



# 1730 CAPITOL AVENUE

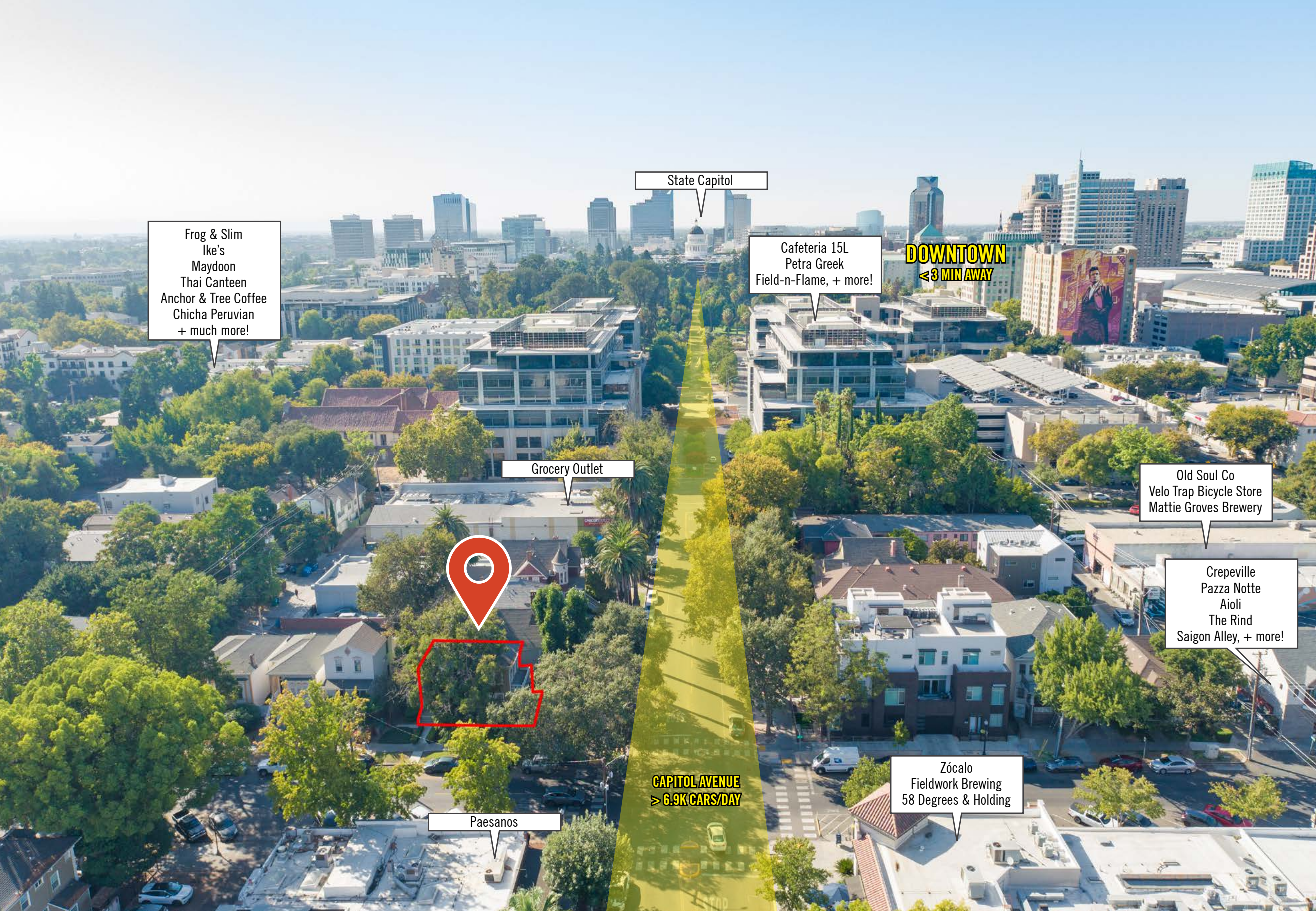
— SACRAMENTO, CA —



**TURTON**  
COMMERCIAL REAL ESTATE

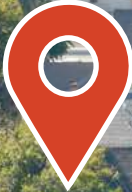
**Midtown owner-user office building for sale near  
the State Capitol, Victorian in AAA location**





Frog & Slim  
Ike's  
Maydoon  
Thai Canteen  
Anchor & Tree Coffee  
Chicha Peruvian  
+ much more!

Grocery Outlet



Paesanos

State Capitol

Cafeteria 15L  
Petra Greek  
Field-n-Flame, + more!

**DOWNTOWN**  
≤ 3 MIN AWAY

Old Soul Co  
Velo Trap Bicycle Store  
Mattie Groves Brewery

Crepeville  
Pazza Notte  
Aioli  
The Rind  
Saigon Alley, + more!

Zócalo  
Fieldwork Brewing  
58 Degrees & Holding

**CAPITOL AVENUE**  
➢ 6.9K CARS/DAY



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# THE OPPORTUNITY

± 1,789  
TOTAL SF

VICTORIAN  
FULLY IMPROVED

\$990,000  
PURCHASE PRICE

AAA LOCATION  
IN THE HANDLE DISTRICT

## VICTORIAN OFFICE BUILDING IN MIDTOWN WITH VIEWS OF THE STATE CAPITOL!

1730 Capitol Avenue (the “Property”) is a classic, 3-story, fully improved Victorian building that is commercially zoned (C-2-SPD) and currently utilized as an office building, situated on the corner of Capitol Avenue and 18th Street in the heart of Midtown.

The Property is completely saturated by Midtown’s most successful restaurants which includes but not limited to Zócalo’s, Paesano’s, Fieldwork Brewing, Waterboy, Federalist Pizza, and Mulvaney’s, all within 2 blocks from the office! On top of this, the Property is

next to Grocery Outlet, 2 blocks from the north side of the State Capitol, 4 blocks from the Midtown Farmer’s Market (voted #1 in CA, #3 nationally 2024 and 2025) that goes on every Saturday, and 5 blocks from the MAARS retail and dining center. The next owner will be able to capitalize on the best of what Midtown has to offer and be in proximity to the most famous landmark in Downtown - the State Capitol.

The Property is 3 levels totaling 1,789 SF, with 5 offices, 1 conference room, a kitchen, multiple storage areas, 2 bath-

rooms, and open space. The Property has Capitol Avenue frontage and potential building signage available to the street’s ± 6,900 vehicles per day. 1730 Capitol Avenue is a historical Victorian with extensive window lines and maintained landscaping surrounding the building, creating an elegant and contemporary feel. If you are a law firm, counseling group, engineering firm, non-profit, and/or association that wants a prime presence and status along Downtown’s and Midtown’s most iconic street, 1730 Capitol Avenue is your building.





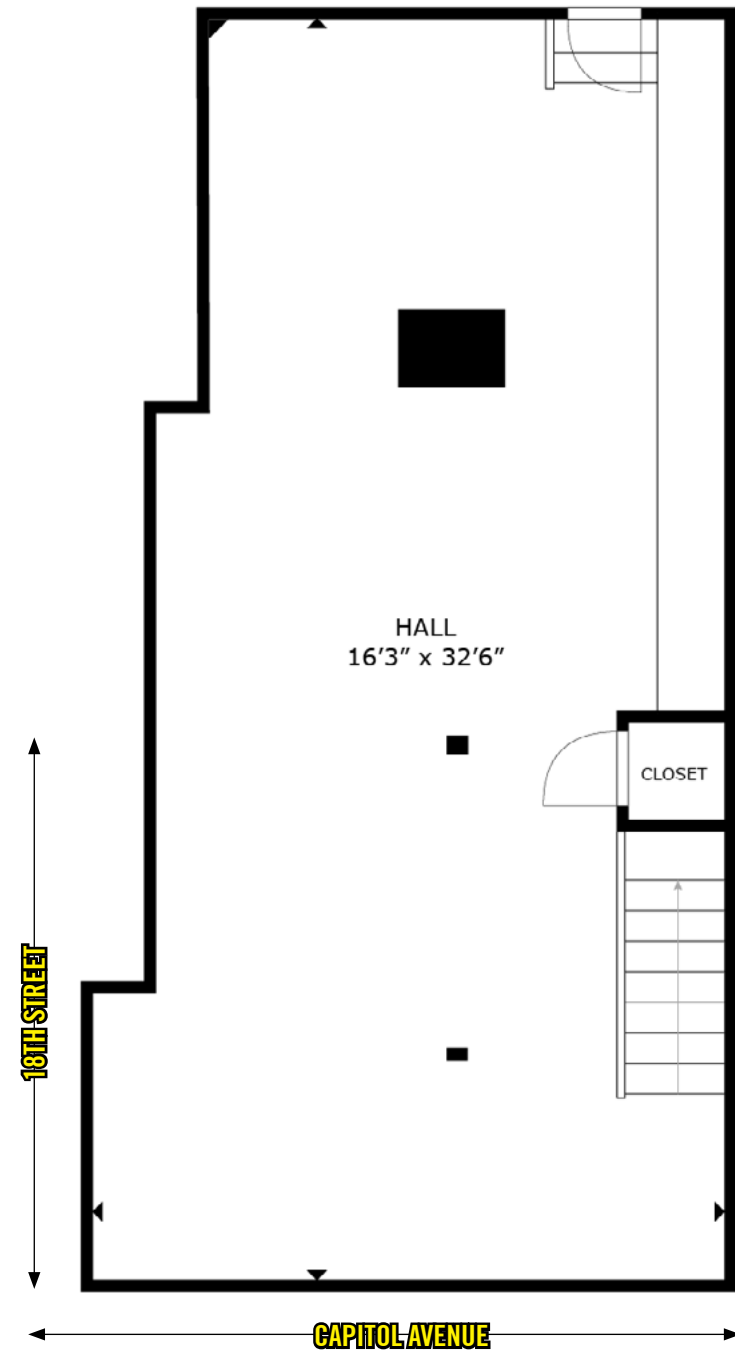
# PROPERTY DETAILS

**Address:** 1730 Capitol Ave, Sacramento, CA 95811  
**Use:** Office  
**SF:** ± 1,789 SF  
**Price:** \$990,000 (\$553 per SF)  
**Midtown PBID Services:** Yes  
**# of Floors:** 3 (including basement)  
**Year Built:** 1870 (Converted to commercial in 1975)  
**New Roof:** 2024  
**New HVAC:** 2025  
**Restroom:** 2  
**Kitchen:** Yes  
**Parking:** Public parking in Liestal Alley (between Capitol and L Street, accessible from 17<sup>th</sup> or 18<sup>th</sup> Street), Grocery Outlet, or street parking  
**Furniture:** Negotiable





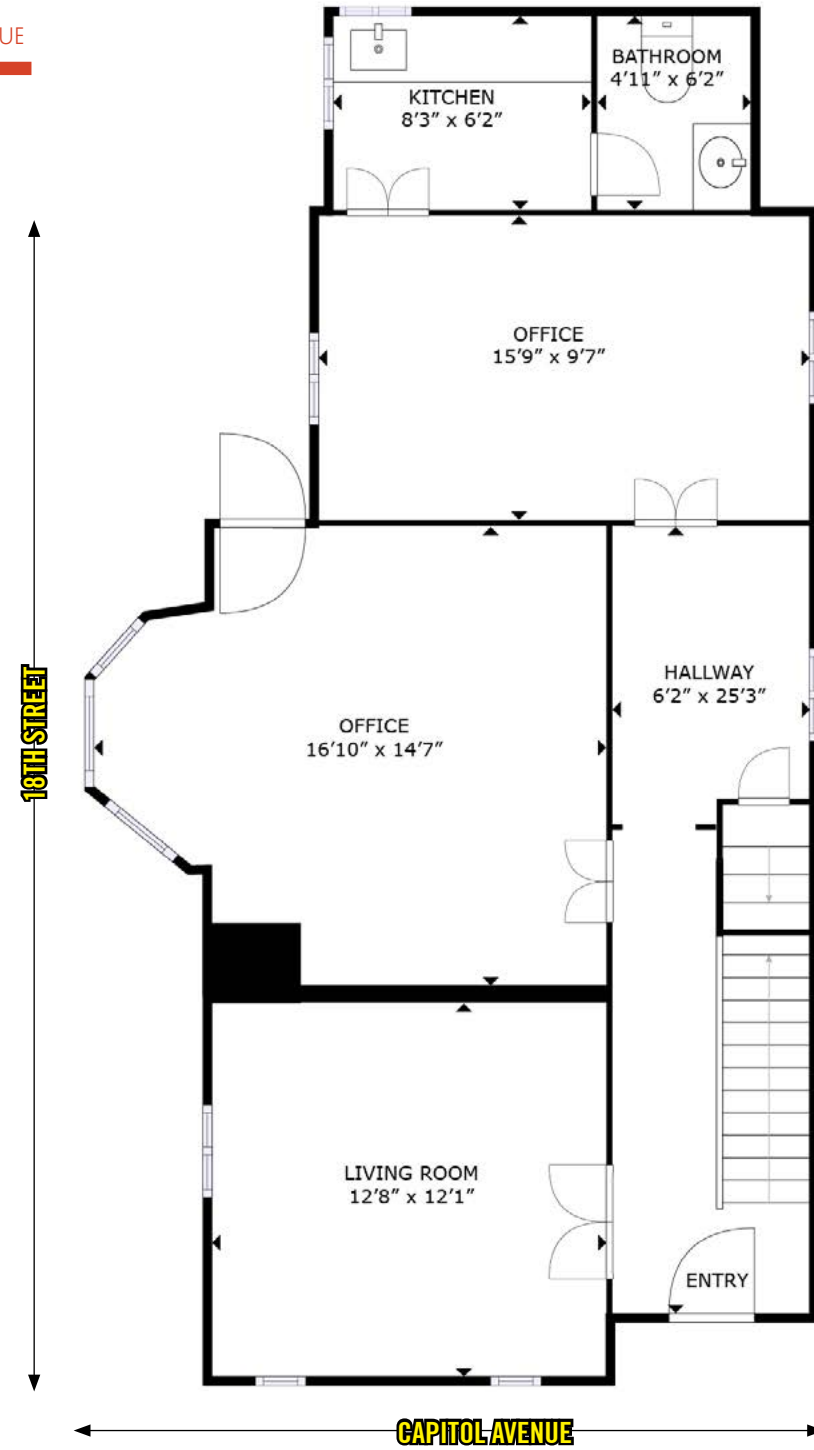
# FLOOR PLANS



**BASEMENT: 441 SF**

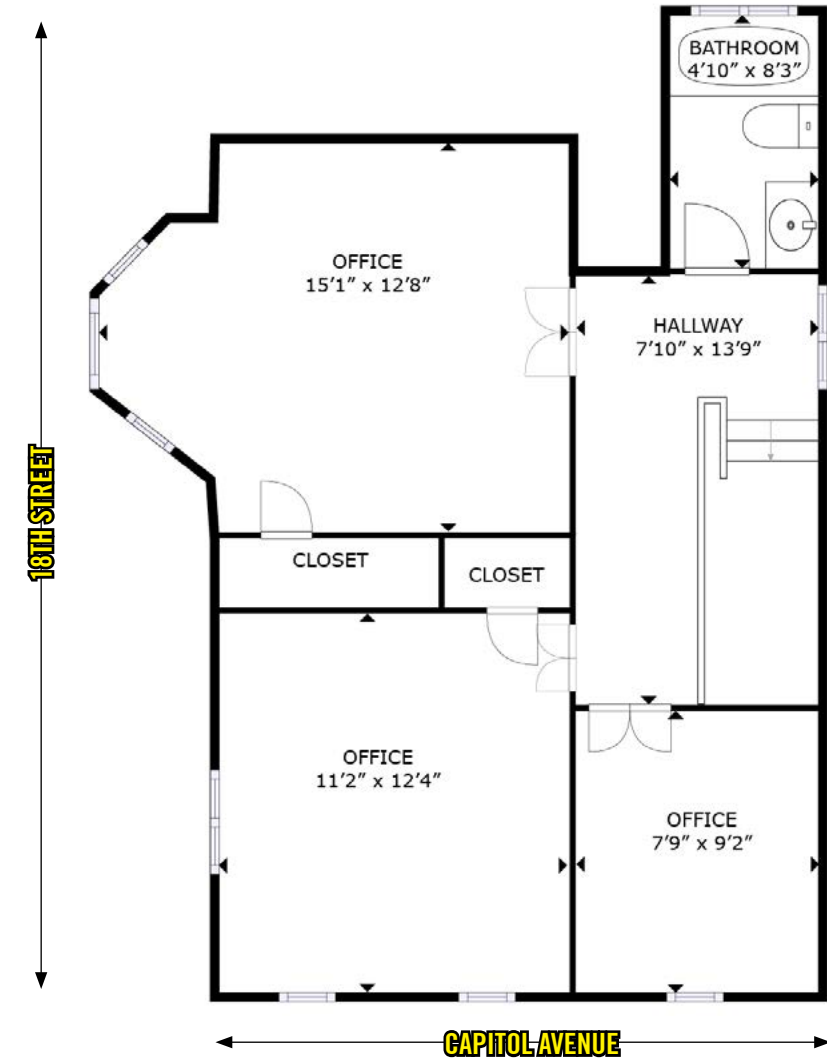
*\*cannot be leased separately*





**1st Floor: 784 SF**

\*cannot be leased separately



**2nd Floor: 563 SF**

\*cannot be leased separately



# THE LOCATION

## NEAR AN ABUNDANCE OF AMENITIES IN HANDLE DISTRICT & LAVENDER HEIGHTS

Located in one of Sacramento's most sought-after neighborhoods, Midtown offers an exceptional opportunity for tenants seeking space in a thriving, high-demand market just steps from the State Capitol. Its central location appeals to creative offices, professional services, and destination retailers drawn to the area's walkability, strong daytime population, and established identity as Sacramento's business and cultural core.

Midtown's Handle District combines historic architecture and tree-lined streets with a mix of locally curated boutiques, national and regional retailers, and popular restaurants, creating a

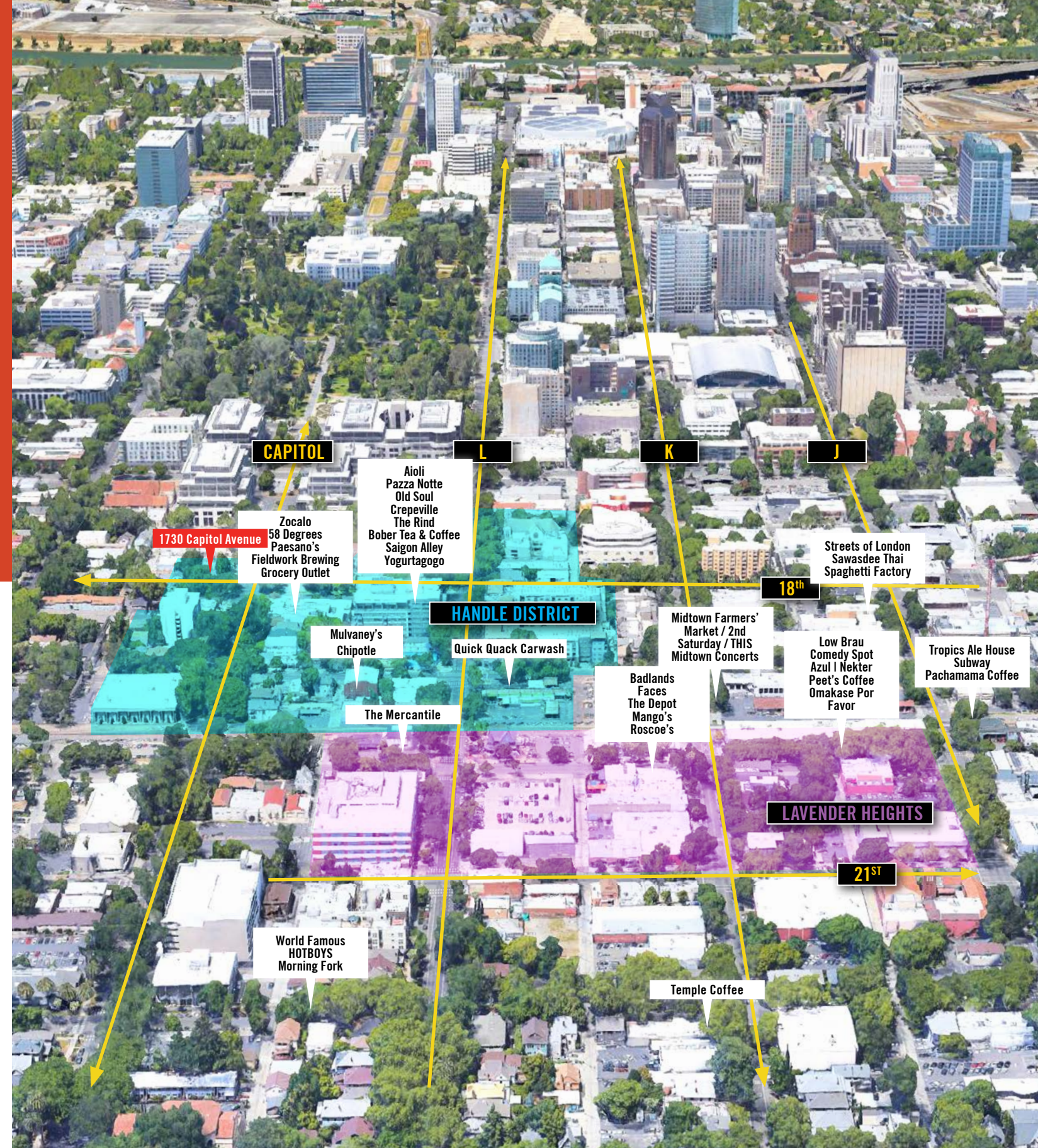
dynamic, walkable environment that attracts both talent and clientele. Midtown offers convenient freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento.

Situated in the Handle District, 1730 Capitol Avenue is surrounded by some of Midtown's most recognizable dining, retail, and entertainment destinations.

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.

Just a couple blocks away, Lavender Heights serves as a cultural and nightlife hub within Midtown, featuring a diverse and inclusive community. This area is known for its late-night energy, drawing visitors and locals alike with an array of bars, clubs, and entertainment venues. Together, these surrounding districts create a prime location for tenants seeking visibility, connectivity, and a strong presence in the heart of Sacramento's urban core.







## 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.





### 3 THE LOCATION

1730 CAPITOL AVENUE



## 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 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

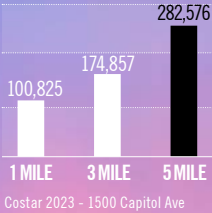
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PERCENTAGE OF POPULATION WITH  
A DEGREE OR SOME COLLEGE:

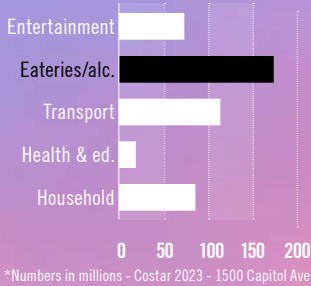
68%

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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





**TURTON**  
COMMERCIAL REAL ESTATE