

**520 - 530 9TH ST**

DOWNTOWN SACRAMENTO  
FOR SALE OR LEASE

---

OWN YOUR HEADQUARTERS.  
OFFSET YOUR OCCUPANCY.



**TURTON**  
COMMERCIAL REAL ESTATE



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COMMERCIAL REAL ESTATE

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1 THE OPPORTUNITY  
520-530 9TH STREET

# THE OPPORTUNITY

20,012 RSF | 17,412 SF OFFICE SPACE | 5 RESIDENTIAL UNITS | 12,185 SF OWNER USER | \$6.15M PRICE | \$2.20-2.50 PER SF/MO FSG

RARE OWNER-USER, MOVE-IN READY HEADQUARTERS PRESENCE IN CBD

520 - 530 9th Street offers a rare ownership opportunity in the heart of Downtown Sacramento's Central Business District, a two-story creative-office building distinguished by a central lightwell, generous skylights, and uninterrupted window lines that flood the interior with natural light. The architecture reads more loft than tower: human-scaled, character-rich, and well-suited to organizations that want a headquarters with a point of view rather than a generic high-rise floorplate. The property comprises of 20,012 rentable square feet: 17,412 SF of office space, 5 residential units, and

32 covered parking stalls, a parking ratio almost unheard of for a Downtown asset of this caliber. In addition, the office and residential components each has its own private and separate entrances. Within the office program, 12,185 contiguous square feet is currently available for an incoming owner-user, providing a move-in-ready headquarters footprint while the balance of the building remains income-producing through in-place office, residential, and parking tenants. The property provides a unique ability for an owner to establish a long-term headquarter

presence while materially offsetting occupancy costs through stable income generated by leased office space, residential units, and parking revenue. This dual dynamic, control of real estate coupled with income support, positions the asset distinctly between a traditional owner-user building and an investment property. The practical effect is a more durable cost basis: ownership of a distinctive, light-filled creative-office address typically reserved for institutional tenants, paired with diversified rental income that meaningfully reduces the effective carrying cost of occu-



pancy and provides optionality as the organization grows into the building over time. The most likely buyer is not a pure passive investor. Rather, the ideal purchaser is an association, nonprofit, professional services group, education-related organization, labor group, public affairs organization, or regional business seeking a long-term Downtown headquarters. For these mission-driven and access-driven organizations, proximity to the State Capitol, the County Courthouse, the Railyards, and the broader civic core is not a convenience, it is a strategic asset. 520 - 530 9th Street places them within

walking distance of the full arc of state and county decision-making, while the rapidly emerging Railyards district immediately to the north — Sacramento's largest infill redevelopment, anchored by Sutter Health Park, the Kaiser Permanente medical campus, and a fast-growing residential, retail, and entertainment base — extends the address's gravity into the next generation of Downtown growth. With distinctive creative-office architecture, contiguous owner-user space, secured covered parking, on-site residential units, and a location within walking distance of

the Capitol, the courts, City Hall, the Railyards, and Downtown's growing restaurant and hotel core, 520 - 530 9th Street represents an increasingly rare combination of character, scale, and location. For the right organization, the building is more than a real estate transaction, it is the foundation of a multi-decade headquarters strategy housed in a building with genuine architectural identity and supported by a built-in income stream. Available for sale or lease, the property invites principals to define their Downtown presence on their own terms.

# PROPERTY DETAILS

**Address:** 520-530 9th Street  
 Sacramento, CA 95814  
**Asking Price:** \$6,150,000  
**APN:** 002-0104-011  
**Rentable Building Area:** ± 20,012 SF  
**Available Space for Lease or Owner/User:** ± 12,185 SF  
**Gross Building Area:** ± 35,910 (including parking)  
**Parking Stalls:** 32 total  
**Year Built:** 1945  
**Parcel Size:** ± 18,444 SF  
**Zoning:** RO-SPD

## UTILITY DETAILS

**Electricity:** SMUD  
**Gas:** PG&E  
**Water/Sewage/Trash:** City of Sacramento  
**Storm Drain:** City of Sacramento  
**Seismic & Flood:** NOT in earthquake fault zone, liquefaction zone, or landslide zone, per California OES  
**Flood Zone:** Zone X, per FEMA, 06067C0180J

## NEIGHBORING PROPERTY USES

**North:** Commercial  
**East:** Commercial  
**South:** Residential  
**West:** Commercial

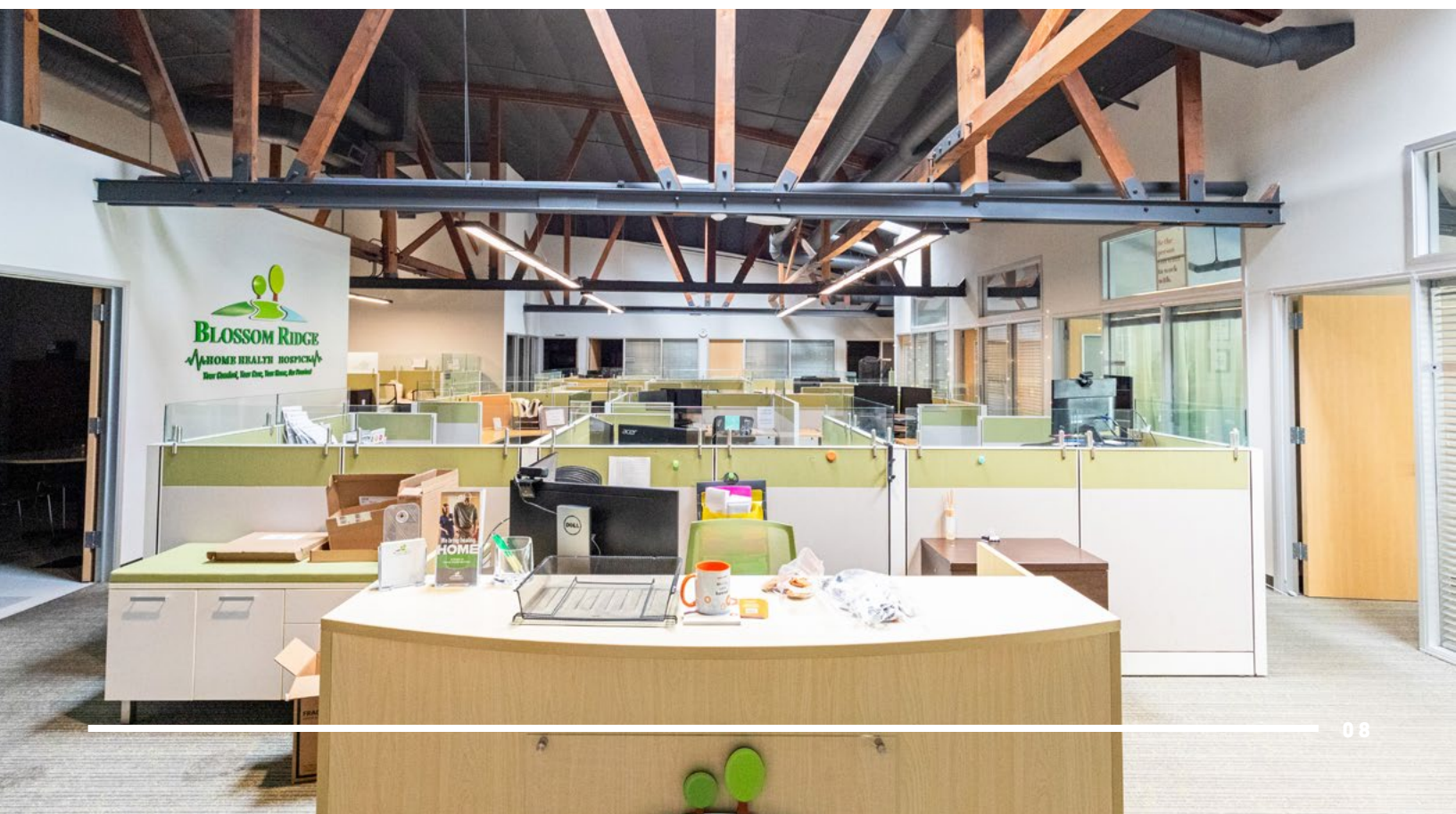
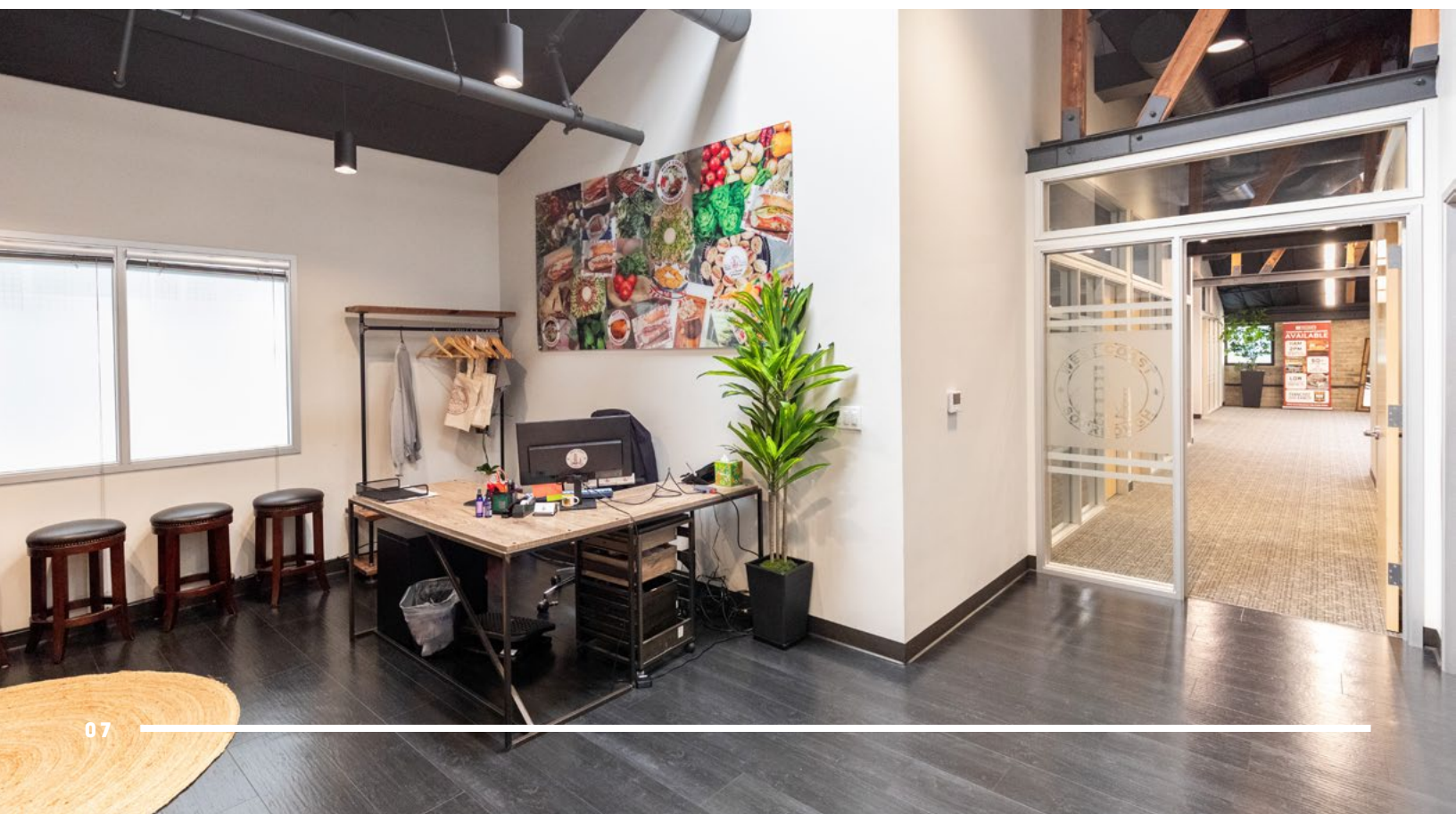
## PRICING DETAILS\*

**Suite 210:** ± 2,297 RSF  
 \$2.20/SF/Month FSG  
**Suite 230:** ± 2,628 RSF  
 \$2.40/SF/Month FSG  
**Suite 220:** ± 1,961 RSF  
 \$2.50/SF/Month FSG  
**Suite 240:** ± 5,299 RSF  
 \$2.50/SF/Month FSG

\*All suites can be combined for a total of 12,185 SF



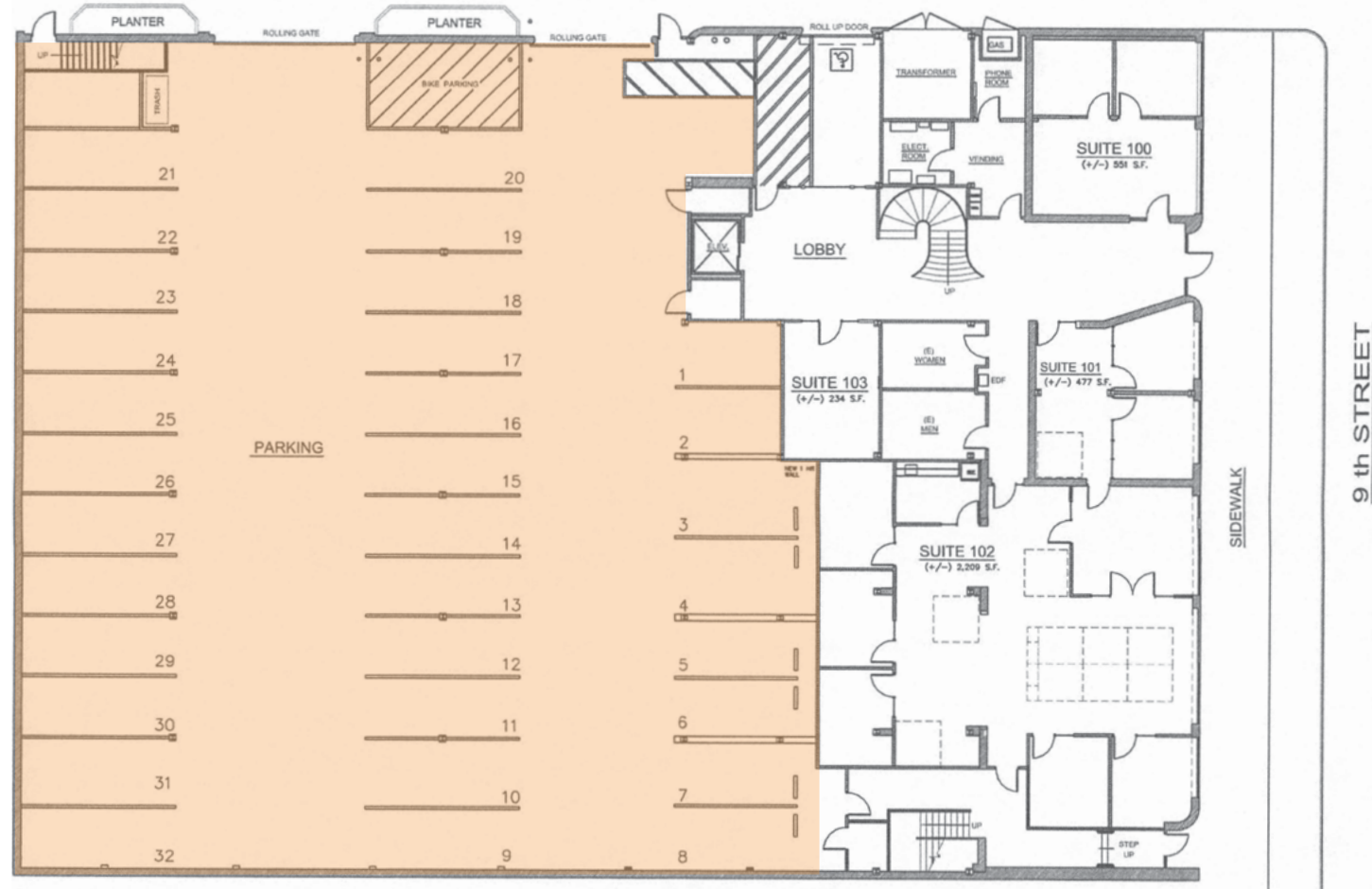




# FLOOR PLANS

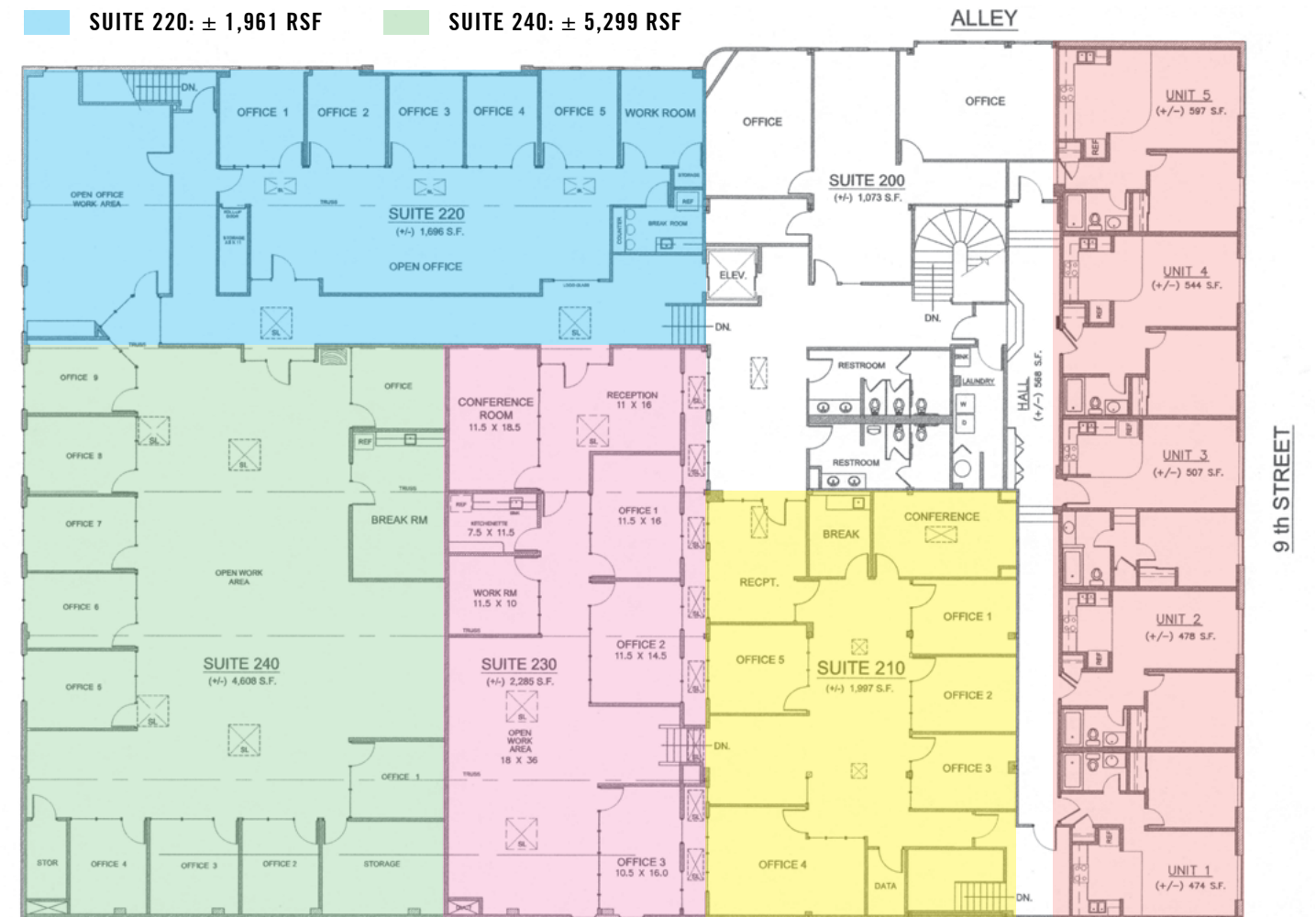
## GROUND FLOOR

± 32 COVERED PARKING STALLS      SUITES 100, 101, 102, & 103 = LEASED



## 2ND FLOOR: ± 12,185 SF TOTAL (CAN LEASE SEPARATELY OR TOGETHER)

SUITE 210: ± 2,297 RSF     
  SUITE 230: ± 2,628 RSF     
  5 RESIDENTIAL UNITS  
 SUITE 220: ± 1,961 RSF     
  SUITE 240: ± 5,299 RSF



# ECONOMICS

## OWNER/USER PRO FORMA

### SCHEDULED REVENUE - OFFICE

Space	Tenant	Size (SF)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)	Notes
Suite 100	California Black Health Network, Inc.	634	\$2.39	\$1,513.38	\$18,160.56	Lease expiration of 9/30/2026.
Suite 101, 102 and 103	OnTrack Program Resources	3,359	\$2.26	\$7,606.00	\$91,272.00	Lease expiration of 3/31/2027.
Suite 200	Anguiano Law Firm, P.C.	1,234	\$1.90	\$2,344.60	\$28,135.20	Lease expiration of 9/30/2028.
Suite 210	<i>Vacant/MTM</i>	2,297	\$2.20	\$5,053.40	\$60,640.80	Available for owner/user.
Suite 220	<i>Vacant/MTM</i>	1,961	\$2.50	\$4,902.50	\$58,830.00	Available for owner/user.
Suite 230	<i>Vacant/MTM</i>	2,628	\$2.40	\$6,307.20	\$75,686.40	Available for owner/user.
Suite 240	<i>Vacant/MTM</i>	5,299	\$2.50	\$13,247.50	\$158,970.00	Available for owner/user.
<b>Subtotal</b>		<b>17,412</b>		<b>\$40,974.58</b>	<b>\$491,694.96</b>	
<b>Gross Scheduled Revenue w/ 3% Vacancy Reserve</b>					<b>\$476,944.11</b>	

### SCHEDULED REVENUE - RESIDENTIAL

Space	Tenant	Size (SF)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)	Notes
Unit 1	Orland Misael	474	\$3.10	\$1,468.00	\$17,616.00	Leased.
Unit 2	Jonathan Wang	478	\$3.17	\$1,515.00	\$18,180.00	Leased.
Unit 3	Corneceia Mattix	507	\$2.93	\$1,483.00	\$17,796.00	Leased.
Unit 4	<i>VACANT</i>	544	\$2.78	\$1,515.00	\$18,180.00	Available.
Unit 5	Imani Lewis	597	\$2.43	\$1,450.00	\$17,400.00	Leased.
<b>Subtotal</b>		<b>2,600</b>		<b>\$7,431.00</b>	<b>\$89,172.00</b>	
<b>Gross Scheduled Revenue w/ 3% Vacancy Reserve</b>					<b>\$86,496.84</b>	

### PRO FORMA REVENUE - PARKING

Item	Stalls	Rate Per Month	Monthly Parking Rent	Annual Parking Rent	Notes
Parking	32	\$150.00	\$4,800.00	\$57,600.00	Assumes owner/user utilization, existing tenants and residential
<b>Subtotal</b>	<b>32</b>		<b>\$4,800.00</b>	<b>\$57,600.00</b>	
<b>Gross Scheduled Revenue w/ 3% Vacancy Reserve</b>				<b>\$55,872.00</b>	

### OPERATING EXPENSES

Item	Cost Per SF	Annual Cost	Notes
Real Estate Taxes		\$73,369.50	Pro forma taxes at \$6,150,000 at 1.193% mill rate.
Insurance		\$9,850.00	
Electric Service		\$26,850.00	
Gas Service		\$5,400.00	
Water/Sewer/Storm Drain		\$6,000.00	
Trash		\$10,200.00	
Fire Sprinkler		\$1,500.00	
Internet		\$1,625.00	
Repairs & Maintenance		\$20,000.00	
Property Management		\$15,500.00	
Administrative		\$750.00	
Contract Services		\$52,500.00	
<b>Subtotal</b>		<b>\$223,544.50</b>	
Office Share		\$194,501.14	Pro rata share based on square footage.
Residential Share		\$29,043.36	Pro rata share based on square footage.

### 2025/2026 VALUE SUMMARY

Item	Cap Rate	NOI	Value	Value Per SF	Notes
<b>Office</b>	<b>7.00%</b>	<b>\$282,442.97</b>	<b>\$4,034,899.57</b>	<b>\$231.73</b>	
<b>Residential</b>	<b>5.25%</b>	<b>\$57,453.48</b>	<b>\$1,094,352.02</b>	<b>\$420.90</b>	
<b>Parking</b>	<b>5.00%</b>	<b>\$55,872.00</b>	<b>\$1,117,440.00</b>	<b>N/A</b>	
<b>Total</b>			<b>\$6,246,691.59</b>	<b>\$312.15</b>	

# THE LOCATION

 **>100,000**  
DAYTIME EMPLOYEES

 **± 2.4M**  
RESIDENTS

 **LEGAL & CIVIC**  
CORRIDOR

## INTERSECTION OF PUBLIC-SECTOR ACCESS & PRIVATE-SECTOR AMENITY

### DOWNTOWN SACRAMENTO

Downtown Sacramento is the civic, cultural, and commercial heart of California's capital region. As the seat of state government and the workplace of more than 100,000 daytime employees, the district anchors a metropolitan area of approximately 2.4 million residents and serves as the gateway between the Bay Area, the Central Valley, and the Sierra Nevada. Over the last decade, Downtown has undergone one of the most ambitious urban reinvention efforts of

any mid-sized U.S. city — anchored by the Golden 1 Center, the DOCO mixed-use district, the Kimpton Sawyer Hotel, the ongoing Railyards redevelopment, and a steady inflow of restaurants, residential towers, and creative-office conversions. The result is a true 24-hour environment where government, professional services, hospitality, and residential life converge across a compact, highly walkable street grid. Within that grid, 520 - 530 9th Street sits at the intersection of public-sector access

and private-sector amenity. The property is within walking distance of the State Capitol, City Hall, the federal courthouse, the Convention Center, and the Downtown Commons (DOCO), and is surrounded by dozens of restaurants, coffee shops, hotels, and fitness operators. Light rail, bike infrastructure, and the I-5 / Capital City Freeway interchange place the entire region within easy reach — and Sacramento International Airport is roughly fifteen minutes away.



### NEAR THE COUNTY COURTHOUSE

520 - 530 9th Street is positioned squarely within Downtown's legal and civic corridor, a short walk from the Gordon D. Schaber Sacramento County Courthouse and within easy reach of the Robert T. Matsui U.S. Courthouse, the Sacramento County Administration buildings, and the State Capitol. This concentration of judicial, legislative, and executive activity creates

an unusually deep and durable demand base for office space, drawing attorneys, lobbyists, government affairs firms, court reporters, mediators, expert witnesses, and the broader network of professional services that orbit them. Few Sacramento addresses offer this level of proximity to the full arc of state and county decision-making — and almost none offer it with on-site covered parking, a meaningful

daily advantage in an environment otherwise defined by metered streets, paid garages, and tight surface supply. For an organization whose work depends on showing up at the courthouse, the Capitol, or a state agency, 520 - 530 9th Street puts the front door of public Sacramento within minutes of the office.

## NEARBY AMENITIES

520 - 530 9th Street sits inside one of the densest amenity clusters in Northern California. Within a short walk, occupants and residents have access to the Capitol grounds, the Downtown Commons (DOC), Cesar Chavez Plaza, and a deep bench of restaurants, coffee shops, hotels, fitness operators, and entertainment venues — supplemented by quick access to Midtown's restaurant row and the R Street Corridor.

### CIVIC & CULTURAL

- California State Capitol & Capitol Park
- Gordon D. Schaber Sacramento County Courthouse
- Robert T. Matsui U.S. Courthouse
- Sacramento City Hall
- Crocker Art Museum
- Old Sacramento Historic Waterfront

### SPORTS, ENTERTAINMENT, & HOSPITALITY

- Golden 1 Center (Sacramento Kings) & DOCO
- SAFE Credit Union Convention Center & Performing Arts Center
- Sutter Health Park (across the Tower Bridge)
- Kimpton Sawyer Hotel, Hyatt Regency, The Citizen Hotel, AC Hotel by Marriott
- The Park Ultra Lounge, Ace of Spades
- The Railyards

### DINING

- Ella Dining Room & Bar, The Kitchen, Mayahuel, Frank Fat's
- Mikuni, Cafeteria 15L, Hawks Provisions, Chando's Tacos
- Temple Coffee, Creme Coffee, Estelles Bakery

### TRANSPORTATION & ACCESS

- Sacramento Valley Station (Amtrak / Capitol Corridor) and SacRT light rail
- Direct access to I-5, US-50, and the Capital City Freeway
- Sacramento International Airport approximately 15 minutes away
- Walk Score: 84 / Transit Score: 64 / Bike Score: 99





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COMMERCIAL REAL ESTATE