



866-870 57TH STREET

100% Leased NNN Investment in East Sacramento

866-870 57TH STREET

PROPERTY OVERVIEW

866 - 870 57th Street, Sacramento, CA 95819

Triple net leased investment located in the heart of East Sacramento

- 100% leased triple-net investment in Sacramento Urban Core
- Prime Location in East Sacramento
- Two long-term tenants
- 5.79% Actual Capitalization Rate in Year 1
- 6.02% Average Capitalization Rate over the next 3 years

\$1,030,000
Sale Price
5.79%
Actual Cap Rate

Turton Commercial Real Estate is pleased to present the opportunity to purchase 866-870 57th Street (the "Property"), a triple net leased investment located in the heart of East Sacramento. The Property is currently occupied by two long-term tenants, each occupying a stand-alone building on the Property. Main Event Barbers has occupied a 1,100 square foot converted home since February 2019 and recently extended its lease term through April 2029. Porchlight Brewing Company, a local

microbrewery, has occupied a 2,773 square foot warehouse flex building and the surrounding outdoor patio space since June 2017 and recently extended its lease term through April 2029. Both Tenants have made considerable financial investment in their respective buildings and have developed a strong fanbase among nearby residents. The two structures total approximately 3,873 square feet situated on a 10,220 square foot parcel of land. The average rent between both tenants

is \$1.28 per square foot, triple net. The current net operating income is \$59,638 with both tenants paying their pro-rata share of operating expenses (including property tax increases) and utilities in addition to the base rent. The Property is being offered for \$1,030,000 which equates to a 5.79% capitalization rate in the first year. Over the remaining three years of term, the average annual return is 6.02%, factoring in the scheduled rent increases.



Main Event Barbers



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PROPERTY DETAILS

Address: 866-870 57th Street, Sacramento, CA 95819
APN: 008-0083-023-0000
Zoning: C-4 Heavy Commercial
Building Size: 3,873 RSF
Parcel Size: 10,220 RSF
Parking Stalls: 7 on-site stalls
Year Built: 1953
Year Renovated: 2010-2017
Number of Tenants: 2
Average Base Rent: \$1.29/NNN



Economic Information

Purchase Price: \$1,030,000.00
Capitalization Rate (Actual): 5.79%
Net Operating Income (Actual): \$59,638.00
Average Base Rent per SF: \$1.29/NNN
Total Monthly Base Rent: \$4,970/NNN
3-year Average Cap Rate (Actual): 6.02%

3-Year Annual Return

	Year 1	Year 2	Year 3	3 Year Average
Square Feet:	3,873	3,873	3,873	2,324
Main Event Barber Rent:	\$2,058	\$2,120	\$2,183	\$2,121
Porchlight Brewing Rent:	\$2,912	\$3,050	\$3,189	\$3,050
Total Monthly Rental Income:	\$4,970	\$5,170	\$5,372	\$5,171
Annual Rental Income:	\$59,638	\$62,042	\$64,469	\$62,050
Operating Expenses:	Net Lease	Net Lease	Net Lease	Net Lease
Net Operating Income:	\$59,638	\$62,042	\$64,469	\$62,050
Purchase Price:	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000
Non-Leveraged Return:	5.79%	6.02%	6.26%	6.02%

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TENANT PROFILES



Main Event Barbers

Main Event Barbers occupies a 1,100 square foot converted home at 866 57th Street. The barbershop features six chairs, waiting area, and a restroom on the first floor,

accessible from a pedestrian ramp on the north side of the building. Main Event specializes in classic men's hair styles and straight razor shaves. The business benefits from prominent

monument and building signage along 57th Street, visible to approximately 2,000 cars per day. Main Event moved into the building in 2019 and recently extended its lease through April 2029.

Tenant Entity:	An Individual
DBA:	Main Event Barbers
Premises Size:	1,100 RSF
Pro-rata Share of Retail:	28%
Base Rent PSF:	\$1.87/NNN
Base Rent Per Month:	\$2,058.15
Annual Rent Increases:	CPI-U Increase
Lease Type:	Triple Net
Lease Commencement Date:	February 15, 2019
Lease Expiration Date:	April 30, 2029
Remaining Term:	36 months (as of May 1, 2026)
Options to Extend:	None
Yelp Stars:	4.7/5



Base Rent Schedule

Term	Base Rent per SF	Base Rent per Month
5/1/2024 – 4/30/2025	\$1.76	\$1,940.00
5/1/2025 – 4/30/2026	\$1.82	\$1,998.20
5/1/2026 – 4/30/2027	\$1.87	\$2,058.15
5/1/2027 – 4/30/2028	\$1.93	\$2,119.89
5/1/2028 – 4/30/2029	\$1.98	\$2,183.49

* Rent schedule assumes 3% CPI annual increases

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TENANT PROFILES CONT.



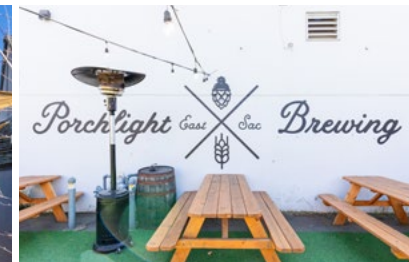
Porchlight Brewing Company

Porchlight Brewing Company is one of the only on-site brewing facilities in East Sacramento. Since opening its doors at 870 57th Street in 2017, Porchlight has established itself as a popular gathering place and watering hole for the surrounding East Sacramento neighborhoods and Sacramento State students. The 2,773 square foot

building houses their on-site brewery production facility, which consistently turns out dozens of beer varieties including IPAs, lagers, ales, and sours, and an inviting tap room with a large roll-up door that extends into a covered outdoor seating area. The building features an industrial aesthetic with 15' high ceilings and an exhibition window

peering into the on-site brewing area. Porchlight actively engages the community through trivia, live music, open mic, and regular happy hours. Additionally, they partner with food trucks and pop-up vendors to serve food daily. Porchlight extended its term for five years in 2024 and currently has three years remaining on its lease term.

Tenant Entity:	Individuals
DBA:	Porchlight Brewing Company
Premises Size:	2,773 RSF
Pro-rata Share of Retail:	72%
Base Rent PSF:	\$1.05/NNN
Base Rent Per Month:	\$2,911.65
Annual Rent Increases:	\$.05 PSF
Lease Type:	Triple Net
Lease Commencement Date:	June 1, 2017
Lease Expiration Date:	April 30, 2029
Remaining Term:	36 months (as of May 1, 2026)
Options to Extend:	None
Yelp Stars:	4.3/5



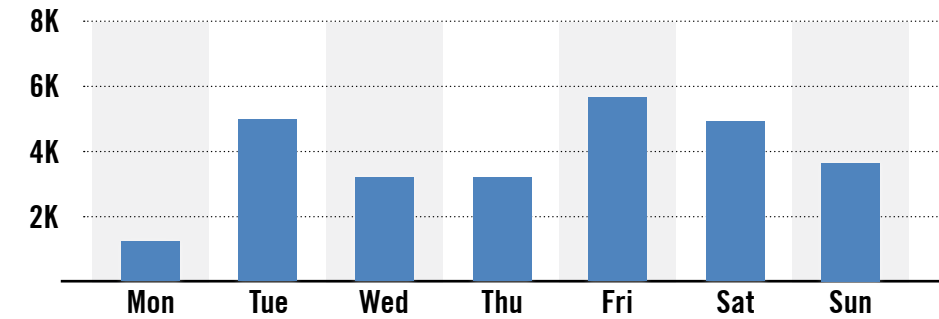
Base Rent Schedule

Term	Base Rent per SF	Base Rent per Month
5/1/2024 – 4/30/2025	\$.95	\$2,634.35
5/1/2025 – 4/30/2026	\$1.00	\$2,773.00
5/1/2026 – 4/30/2027	\$1.05	\$2,911.65
5/1/2027 – 4/30/2028	\$1.10	\$3,050.30
5/1/2028 – 4/30/2029	\$1.15	\$3,188.95

NEARBY DATA BITES

Close proximity to California State University, Sacramento and benefits from its growing student population

Daily visitors to Porchlight Brewing Co



\$120,941 Average Household Income
2-mile radius of property

Psychographic Profile

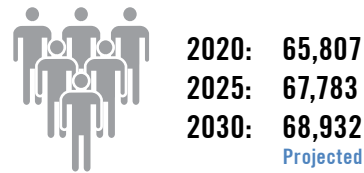
Singles and Starters
Young singles starting out and some starter families living a city lifestyle

Young City Solos
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

Booming with Confidence
Prosperous, established couples in their peak earning years living in suburban homes

Nearby Population

2-mile radius of property



\$714,181 Median Home Value

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Traffic Counts
35.9K



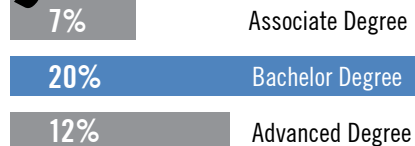
Daily Cars on 57th Street

\$1.02B

Annual Consumer Spending



Education Levels



11,596
Nearby Businesses
2-mile radius of property

Data from: Placer AI, Costar 2026





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