

2020 29TH STREET

.....
MULTI-TENANT OFFICE BUILDING
.....

MIDTOWN, SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE



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NEIGHBORHOOD RETAIL

Channel 24 Music Venue
Zoe Coffee & Tacos
Round Corner
Racks Vintage Boutique
Love Laundry

Downtown

NEIGHBORHOOD RETAIL

Sac Natural Foods Co-Op
Temple Coffee
Pushkin's Bakery
Revolution Wine
Midtown Bliss

Midtown

HWY 50

CAPITAL CITY FREEWAY

29TH STREET

R STREET CORRIDOR

U STREET

THE OPPORTUNITY

\$985,000

ASKING PRICE

\$142

PER SF

9.2%

PRO-FORMA CAP RATE

IN-PLACE

INCOME

INVESTOR OR OWNER-USER OFFICE OPPORTUNITY

Turton Commercial Real Estate is pleased to present 2020 29th Street (herein referenced as “The Property”) for sale as an exceptional multi-tenant office investment in the heart of Midtown Sacramento. The Property is offered for sale at \$985,000—priced well below replacement value at just \$141 per square foot, and presents an attractive investment opportunity for an investor or owner-user to occupy the building. The Property is currently generating an approximate net operating income of \$70,493, representing an in place 7.16%

capitalization rate, with a pro-forma net operating income of \$90,680, equating to a pro-forma capitalization rate of 9.21%*. Features of The Property include covered parking, a dense, small office layout attracting demand from a variety of small businesses, proximity to major freeways, and significant upside in rental income. Current tenants range from professional office users to beauty services, and demand for this small office space is not only known to be strong in Midtown, but proven by the current owners “waitlist” for the executive offices. Existing leases are

either on a short term or month-to-month basis, allowing for an investor to drive their “pro-forma” goals from day 1 of close of escrow, or an owner-user to retain as much office space as needed to meet their own space requirements.

Surrounded by amenities and public transit options, this Property is ideal for investors or owner-users seeking a high-yield asset in one of Sacramento’s most dynamic urban submarkets.

**Reach out to listing broker to request further information and to review pro-forma income projections.*



1 THE OPPORTUNITY
2020 29TH STREET

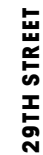
PROPERTY FEATURES

Address:	2020 29th St, Sacramento CA, 95817
Building Size:	± 6,939 SF
Lot Size:	± 8,276 SF
Stories:	2
Year Built:	1981
Parking:	10 Covered (1.44/1,000)
Zoning:	C-2-SPD

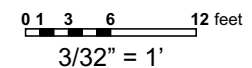


07

PARKING



29TH STREET



THE LOCATION



SURROUNDED BY AFFLUENT POPULATION WITH ACCESS TO POPULAR SUBMARKETS

Located in the heart of Midtown Sacramento, 2020 29th Street offers proximity to some of the city's most popular destinations. Just a few blocks away, the Sacramento Natural Foods Co-op serves as a regional draw for organic and local groceries. Nearby, Revolution Wine and Temple Coffee add to the neighborhood's dynamic mix of locally owned cafés, restaurants, and shops that make Midtown one of Sacramento's most desirable places

to live and work.

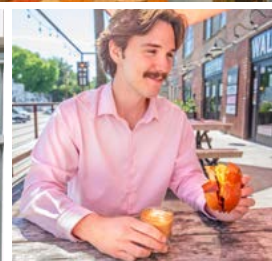
The property sits just steps from the R Street Corridor, a vibrant destination anchored by Ice Blocks—a mixed-use hub of retail, restaurants, and creative office space. Local favorites like Mas Taco, Iron Horse Tavern, Zoe Coffee & Tacos, and the new Channel 24 music venue energize the area, attracting locals and visitors alike.

Minutes from the UC Davis Medical Center, Shriners Hospitals for Children,

and the growing Aggie Square innovation district, the site provides strategic access to one of Sacramento's leading employment and research centers.

To the south, the Broadway Corridor offers additional amenities and longstanding local staples including Tower Cafe, Mast Coffee, and Pancake Circus, all contributing to a corridor that continues to evolve through reinvestment and new development.





3 THE LOCATION
2020 29TH 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 citywide. 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 become 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 Public

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.



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

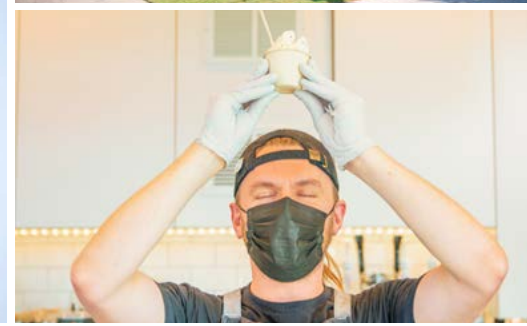
The Tower District blends history, culture, and commerce, divided into the Marina, Central, and Upper Broadway areas. The Marina, home to the Mill at Broadway housing development, retains its industrial roots while offering community spaces like farmers markets and the Sacramento

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



ARTIST: BRYAN VALENZUELA





3 THE LOCATION 2020 29TH STREET

OAK PARK / MED CENTER

UC DAVIS HEALTH / SHRINERS



2

HOSPITALS



18,000

EMPLOYEES



726

BEDS



20 ACRE

DEVELOPMENT UNDERWAY

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

Oak Park and the Med Center districts in Sacramento offer a unique blend of history, culture, and convenience. Oak Park, one of the city's oldest neighborhoods, is known for its vibrant community spirit and artistic revival. The area boasts local favorites like Old

Soul Co., La Venadita, and the historic Guild Theater, which remains a cultural hub. Events like First Fridays bring residents together to celebrate local artisans, food, and live music, adding to the neighborhood's creative atmosphere. Just south, the Med Center district re-

volves around UC Davis Medical Center, catering to medical professionals, patients, and students from nearby McGeorge School of Law. Dining options like Café Bernardo and Fixins offer convenient spots for those working or studying in the area.

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

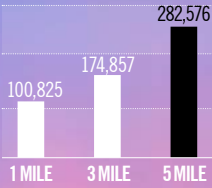
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

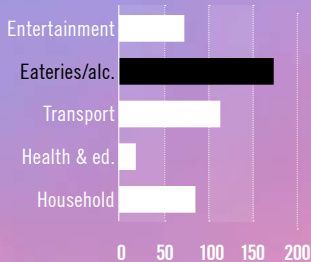
GSEC 2023
Applied Geographic Solutions
& GIS Planning 2022

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



TURTON
COMMERCIAL REAL ESTATE