

FOR SALE
816+820 14TH
STREET
DOWNTOWN
SACRAMENTO



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THE OPPORTUNITY
816-820 14TH STREET

**THE
OPPORTUNITY**

± 6,249 TOTAL LAND SF	2 PARCELS	\$781,125 PURCHASE PRICE	C-2-SPD ZONING	INFILL SITE
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816 + 820 14th Street (the “Property”) is a unique and rare opportunity for development of residential multifamily, commercial mixed-use, office, or retail projects. The Property consists of two (2) parcels, APN: 006-0053-006-0000, APN: 006-0053-007-0000, approximately $\pm$ 6,249 square feet of land centrally located on 14th Street between the H and I Street corridors. The Property is currently vacant, sits midblock along 14th Street,

a truly “bite sized” parcel opportunity for an ambitious developer. The lot features approximately 80’ x 80’ along 14th Street. The Property also sits in a Qualified Opportunity Zone, which can provide economic and tax benefits to an owner who chooses to develop on the Property. More information can be found on the State of California Opportunity Zones website.

With Forbes magazine recently naming Sacramento as the best place to

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live in California(2024), and with several major development projects both existing and planned for the immediate 3-4 block radius of the Property, it is an ideal time to benefit from that momentum. Undeveloped land in the urban core near various amenities will continue to prove desirable, and provide attractive return on investment for an ambitious developer.



THE DETAILS

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PROPERTY INFORMATION

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Address:

816 14th Street, Sacramento, CA 95814

APN:

006-0053-006-0000

Land Size:

±3,049 SF

Pricing:

\$125 / SF

Zoning:

C-2-SPD General Commercial/
Special Planning District

Address:

820 14th Street, Sacramento, CA, 95814

APN:

006-0053-007-0000

Land Size:

±3,200 SF

Pricing:

\$125 / SF

Zoning:

C-2-SPD General Commercial/
Special Planning District

Total SF:

±6,249 SF

Price:

\$781,125

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INVESTMENT DETAILS

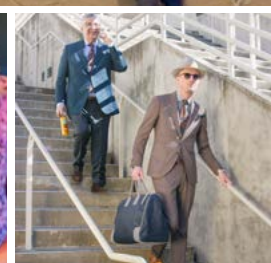
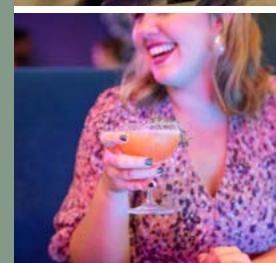
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- Opportunity Zone Infill Development Site
- Rare bite-size lot in between busy downtown corridors
- High-density zoning allows for various projects
- Near significant infill development sites



COSTAR 2024
1-MILE RADIUS

\$



as well. These districts offer diverse 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, 816 + 820 14th Street offers businesses a prestigious address and proximity to some of the city's top cultural, governmental, and entertainment hubs.





NEARBY AMENITIES

The property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

POPULAR RESTAURANTS NEAR 816-820 14TH STREET (not all are mentioned here):

58 Degrees & Holding Co.	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sibling by Pushkin's
Ace of Spades	Drunken Noodle	Kin Thai	Paesano's	Station 16
Aioli Bodega Espanola	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Sweetgreen
Alaro	Ella	Koja Kitchen	Philz Coffee	Tank House BBQ
At Ease Brewing	Estelle Bakery & Patisserie	Kru	Plant Power Fast Food	Tapa the World
Azul Mexican	Federalist Public House	Bombay Bar & Grill	Polanco	Tasty Dumpling
Babe's Ice Cream	Fieldwork Brewing Co.	Kupros Craft House	Prelude Kitchen & Bar	Temple Coffee
Beach Hut Deli	FishFace Poke Bar	La Costa Cafe	Rick's Dessert Diner	Thai Basil
Bento Box	Fizz Champagne	Localis	Ro Sham Beaux	Thai Canteen
Bottle & Barlow	Fixin's Soul Kitchen	LowBrau	Roots Coffee	The Coconut on T
Buddha Belly Burger	Flatstick Pub	Majka Pizza	Roscoe's Bar	The Golden Bear
Burgers and Brew	Fox & Goose	Maydoon	Ruhstaller BSMT	The Mill Coffee House
Cafe Bernardo	Ginger Elizabeth	Mendocino Farms	Saigon Alley	The Porch
Cafeteria 15L	Grange	Mikuni Sushi	Salt & Straw	The Rind
Camden Spit & Larder	I Love Teriyaki	Morton's	Sauced	The Waterboy
Camellia Coffee	Il Fornaio	Mulvaney's B&L	See's Candies	Tres Hermanas
Cantina Alley	Insomnia Cookies	N Street Cafe	Seoul St Midtown	Uncle Vito's Pizza
Chipotle	Iron Horse Tavern	Nekter	Scorpio Coffee	Zelda's Pizza
Crepeville	Jack's Urban Eats	Old Soul Coffee	Shady Lady	Zocalo
Dad's Kitchen	Ju Hachi	Omakase Por Favor	Shipwrecked Paradise Island	
Darling Aviary	Jungle Bird	Otoro	Shoki Ramen House	



2 THE LOCATION
816-820 14TH STREET



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





CIVIC CENTER

PLACER AI SEPT 2023 - SEPT 2024



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



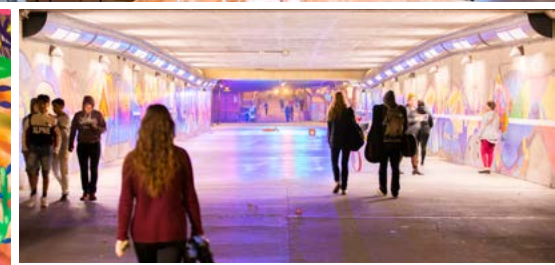
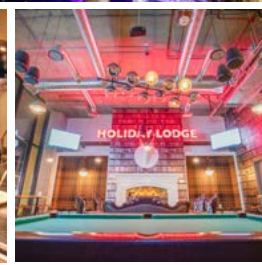
\$103,523
HOUSEHOLD INCOME

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.

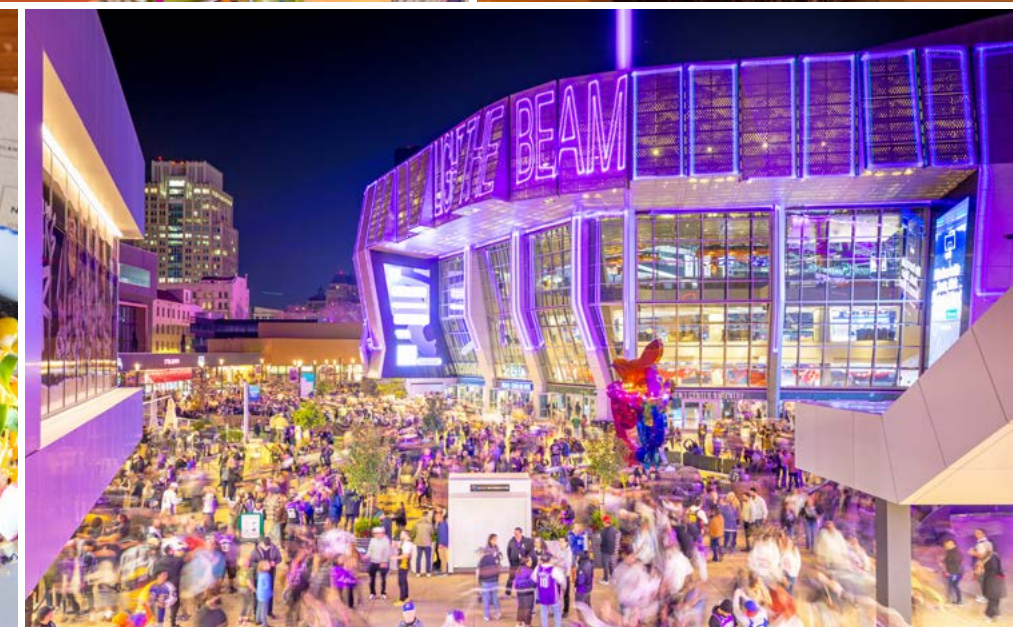


THE ENTERTAINMENT DISTRICT

PLACER AI MAY 2023 - MAY 2024

 8 BLOCKS	 7M YEARLY VISITS	 43 STORES & RESTAURANTS	 \$107,257 HOUSEHOLD INCOME
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TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES*





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