

# THE OPPORTUNITY

2131 L STREET, SACRAMENTO CA



**3,260**  
SF AVAILABLE



**\$1.5M**  
SALE PRICE



**3,200**  
SF PARKING LOT

*Victorian office building with parking lot and flexible zoning offering development upside in Midtown's Capitol Mansions Neighborhood*

## Property Overview

- Three-story Victorian style building with authentic features and design
- 3,200 SF parking lot for 8-10 vehicles
- Ideal for an association, law firm, therapy, artist, design studio, etc.
- Zoned R0-SPD and R3-SPD ideal for office, residential or retail uses
- Corner of 22nd and L Street with high-visibility and central to walkable amenities
- Walking distance to Temple Coffee, The Jacquelyn, The Morning Fork, World Famous HOTBOYS, Gami Burger, Pizzasaurus Rex, Der Biergarten, and so much more

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

## **KEN TURTON**

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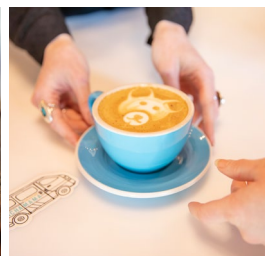
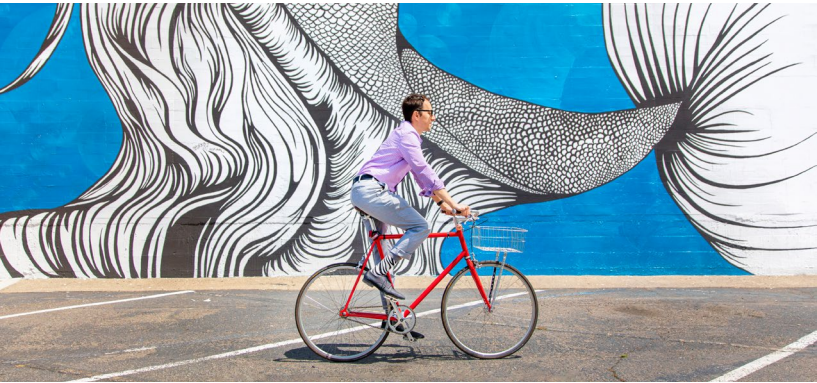
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# MIDTOWN SACRAMENTO, CA



**9K**  
RESIDENTS



**21.5K**  
EMPLOYEES



**\$85.6K**  
MEDIAN HH INCOME



**3.4M**  
OUT-OF-MARKET VISITORS

*Midtown is a vibrant, walkable submarket at the center of Sacramento's cultural scene that showcases a strong mix of curated local, national, and regional retailers, restaurants, and businesses*

## Location Overview

- Centrally located between Downtown, Land Park, Curtis Park, and East Sacramento
- Near State Capitol, government offices, and major healthcare institutions
- Walkable, bike-friendly, transit-oriented submarket with consistent, daily daytime and nighttime traffic
- Art galleries, music venues, and local events drive consistent foot traffic
- Takes pride in its diverse, locally driven food, beverage, and third wave coffee scene
- Concentration of young professionals, renters, and affluent urban residents

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# THE LOCATION

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