	\$129,927	\$133,825
leasing relocation costs	\$0								
total leasing costs									

purchase costs									
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9
payment per sf per month	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76
expenses per sf per month	\$0.49	\$0.50	\$0.52	\$0.53	\$0.55	\$0.57	\$0.58	\$0.60	\$0.62
gross payments per sf per month	\$2.25	\$2.26	\$2.28	\$2.29	\$2.31	\$2.32	\$2.34	\$2.36	\$2.38
total months	12	12	12	12	12	12	12	12	12
sf occupied by owner	3,764	3,764	3,764	3,764	3,764	3,764	3,764	3,764	3,764
gross payments	\$175,534.22	\$176,680.30	\$177,860.77	\$179,076.64	\$180,329.00	\$181,618.93	\$182,947.55	\$184,316.03	\$185,725.57
leased space base rent per sf	\$3.57	\$3.67	\$3.78	\$3.90	\$4.01	\$4.13	\$4.26	\$4.39	\$4.52
leased space income	\$117,600.00	\$121,128.00	\$124,761.84	\$128,504.70	\$132,359.84	\$136,330.63	\$140,420.55	\$144,633.17	\$148,972.16
gross payments net of leased income	\$57,934	\$55,552	\$53,099	\$50,572	\$47,969	\$45,288	\$42,527	\$39,683	\$36,753
purchase relocation costs	\$0								
leased space improvement costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
total purchase costs									

summary			
	average per sf per month	average per month	average per year
gross payments	\$1.03	\$3,859.28	\$46,311.42
less reduction in building equity	\$0.57	\$2,159.05	\$25,908.59
less appreciation on building net of selling costs	\$0.91	\$3,412.27	\$40,947.22
less deprecation	\$0.50	\$3,239.32	\$38,871.79
net cost of ownership	-\$0.76	-\$4,951.35	-\$59,416.18
leasing costs over 10 years	\$2.68	\$9,872.17	\$118,466.07
net savings of purchase over 10 years	\$3.44	\$14,823.52	\$177,882.25

*Selling cost is estimated and could vary based on market conditions

LEASE VS OWN

How much would a restaurateur save and accrue if they purchased 601-605 15th street instead of leasing it?

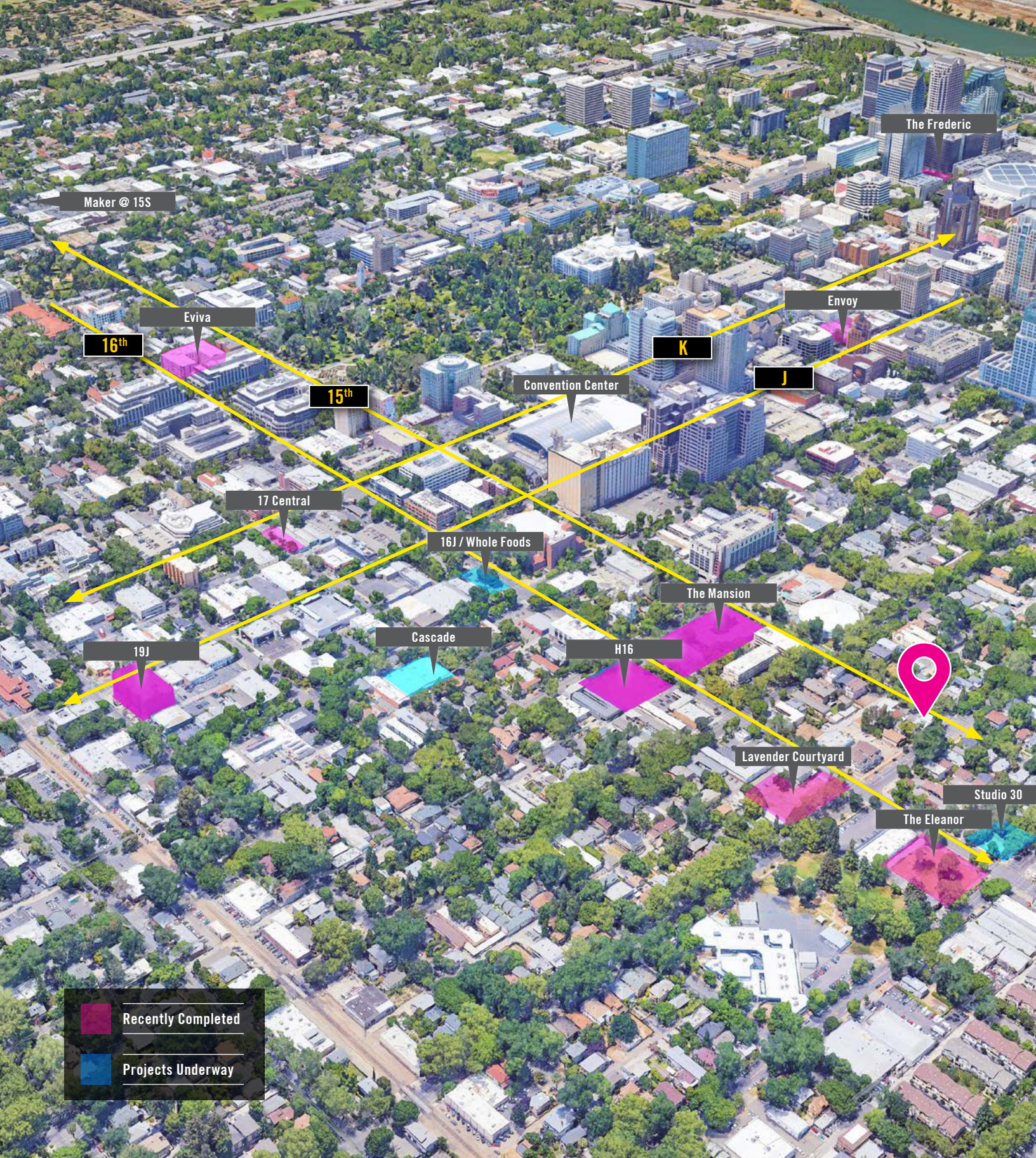
OVER
HALF A MILLION
DOLLARS IN
SAVINGS
OVER TEN
YEARS!

operating exp. assumptions	
property taxes per sf	\$0.28
utilities & cam	\$0.04
janitorial per sf	\$0.00
electrical psf	\$0.10
insurance per sf	\$0.07
total per sf	\$0.49

year 10	total
\$2.41	\$2.12
\$0.64	\$0.56
\$3.05	\$2.68
\$0.00	\$0.00
\$0.00	\$0.00
\$3.05	\$2.68
12	117
3,764	3,764
\$137,839	\$1,184,661
	\$0
	\$1,184,661

year 10	total
\$1.76	\$1.76
\$0.64	\$0.56
\$2.40	\$2.32
12	12
3,764	3,764
\$187,177.39	\$1,811,266.39
\$4.65	\$4.09
\$153,441.33	\$1,348,152.21
\$33,736	\$463,114
	\$0
\$0	\$0
	\$463,114

over 10 year period
\$463,114.18
\$259,085.87
\$409,472.20
\$388,717.95
-\$594,161.83
\$1,184,660.67
\$1,778,822.50



4 THE LOCATION
601-605 15TH STREET

NEW RESIDENTS ON THE CORRIDOR

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Esperanza



Corner of 12th and E will feature 132 attainable housing units. The development plans for 86 efficient studio apartments and 46 1-bedroom lofts. Estimated for summer of 2026 completion.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivered Spring 2022.

Envoy



Mixed-use development with 153 units over 10,250 SF of retail space.

Maker @ 15S



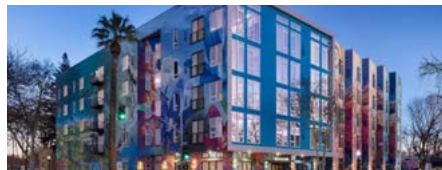
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Studio 30



Studio30 is Sacramento's first privately financed housing for residents earning 80%–120% of AMI. It includes 30 modern units with full kitchens, in-unit laundry, smart home tech, and a ButterflyMX intercom, plus access to 20 bike stalls. Project is complete.

The Grace



Construction is underway of this three-story building with 41 apartments, 1,700 square feet of ground-floor restaurant space, and a 600-square-foot patio.

BUILDING LOCATION



20M+
SF OFFICE NEARBY



5 MIN
TO GOLDEN 1 CENTER

Alkali Flat is one of Sacramento's oldest residential neighborhoods, dating back to the early 1850s. It was once home to the city's prominent merchants and political figures, who built ornate mansion homes—most notably, the Historic Governor's Mansion. Alongside them, railroad employees and industrial workers constructed smaller yet intricately designed homes, shaping a neighborhood rich in architectural character. Over time, Alkali Flat evolved but retained its strong community identity, with historic structures being repurposed for modern businesses and contemporary infill housing replacing long-vacant lots. With over 20 million square feet of Downtown office space within walking distance and excellent access to transit, employment centers, and walkable amenities, the area's strong urban demand makes apartment units highly leasable for a live-work lifestyle.

As part of the 16M District, the Property benefits from the Midtown Association's expanded services, which provide direct support to property owners through enhanced maintenance, safety, and economic development initiatives. Since the district's expansion in 2021, Midtown Association has improved the area with Clean & Safe services, including sidewalk cleaning, graffiti removal, and security patrols, reducing property management burdens. Owners also gain access to streamlined city resources, business recruitment efforts, and streetscape improvements that enhance curb appeal and pedestrian activity. The corridor has seen a growing residential presence, with market-rate housing at H16, Eleanor, and The Mansion Apartments, as well as new affordable housing at Lavender Courtyard. Additional multifamily projects, including Studio 30, Esperanza at 424 12th Street,

and The Grace at 1430 G Street, further reinforce the area's increasing demand for housing and commercial space. The Property benefits from its proximity to Golden 1 Center, a 780,000 SF, 17,500-seat arena that has spurred Downtown's transformation, driving demand for both residential and commercial real estate. It is surrounded by key destinations, including the UC Davis Health Pavilion, the Convention Center, the Esquire IMAX Theatre, and the Capitol. The area also offers a diverse mix of locally owned businesses such as Milka Coffee Roasters, Mikuni Sushi, Hiso, G Street Cafe, Immortal Cafe, Kumi Sushi, and Sampino's Towne Foods. Cultural venues like the California Musical Theatre, Sacramento Theatre Company, and Memorial Auditorium add to the neighborhood's vibrancy, while Muir Playground and the American River Bike Trail provide convenient outdoor recreation.

* APPROXIMATE MIDTOWN PBID 16M DISTRICT BOUNDARY ON MAP





ALKALI FLAT NEIGHBORHOOD

PLACER AI MARCH 2024 - 2025



346.9K
YEARLY VISITS



163 MIN
AVG DWELL TIME



2.55
FREQUENCY



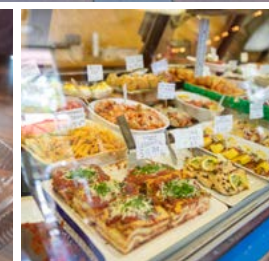
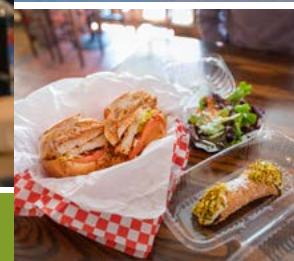
\$85,000
HOUSEHOLD INCOME

TOP DEMOGRAPHICS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Alkali Flat is one of Sacramento's oldest and most historically significant neighborhoods, located just north of downtown. Characterized by its 19th-century Victorian architecture and tree-lined streets, the area reflects the city's early development while adapting to modern

changes. Home to cultural landmarks and longtime local businesses such as New Roma Bakery and Sampino's Towne Foods, Alkali Flat has a deep connection to Sacramento's past, with ongoing preservation efforts maintaining its historic charm. The neighborhood is well-served

by public transit, including the Alkali Flat/La Valentina light rail station, making it an important link between downtown and surrounding areas. Despite new housing developments, Alkali Flat retains a distinct identity shaped by its history and evolving urban landscape.



SAC 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 Mid-sized 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

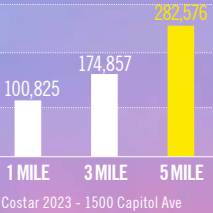
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

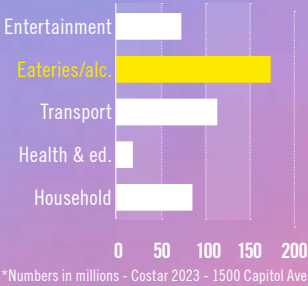
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol



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