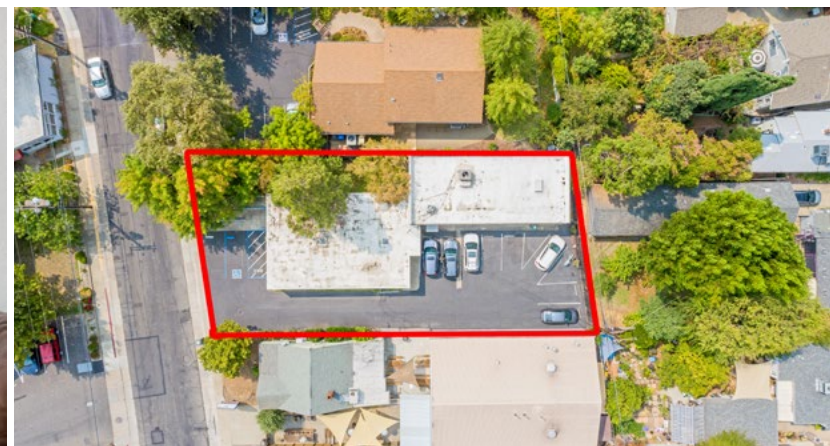


FOR SALE

874 57TH STREET, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



3,574
TOTAL SF



\$950K
SALE PRICE



STAND-ALONE
OFFICE BUILDING

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://turtoncre.com)

Two-building office property for sale located in East Sacramento featuring 10 on-site parking stalls, perfect for an owner-user or investor.

Property Overview

- Front building: 1,974 SF; features 7 private offices, 2 restrooms, a dedicated mail room, and a reception/waiting area
- Rear building: 1,600 SF; features 4 private offices, 1 restroom, a waiting area; separate office with storage and restroom is also included
- Sits on a 10,220 SF (.23 AC) lot; C-4 zoning providing a wide range of permitted uses
- Priced at \$950,000 (\$266/SF)
- Proximity to Sacramento State, student housing, and established local businesses
- Contact Josh Chiechi for current tenant information; owner can occupy 3,574 SF on 2/1/27

JOSH CHIECHI

DIRECTOR

D.R.E. LIC. 02201256

916.573.0143

JOSHCHIECHI@TURTONCRE.COM

EAST SACRAMENTO

SACRAMENTO, CA



19.3K
RESIDENTS



14.7K
EMPLOYEES



\$157,700
MEDIAN HH INCOME



\$905,511
MEDIAN HOME VALUE

East Sacramento is a stable, high-income neighborhood supported by a strong residential base, a highly educated population, and consistent local spending, with added demand from nearby Sacramento State

Location Overview

- Highly educated population with concentration of bachelor's degrees or higher
- Dense, established residential base driving consistent daily traffic
- Predominantly professionals, dual-income households, and empty nesters
- Consumer base prioritizes convenience, quality, and local businesses
- Strong local loyalty with repeat, relationship-driven spending patterns
- Proximity to major hospitals
- Proven demand for service-oriented, wellness, and daily-needs retail

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THE LOCATION

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AI RENDERING



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