



VIRTUAL TOUR
OF 1221 19TH ST



TURTON
COMMERCIAL REAL ESTATE

NNN LEASED RESTAURANT
IN THE HEART OF MIDTOWN

For Sale



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SACRAMENTO, CA 95816

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THE OPPORTUNITY

\$1,225,000
PURCHASE PRICE

100%
LEASED INVESTMENT

6.42%
CAPITALIZATION RATE

ANNUAL
3% INCREASES

RELIABLE INVESTMENT 2ND GEN RESTAURANT IN MIDTOWN'S HANDLE DISTRICT!

Turton Commercial Real Estate is pleased to present for sale this centrally located stand-alone restaurant investment at 1221 19th Street, currently home to Midtown Sacramento's beloved Sunny Side Restaurant. 1221 19th Street, herein referenced as "the Property", is an approximately 2,260 square foot restaurant located in the heart of Midtown near the intersection of 19th and Capitol Avenue, surrounded by a bustling Midtown environment with neighboring restaurants such as Zocalo, Paesano's, Mulvaneys, Chipotle, Jack's Urban Eats,

Alaro Craft Brewing, and more!

The restaurant is currently leased to Sunny Side Restaurant, a local favorite Asian American brunch attraction, whose current lease in place provides an investor with an attractive 6.48% in place return against the purchase price of \$1,225,000. Sunny Side's lease also provides an investor with attractive annual 3% increases throughout the remainder of the lease term, a passive triple-net lease structure, and remaining term of approximately 3.5 years, with a lease expiration of April 30, 2029. Upon

lease expiration, the Tenant has two 5-year lease extension options set at Fair Market Value, with annual 3% increases remaining. As such, it is very likely this Tenant and their thriving restaurant will continue operations in the building for the next 13 years, providing reliable income to its next owner. Don't miss this opportunity to own an extremely reliable investment in the heart of Midtown.





1 THE PROPERTY 1221 19TH STREET

PROPERTY DETAILS

Address:	1221 19th Street Sacramento, CA 95811	Lease Commencement:	01/01/2022
Total SF:	± 2,260 SF 2nd Gen Restaurant	Lease Expiration:	04/30/2029
Sale Price:	\$1,225,000	Current Monthly Base Rent:	\$6,554.00 + NNN
Capitalization Rate:	6.42%	Net Operating Income:	\$79,371.20
Patio:	Yes	Lease Structure:	Triple-Net
		Annual Increases:	3%
		Options to Extend:	Two 5-yr options at Fair Market Value

RENT SCHEDULE *for Sunny Side*

REMAINING LEASE TERM	MONTHLY BASE RENT	PROJECTED ANNUAL NOI	PROJECTED ANNUAL RETURN
5/1/2025 - 4/30/2026	\$6,554.00	\$78,648.00	6.42%
5/1/2026 - 4/30/2027	\$6,734.80	\$80,817.60	6.60%
5/1/2027 - 4/30/2028	\$6,938.20	\$83,258.40	6.80%
5/1/2028 - 4/30/2029	\$7,141.60	\$85,699.20	7.00%

* FIRST OPTION TO EXTEND ASSUMING BASE RENT MAINTAINS ANNUAL 3% INCREASES

5/1/2029 - 4/30/2030	\$7,355.85	\$88,270.18	7.21%
5/1/2030 - 4/30/2031	\$7,576.52	\$90,918.28	7.42%
5/1/2031 - 4/30/2032	\$7,803.82	\$93,645.83	7.64%
5/1/2032 - 4/30/2033	\$8,037.93	\$96,455.20	7.87%
5/1/2033 - 4/30/2034	\$8,279.07	\$99,348.86	8.11%

* SECOND OPTION TO EXTEND ASSUMING BASE RENT MAINTAINS ANNUAL 3% INCREASES

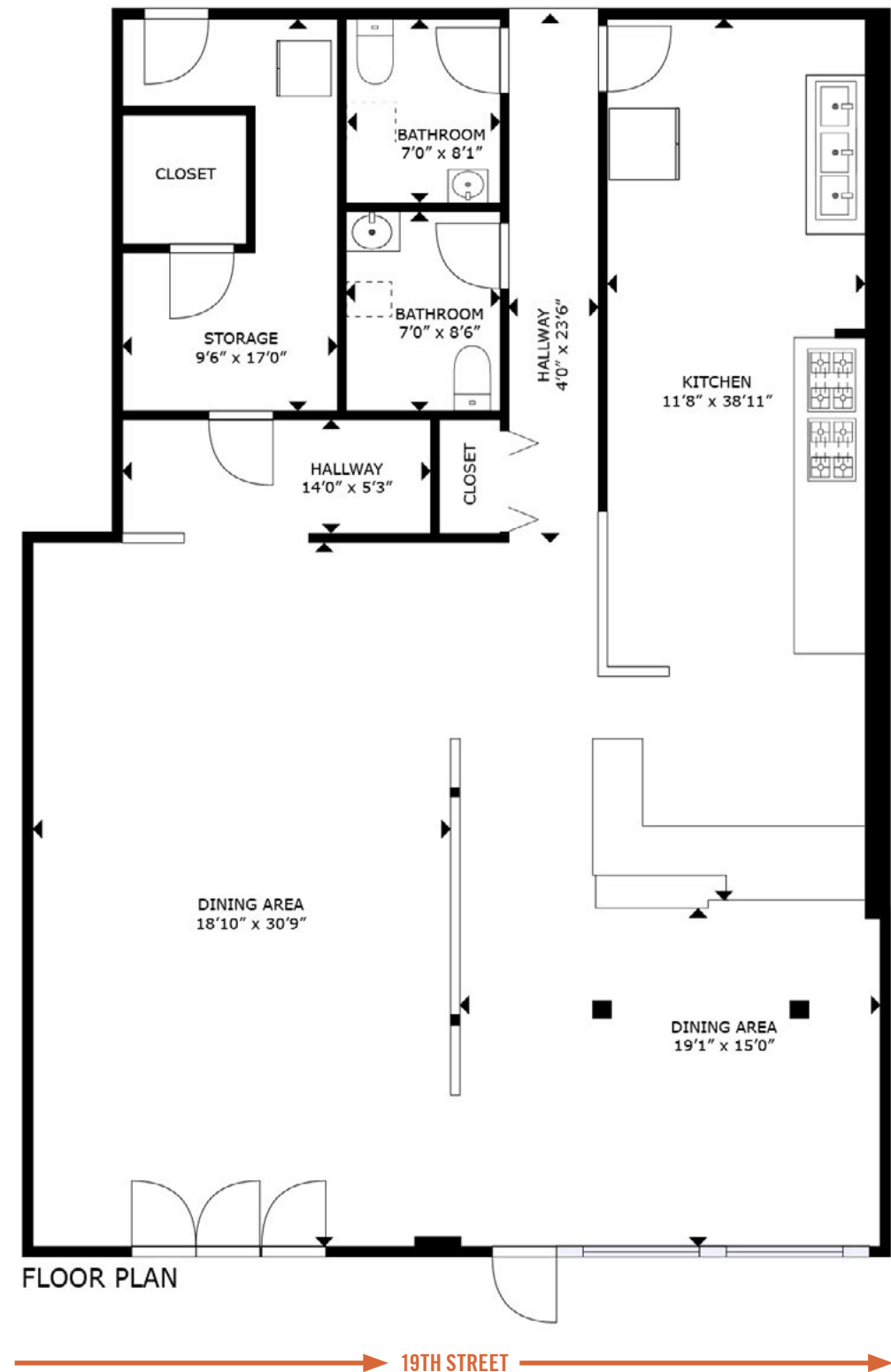
5/1/2034 - 4/30/2035	\$8,527.44	\$102,329.33	8.35%
5/1/2035 - 4/30/2036	\$8,783.27	\$105,399.21	8.60%
5/1/2036 - 4/30/2037	\$9,046.77	\$108,561.18	8.86%
5/1/2037 - 4/30/2038	\$9,318.17	\$111,818.02	9.13%
5/1/2038 - 4/30/2039	\$9,597.71	\$115,172.56	9.40%



THE FLOOR PLAN

2,260 SF BUILDING + PATIO

* FLOOR PLAN DIMENSIONS MAY VARY



THE LOCATION

BENEFITS FROM FOOT TRAFFIC FROM THE HANDLE DISTRICT & LAVENDER HEIGHTS

Midtown Sacramento is a dynamic blend of locally curated, national, and regional retailers set against a backdrop of historic architecture and mature tree-lined streets. The area attracts business owners, residents, and investors drawn to Sacramento's vibrant art, music, and cultural scene. As one of the city's most desirable neighborhoods, Midtown offers convenient freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. Situated in the Handle District, 1221 19th Street is surrounded by some of Midtown's most well-known dining, retail, and entertainment destina-

tions. This lively pocket of Midtown is home to Fieldwork Brewing, 58 Degrees & Holding, and Paesano's, along with a variety of boutique shops and service-based businesses. The Handle District is known for its pedestrian-friendly streets, high foot traffic, and a vibrant mix of restaurants, bars, and specialty retailers. Just a block away, Lavender Heights serves as a cultural and nightlife hub within Midtown, featuring a diverse and inclusive community with popular spots like Badlands, The Depot, and Mango's. This area is known for its late-night energy, drawing visitors and locals alike with an array of bars,

clubs, and entertainment venues. With regular events, weekend crowds, and an active arts scene, Lavender Heights adds to the vibrancy and appeal of this prime Midtown location.

The Handle District PBID enhances the business environment through maintenance, beautification, and security, creating a clean and welcoming atmosphere. It supports local businesses with marketing, events, and advocacy, driving foot traffic and economic growth while fostering collaboration among business owners.





HANDLE DISTRICT

PLACER AI MARCH 2024 - MARCH 2025



3

BLOCKS



1.4M

YEARLY VISITS



18

BARS & RESTAURANTS



\$84,400

HOUSEHOLD INCOME

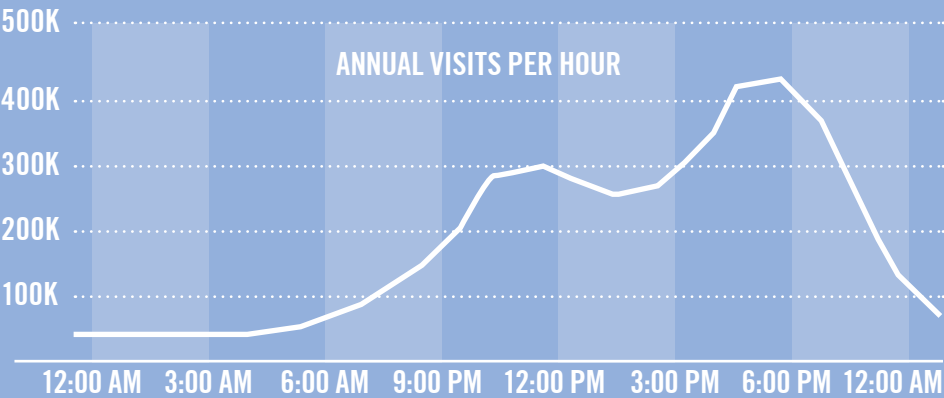
A VIBRANT MIX OF SHOPPING, HIGH-END RESTAURANTS AND EVENTS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making

it a hotspot for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega

Espanola, with its authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.

WHO SHOPS IN THE HANDLE DISTRICT?



EDUCATION LEVELS

29%	Some College
28%	Bachelor Degree
17.6%	Advanced Degree

97 MIN DWELL TIME



LEISURE FAVORITE PLACES

1. CINEMARK CENTURY ARDEN
2. FOLSOM LAKE REC AREA
3. DISNEYLAND
4. PAPA MURPHY'S PARK
5. TOP GOLF
6. SUTTER HEALTH PARK
7. GOLDEN STATE PARK (SAN FRANCISCO)
8. CALIFORNIA STATE CAPITOL
9. REGAL DELTA SHORES
10. MCKINLEY PARK



DINING FAVORITE PLACES

1. ZOCALO
2. PAESANO'S
3. GUNTHER'S ICE CREAM
4. YARD HOUSE (ROSEVILLE)
5. OLIVE GARDEN (ELK GROVE)
6. LEATHERBY'S ICE CREAM
7. IRON HORSE TAVERN
8. BJ'S RESTAURANT / BREWHOUSE
9. THE RIND
10. TEMPLE COFFEE ROASTERS



GROCERY FAVORITE PLACES

1. TRADER JOE'S
2. SAFEWAY (R STREET)
3. KP INTERNATIONAL
4. SAFEWAY (ALHAMBRA)
5. SAC NATURAL FOODS CO-OP
6. WHOLE FOODS MARKET
7. TRADER JOE'S (MARCONI)
8. TRADER JOE'S (ROSEVILLE)
9. TRADER JOE'S (ELK GROVE)
10. RALEY'S (WEST SACRAMENTO)



TOP CONSUMER PROFILES

Experian Mosaic / Placer AI 2025



INFLUENCED BY INFLUENCERS



YOUNG SINGLES LIVING IN CITY CENTERS

- | | |
|--|--|
| <ul style="list-style-type: none">• CAREER-DRIVEN• METROPOLITAN LIFESTYLES• DIGITALLY DEPENDENT• ACTIVE SOCIAL LIVES• FOODIES• FIRST-TIME HOME BUYERS | <ul style="list-style-type: none">• HEAD OF HOUSEHOLD AGE: 25-30• EST. HOUSEHOLD INCOME: \$50,000-\$74,999• HOME OWNERSHIP: RENTER• TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS• HOUSEHOLD SIZE: 1 PERSON• AGE OF CHILDREN: 0-3 |
|--|--|



COSMOPOLITAN ACHIEVERS



AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- | | |
|--|--|
| <ul style="list-style-type: none">• BILINGUAL• LUXURY LIVING• SOCCER FANS• TWO FAMILY PROPERTIES• ECONOMIC LITERATURE• PROGRESSIVE LIBERALS | <ul style="list-style-type: none">• HEAD OF HOUSEHOLD AGE: 36-45• EST. HOUSEHOLD INCOME: \$125,000-\$149,999• HOME OWNERSHIP: HOMEOWNER• TYPE OF PROPERTY: MULTI-FAMILY 5-9 UNITS• HOUSEHOLD SIZE: 5+ PERSONS• AGE OF CHILDREN: 13-18 |
|--|--|



PHILANTHROPIC SOPHISTICATES



MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- | | |
|--|--|
| <ul style="list-style-type: none">• RETIRING IN COMFORT• EXPERIENCED TRAVELERS• ART CONNOISSEURS• PHILANTHROPIC• QUALITY MATTERS• ECOLOGICAL LIFESTYLES | <ul style="list-style-type: none">• HEAD OF HOUSEHOLD AGE: 66-75• EST. HOUSEHOLD INCOME: \$100,000-\$124,999• HOME OWNERSHIP: HOMEOWNER• TYPE OF PROPERTY: SINGLE FAMILY• HOUSEHOLD SIZE: 2 PERSONS• AGE OF CHILDREN: 7-9 |
|--|--|



3 THE LOCATION 1221 19TH STREET



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

HOME TO THE WEEKLY MIDTOWN FARMERS MARKET - #1 MARKET IN CALIFORNIA

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

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 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 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

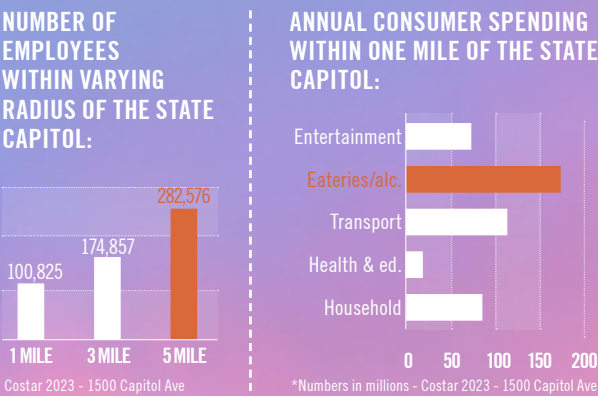
2,623,204

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



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

62.34% Owners

37.66% 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