

2572 21st Street

Owner-User Retail/Restaurant/Office or Infill Development
Sale or lease



TURTON
COMMERCIAL REAL ESTATE



Downtown
7 min drive away

Midtown
5 min drive away

Broadway: >60,900 cars/day

21st Street: >22,935 cars/day



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THE OPPORTUNITY

\$1,390,000
SALE PRICE

\$2.50
SF/NNN

± 4,200
SF BUILDING

± 4,800
SF PARCEL

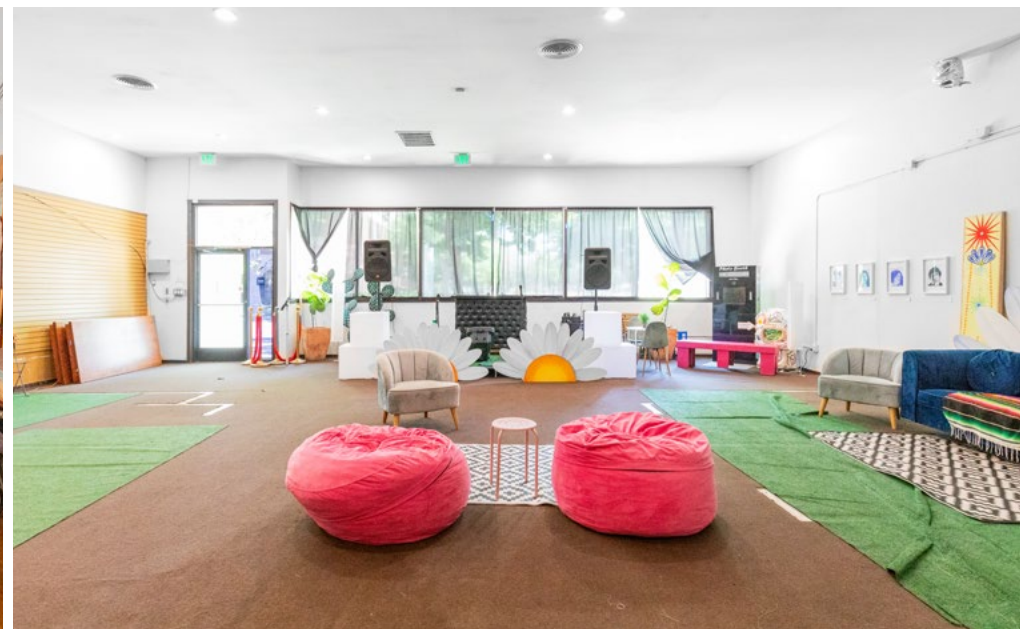
MIDTOWN / CURTIS PARK FLEX OR INFILL OPPORTUNITY

Turton Commercial Real Estate is proud to offer the opportunity to purchase or lease 2572 21st Street, a distinctive standalone commercial property located at the confluence of Sacramento's Midtown and Curtis Park neighborhoods. Originally constructed in 1948 as the area's first Broadway post office, the ±4,200 square foot building sits on a ±4,800 square foot parcel and offers a rare blend of history, flexibility, and future potential.

The building includes two ADA-compliant restrooms, efficient open-plan space, and C-2 zoning, making it well-suited for a wide range of commercial uses —

creative office, retail, gallery, studio, or food and beverage. Above the main floor, the structure includes an expansive attic space, which was originally used to house second-story offices. This area may offer a unique opportunity to restore a usable upper level with the appropriate access improvements and structural engineering. The property also presents longer-term development flexibility, including the potential for adaptation to multifamily infill housing and/or multifamily mixed-use to create additional value. After the adoption of the city's 2040 General Plan Update in early 2024, up to 19,200

square feet of multifamily/mixed-use is allowable "by right" based on a 4:1 FAR with the current zoning designation. Whether activated for a creative business, held for investment, or reimagined for vertical or infill development, 2572 21st Street offers a rare combination of location, scale, and flexibility in Sacramento's urban core. Conversely, a buyer can make modest aesthetic updates to The Property to enjoy market NNN rents and, as interest rates and cap rates recede, premium disposition pricing.



PROPERTY DETAILS

Address:

2572 21st St, Sacramento CA, 95818

APN:

010-0276-006-0000

Building Size:

± 4,200 SF

Land Size:

± 4,800 SF (0.11 AC)

Sale Price:

\$1,390,000

Price per SF:

\$330.95

Lease Rate:

\$2.50/SF/Month NNN

Zoning:

C-2 (Allows for a ride range of uses)

Year Built:

1948

Restrooms:

Two ADA-accessible restrooms

UTILITY DETAILS

Electricity:

Sacramento Municipal Utilities District (SMUD)

Gas:

Pacific Gas & Electric (PG&E)

Water/Sewer/Trash:

City of Sacramento

Storm Drain:

City of Sacramento

SEISMIC/FLOOD

Fault Zone:

This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)

Flood Zone:

No substantial flood risk per FEMA Map 06067C0190H

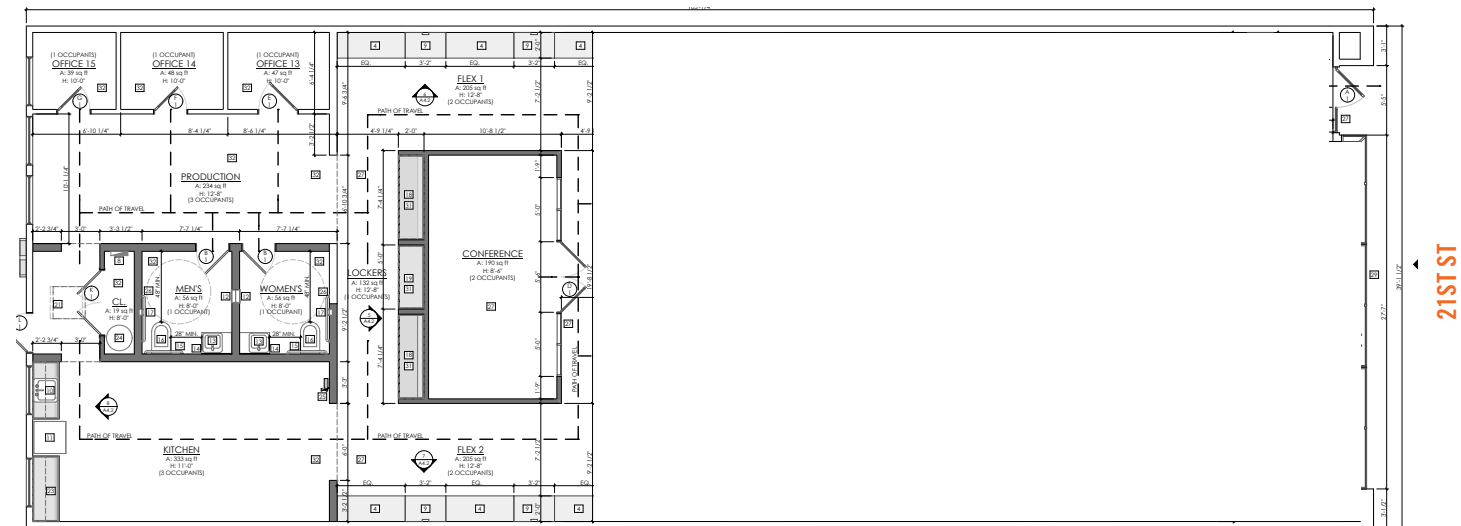


ADDITIONAL INFO

- Potential to restore attic into usable second level (subject to engineering and access)
- Infill or redevelopment opportunity with alley access
- Prime location between Midtown and Curtis Park

FLOOR PLAN

4,200 SF - \$2.50/SF/MO NNN



*FLOOR PLAN IS APPROXIMATE



ADAPTIVE REUSE/ DEVELOPMENT SITE

THE SUBJECT PROPERTY'S ZONING AND PRESCRIBED DENSITY FOR DEVELOPMENT ARE AS FOLLOWS:

With new 2040 general plan incorporating a FAR-based density standard (Placemaking Element + C-2):

- General Plan Land Use: Residential Mixed Use
 - Minimum Residential Density Dwelling Units Per Net Acre: 20
 - Minimum Floor Area Ratio (FAR): 0.3
 - Maximum Floor Area Ratio (FAR): 4
- (Floor Area Ratio of 4.0:1, meaning 4.0 x 4800 square feet = 19,200 SF)



THE VISION

CONCEPT 1: RESTAURANT USE

Bring Your Culinary Vision to Midtown-Curtis Park

2572 21st Street offers $\pm 4,200$ SF of flexible interior space in a standalone building at the intersection of two of Sacramento's most beloved neighborhoods—Midtown and Curtis Park. With C-2 zoning, two ADA restrooms, and a spacious layout ready for customization, this property presents a rare opportunity to build a destination restaurant or multi-use culinary concept. The building's historic identity as the original Broadway post office adds character, and there's potential to convert the attic into a usable second story. The building may also be demised into two $\pm 2,100$ SF suites, offering flexibility for shared or multi-operator culinary ventures.

CONCEPT 2: CAFÉ OR COFFEE SHOP

A Neighborhood Café with Deep Local Roots

Envision a warm, community-centered café at 2572 21st Street, where Midtown and Curtis Park locals gather for coffee, conversation, and creativity. With $\pm 4,200$ SF of usable space and flexible zoning, this freestanding structure offers ample room for a café, kitchen, roasting, retail, and even event programming. Originally built as the Broadway area's first post office, the building brings historic appeal—and potential for expansion into a second floor. It can also be demised into two $\pm 2,100$ SF suites, ideal for co-locating complementary businesses like a bakery and roastery or café and retail hybrid.



CONCEPT 3: WINE & BEER BAR

Craft Your Pour in a Historic Midtown Setting

Create a wine bar, tasting room, or curated taproom in a building with authentic Sacramento roots. 2572 21st Street offers $\pm 4,200$ SF of open-plan space in a standalone structure with strong street visibility and alley access. The structure's layout supports a variety of bar configurations, lounge areas, and private tastings, and the attic may present an opportunity for a second-story expansion with structural upgrades. For operators seeking a smaller footprint or a dual-concept partnership, the space can also be demised into two $\pm 2,100$ SF suites—perfect for collaborative or complementary beverage concepts.

CONCEPT 4: BOUTIQUE RETAILER

A Signature Setting for Creative Retail

With $\pm 4,200$ SF of open interior space and the potential to subdivide into two $\pm 2,100$ SF suites, 2572 21st Street is perfectly suited for boutique retail. Whether offering curated fashion, home goods, plant and floral retail, or wellness products, the building provides a standalone presence with rich historic context, flexible zoning, and excellent visibility between Midtown and Curtis Park. The unique size allows for expansive merchandising, experiential zones, or the creation of dual storefronts for distinct product lines or co-tenants.

THE LOCATION

PLACER.AI JUNE 2024 - JUNE 2025
CURTIS PARK MARKET

AFFLUENT

NEARBY NEIGHBORHOODS

6.3K

RESIDENT POPULATION

1.4M

OUT-OF-MARKET VISITORS

\$115.8K

MEDIAN HH INCOME (RESIDENTS)

AT THE EDGE OF BROADWAY CORRIDOR, CURTIS PARK & MIDTOWN'S R ST CORRIDOR!

Located in between the Midtown and Curtis park neighborhoods of the central city of Sacramento, the Subject Property was built in 1954 and its primary use has been retail and office since that time. Midtown is the cultural hub of Sacramento, home to a diverse array of housing, businesses, restaurants, bars, and shops, with a curated blend of cutting-edge development and historic properties. Midtown also has a legacy as the arts and music epicenter of the Sacramento Region, with many nationally and internationally renowned acts receiving their start here.

Curtis Park also has an important place in Sacramento's history: as noted by the Sacramento historian, Dan Murphy "This peaceful community loved by thousands of locals was once, in part, a Mexican land grant called New Helvetia, given

to John Sutter. With the 1852 arrival of homesteader (and area namesake) William Curtis, who managed a 200-acre farm started by his brother, and those drawn by the California gold rush, the area began to develop and expand. In 1887, papers were filed for the Highland Park subdivision--a nod to early flood concerns. Since that time, more than 30 other subdivisions have sprung up between Broadway and Sutterville, along with the Sierra School, which has been nominated for city landmark status. Situated south of today's Broadway, the area that was once a flood plain and then an agricultural area now holds over 2,500 homes and is among the city's most vibrant neighborhoods. Houses here represent various architectural styles, from Victorian to Arts and Crafts and the various 1920s revivals." As if to

underscore the neighborhood's timeless desirability, Curtis Park has been home to many household names including former Mayors Kevin Johnson and Joe Serna, musician Raphael Saadiq, and Mid-Century Modern furniture and design icon Ray Eames.

Beyond its rich history and architecture, walkability and desirable quality of life, and plentiful amenities, Curtis Park's greatest asset may be its centralized location; Land Park, Oak Park, and Midtown all border it and contribute to its unique identity.

Nearby Walkable Amenities:
Taylor's Market, Marie's Donuts, Chocolate Fish Coffee, Freeport Bakery, Dad's Kitchen, Humani Pilates, Buffalo Pizza and Ice Cream, Shoki Ramen House, Tower Theater, Tower Cafe, and more!





TOWER DISTRICT [BROADWAY CORRIDOR]

PLACER AI / SACTOWERDISTRICT.COM



2
MILE CORRIDOR



400
PROPERTIES



250+
BUSINESSES



\$82,295
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS, BOOMING W/ CONFIDENCE

The Tower District blends history, culture, and commerce, divided into the Marina, Central, and Upper Broadway areas. The Marina, home to the Mill at Broadway housing development, retains its industrial roots while offering community spaces like farmers markets and the Sacramento

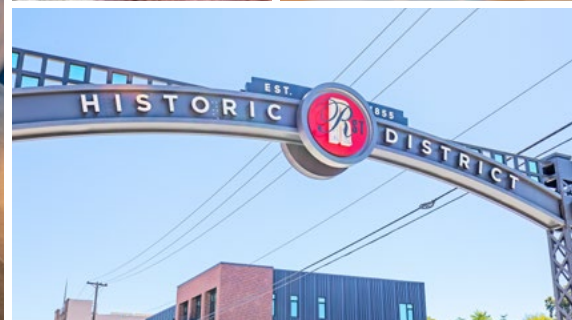
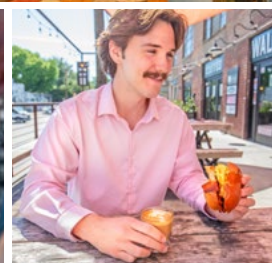
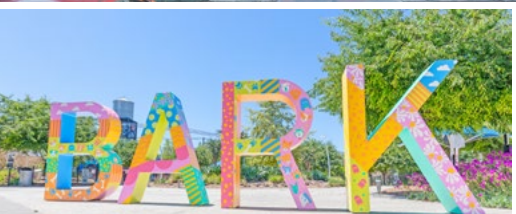
Historic City Cemetery, with its peaceful gardens. Central Tower District, anchored by the Tower Theater, thrives as a cultural hub. Local favorites like Tower Cafe, Pangaea Bier Cafe, Queen Sheba, and Andy Nguyen's offer a diverse mix of flavors that draw in artists, musicians, and locals alike.

Upper Broadway, with its mid-century architecture, is home to state offices and businesses, complemented by dining spots such as Fixins Soul Kitchen, Oak Park Brewing Company, and Broadway Coffee, providing variety and convenience to the area.



ARTIST: JOSE DIGRIGORIO





4 THE LOCATION
2572 21ST STREET

THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



24

BLOCKS



3M

YEARLY VISITS



31

BARS & RESTAURANTS



\$84,042

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors city-wide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Mendocino Farms for farm-fresh meals, along with Mas Taco and Shake Shack for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features specialty boutiques and the WAL Pub-

lic Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades and then new Channel 24 bring local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.

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

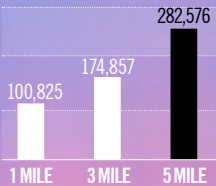
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

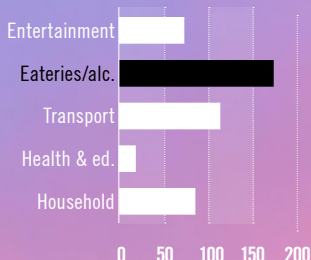
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NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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

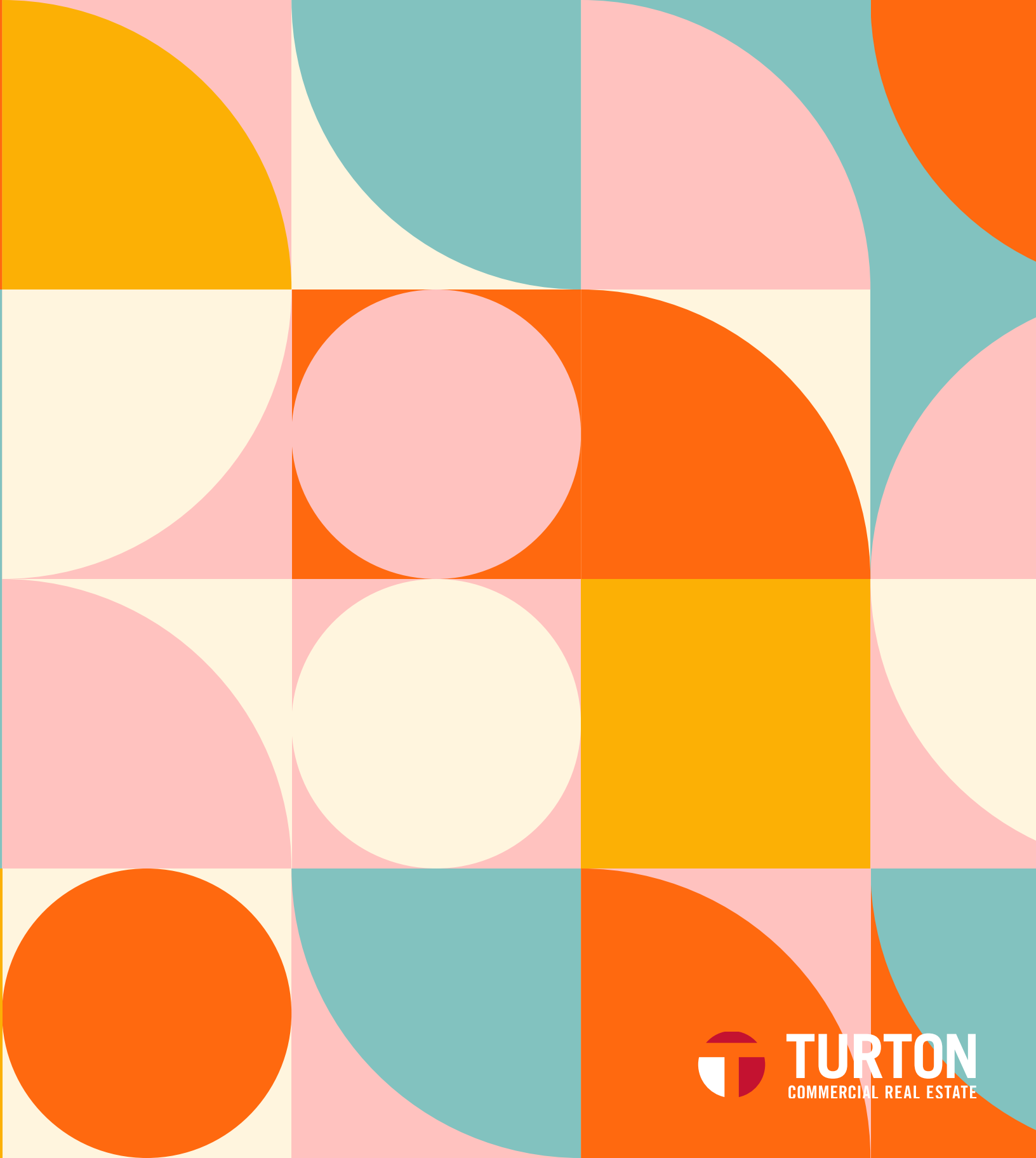
America's Farmer's Market Celebration by American Farmland Trust
2024

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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