



TURTON
COMMERCIAL REAL ESTATE

2001-2005 S STREET

RARE BITE-SIZED OWNER-USER RETAIL BUILDING
NEAR SAFEWAY IN MIDTOWN, SACRAMENTO



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THE OFFERING

\$1,050,000

PURCHASE PRICE

OWNER-USER

RETAIL

±2,644

SF BUILDING

AAA

MIDTOWN LOCATION

RETAIL BUILDING FOR SALE 1 BLOCK FROM SAFEWAY AND THE R STREET CORRIDOR

2001–2005 S Street is a rare retail conversion opportunity on the corner of 20th and S Street in Midtown, Sacramento. Half of the building was previously utilized by an owner-user as office space, while the other half consisted of two retail suites. The property now presents a strategic opportunity for a retailer to occupy the entire building, benefiting from strong surrounding retail synergy, prominent corner visibility, and a prime location one block from the Safeway shopping center and two blocks from the Ice Blocks mixed-use development.



THE ECONOMICS

7.25%
CAP RATE

\$102,384
NOI

\$3.00/SF
NNN PROFORMA RENT

OWNER-USER RETAIL ECONOMICS

The building can achieve its highest and best value if it is repositioned as a retail building and completely refurbished to warm shell condition with retail store fronts. "Warm shell" condition is the one of the simplest forms of commercial space. It requires a building to be completely demolished to the studs and then re-improved with taped dry wall, ADA restrooms and stubbed

mechanical, electrical and plumbing systems. We estimate the cost to achieve this level of improvement to be approximately \$264,400 (\$100 per SF). In addition, a strong retail or restaurant tenant will require a reasonable tenant improvement allowance which we estimate at approximately \$105,760 (\$40 per SF). This would mean a total of \$370,160 in improvements.

Assuming both items above are provided and improved, we believe the building will be able to achieve a rent of \$3.00 per square foot ("SF") net of all expenses ("NNN") per month. This would generate a monthly income of approximately \$8,532 and an annual net income of approximately \$102,384 (which includes parking costs at \$100 each for 6 stalls).





THE DETAILS

ADDRESS:	2001-2005 S STREET SACRAMENTO, CA 95811
USE:	RETAIL
PRICE:	\$1,050,000
PARCEL SIZE:	\pm 6,434 SF
BUILDING SIZE	\pm 2,644 SF
ZONING:	RMX-SP
PARKING:	6 STALLS ON SITE
HVAC:	2 SPLIT UNITS (REPLACED IN 2022 & 2024)
ROOF:	FLAT, 15 YEARS OLD
RESTROOMS:	2
MIDTOWN PBID SERVICES:	YES



THE LOCATION



24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS



\$84,042
HOUSEHOLD INCOME

A PRIME LOCATION TO LEVERAGE R STREET FOOT TRAFFIC AND RETAIL DEMAND

The R Street Corridor has evolved over the past two decades from an industrial rail line into one of Sacramento's most active cultural and commercial districts. Former warehouses now sit alongside modern infill projects, creating a dense mix of restaurants, creative offices, and destination retail. Longtime anchors such as The Shady Lady Saloon and Fox & Goose Public House established the corridor's identity, while adaptive-reuse projects like the Warehouse Artist Lofts and neighborhood gathering

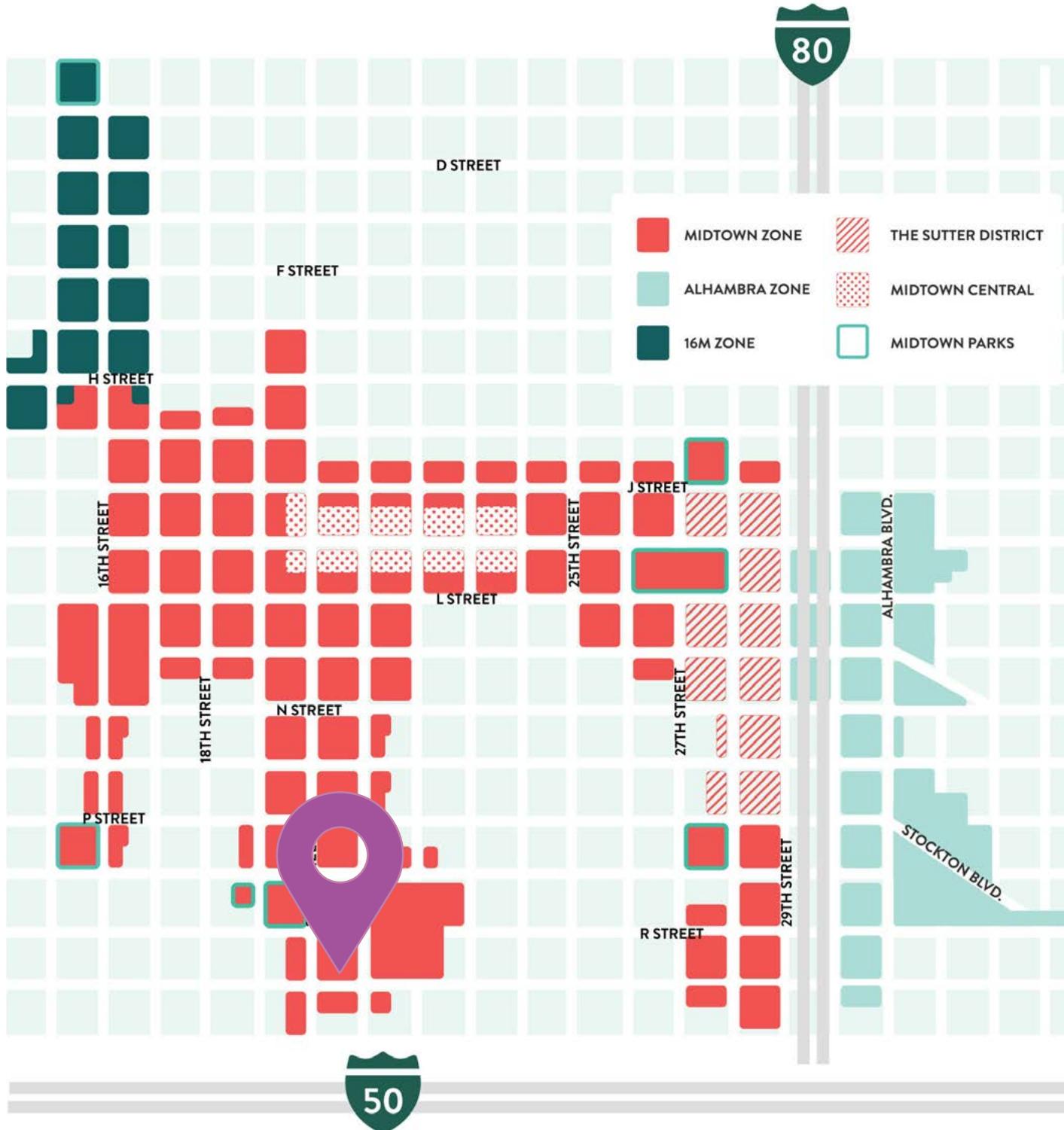
spots such as the Snug reflect its continued creative momentum.

At the center of this growth, Ice Blocks functions as the corridor's primary retail and residential anchor, combining nationally recognized brands with local concepts and generating consistent, daily foot traffic. The district's draw is further reinforced by entertainment venues including Ace of Spades and Channel 24 Music Hall, which attract visitors from across the region.

Located steps from the R Street Corridor, 2001–2005 S Street benefits from immediate exposure to this established ecosystem of dining, shopping, and entertainment. The property is positioned just blocks from a full-service Safeway, the only grocery-anchored shopping center serving Downtown and Midtown Sacramento, and within walking distance of Ice Blocks. This concentration of daily needs, destination retail, and sustained private investment reinforces R Street's position as a stable, high-performing retail corridor.







112
BLOCKS



21K
RESIDENTS



161
BARS & RESTAURANTS

BENEFITS FROM THE MIDTOWN ASSOCIATION'S PBID SERVICES

Midtown Sacramento is the city's cultural core—vibrant, walkable, and full of creative energy. Covering 112 blocks and 883 parcels, the district is home to 19 galleries and theatres, 161 bars and restaurants, and 9 boutique hotels offering a combined 658 rooms. Independent shops, local landmarks, and public art give Midtown its distinctive personality and constant sense of motion. Every Saturday, the year-round Midtown Farmers Market—voted #1 in California and #3 in the U.S.—draws thousands to 20th Street for fresh produce, artisan goods, and live music, making it one of the city's most celebrated weekly traditions. Meanwhile, Fremont Park,

serves as a community hub with events like the annual Chalk It Up! Art & Music Festival, weekly yoga, movie nights, and seasonal pop-ups that keep Midtown active and connected throughout the year.

Like all thriving urban environments, Midtown faces challenges—but it's a district that takes action to address them. The Midtown Association's Property & Business Improvement District (PBID), which spans from 16th to 29th Streets and from J Street to S Street, provides enhanced "Clean & Safe" services, graffiti removal, daily maintenance, and proactive outreach programs that deliver measurable results. According to the Associa-

tion's 2024 Annual Report, Midtown recorded a 24% decrease in instances of homelessness between 2023 and 2024, underscoring the effectiveness of its hands-on approach to safety and quality of life. These efforts ensure Midtown remains clean, inclusive, and welcoming for residents, visitors, and businesses.

For owners at 2001-2005 S these ongoing investments translate to lasting value and strong retail demand. The district's mix of cultural amenities, dining, entertainment, and community-driven programming continues to make Midtown, Sacramento the city's most sought-after neighborhood for those seeking a connected, authentic live-work-play lifestyle.

