

AVAILABLE

AVAILABLE  
**FOR SALE**

1012 J St  
Sacramento, CA 95814

-/+7,050 SF Plus Basement

**\$1,250,000.00**

**\$177.00 PSF**

J St.

-/+23,000 VPD



**DANIEL MUELLER**

Executive Director  
**916 704 9341**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)  
Cal DRE#01829919

**CAMERON FREELOVE**

Director  
**916 613 3899**  
1555 River Park Dr. Ste. 109  
Sacramento, CA 95815  
[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)  
Cal DRE#02092307

**CENTURY 21**  
Select Real Estate, Inc.



**Multi-Story Retail Building & Approved Apartments on 2nd Floor for Sale**





# THE PROPERTY

 **1012 J ST. SACRAMENTO, CA 95814**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Downtown  
Sacramento**  
006-0103-019



**-/+7,050 SF  
(1st & 2nd floor)  
-/+3,525 SF  
Basement**



**C-3-SPD**



**Mixed Use Building  
Retail or Office  
Building  
+/-80' Retail  
Frontage**



**\$1,250,000.00  
\$177.00 PSF**

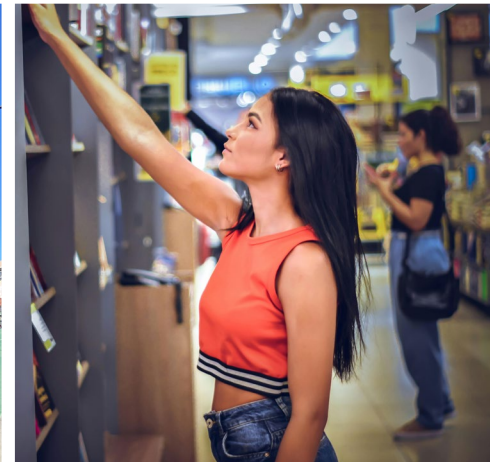
1012 J Street is located in the heart of Downtown Sacramento, in the Cesar Chavez Memorial neighborhood. This is a bustling and vibrant urban area, characterized by a mix of government offices, commercial buildings, residential spaces, and a lively entertainment scene. The immediate surroundings are highly walkable and feature a variety of amenities and attractions. Key landmarks and points of interest nearby include:

**Downtown Commons (DOCO):** A major entertainment and shopping district located just a short walk away. DOCO is home to the Golden 1 Center, the arena for the Sacramento Kings, as well as a variety of restaurants, shops, and the upscale Kimpton Sawyer Hotel. **The California State Capitol and Capitol Park:** The State Capitol is a prominent feature of downtown, and the surrounding park offers a green, serene space for relaxation and recreation in the urban core. **The SAFE Credit Union Convention & Performing Arts District:** This newly renovated complex hosts a wide range of conferences, concerts, and theatrical performances. **Cesar Chavez Plaza:** A popular public park that often hosts community events, concerts, and the weekly Farmers' Market.



CENTURY 21  
Select Real Estate, Inc.

**FOR SALE**











# THE BUILDING

- Located just a stone throw from the State Capitol, the Golden 1 Center, the Convention Center, and directly in the path of the ongoing downtown revival, the subject property provides an ideal location to capture the growing consumer market in the Central Business District
- The location provides one of the most attractive street visible retail opportunities in the dynamic downtown grid. The continuous activity going on Downtown coupled with the Golden 1 Center, which has a projected 17,000 attendees per event and is 2.5 blocks from the site, make this an ideal location for a multitude of users. The Sacramento A's (formerly the Oakland A's) have a 2 year contract for MLB games in Sacramento which will definitely bring more consumer traffic to neighboring businesses.



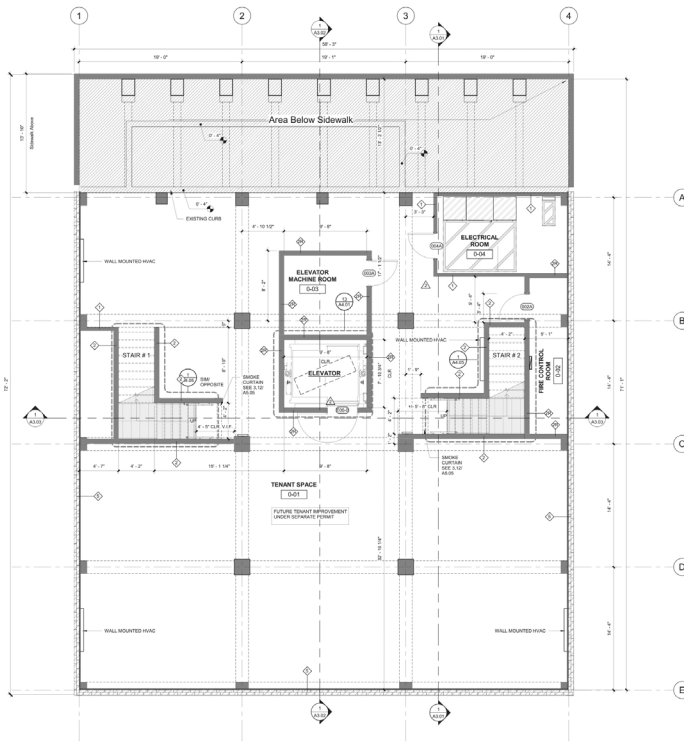
CENTURY 21  
Select Real Estate, Inc.

FOR SALE

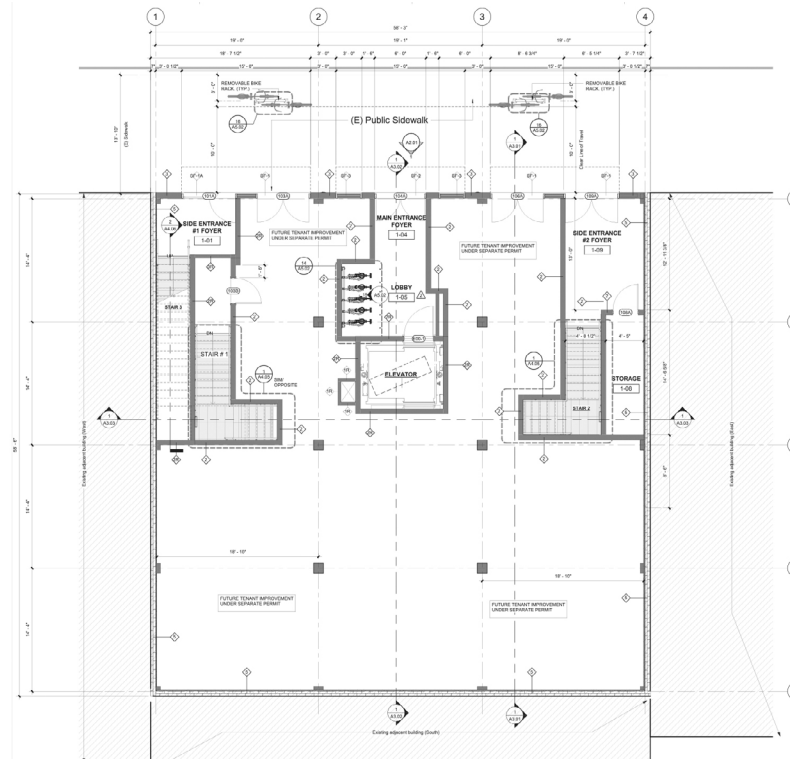




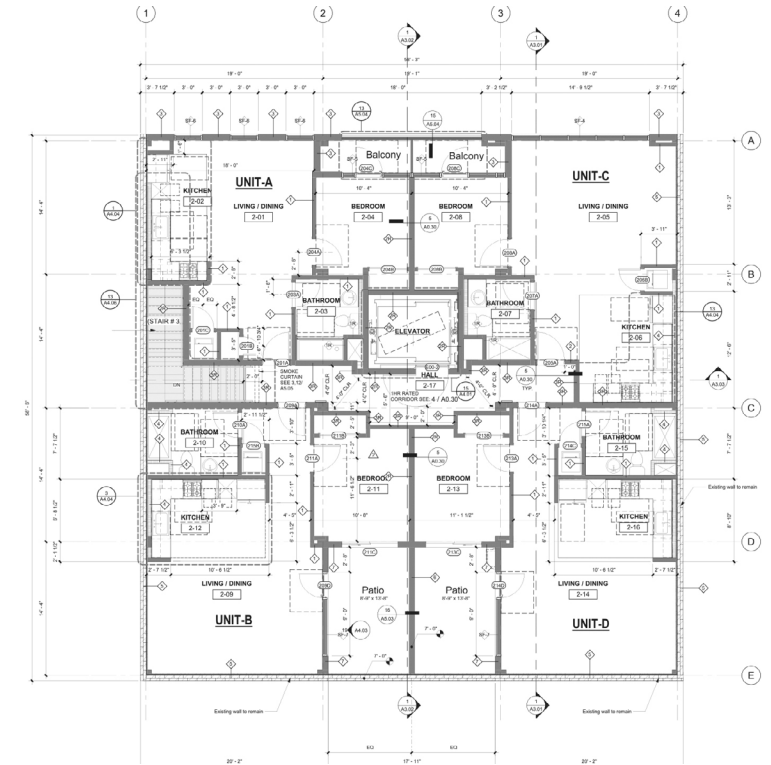
# FLOOR PLANS



BASEMENT



1st FLOOR



2nd FLOOR

All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.





# THE AREA

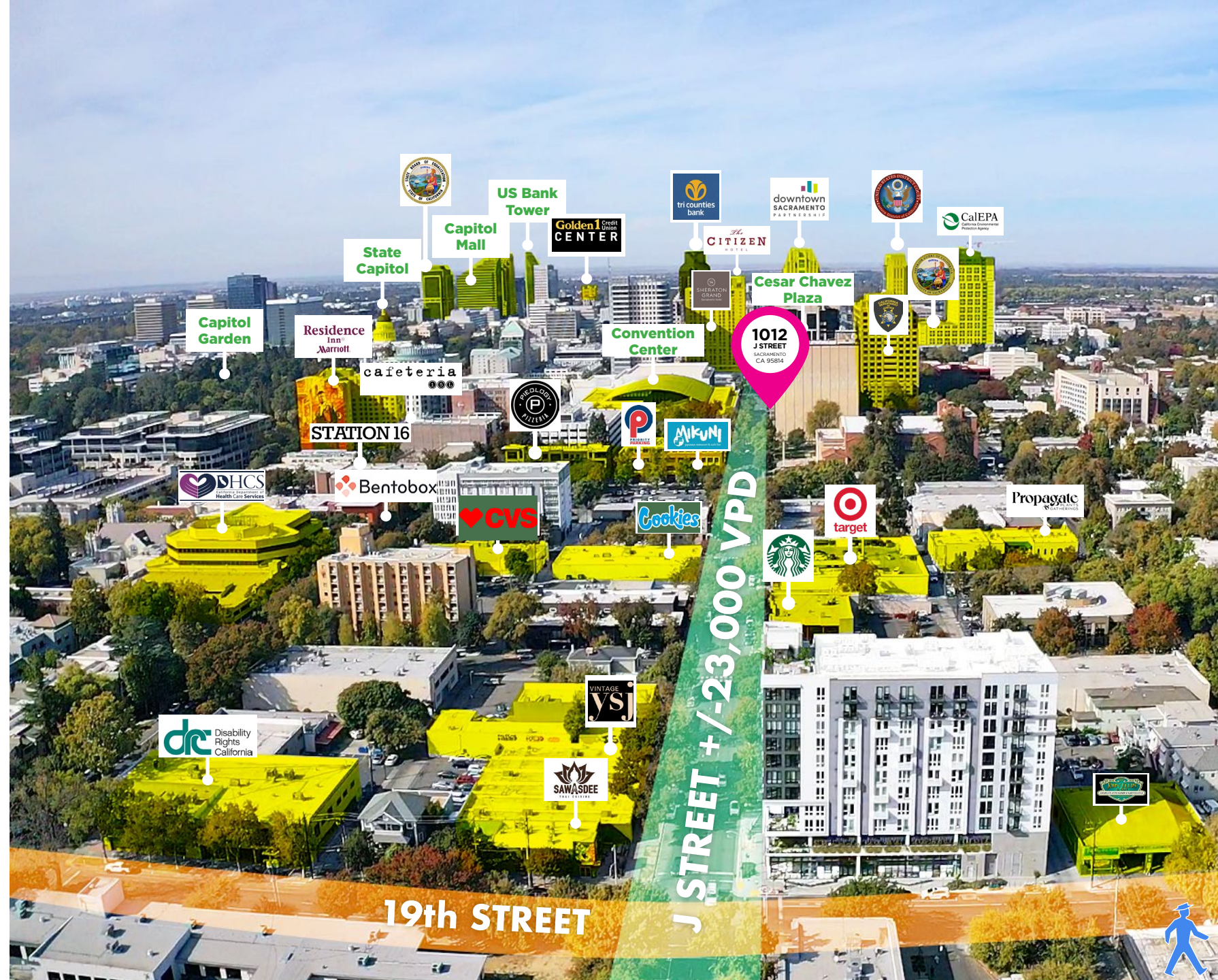
**Business Diversity:** Downtown Sacramento is home to a mix of industries, including technology, education, agriculture, finance, and entertainment. This diversity provides opportunities for businesses to tap into different sectors, network with other professionals, and explore collaborations.

**Cultural Events and Tourism:** Sacramento has a rich cultural scene, attracting visitors to museums, historic districts, festivals, and events. Businesses in downtown can benefit from this influx of tourists and attendees by drawing on increased foot traffic and offering services catering to visitors.

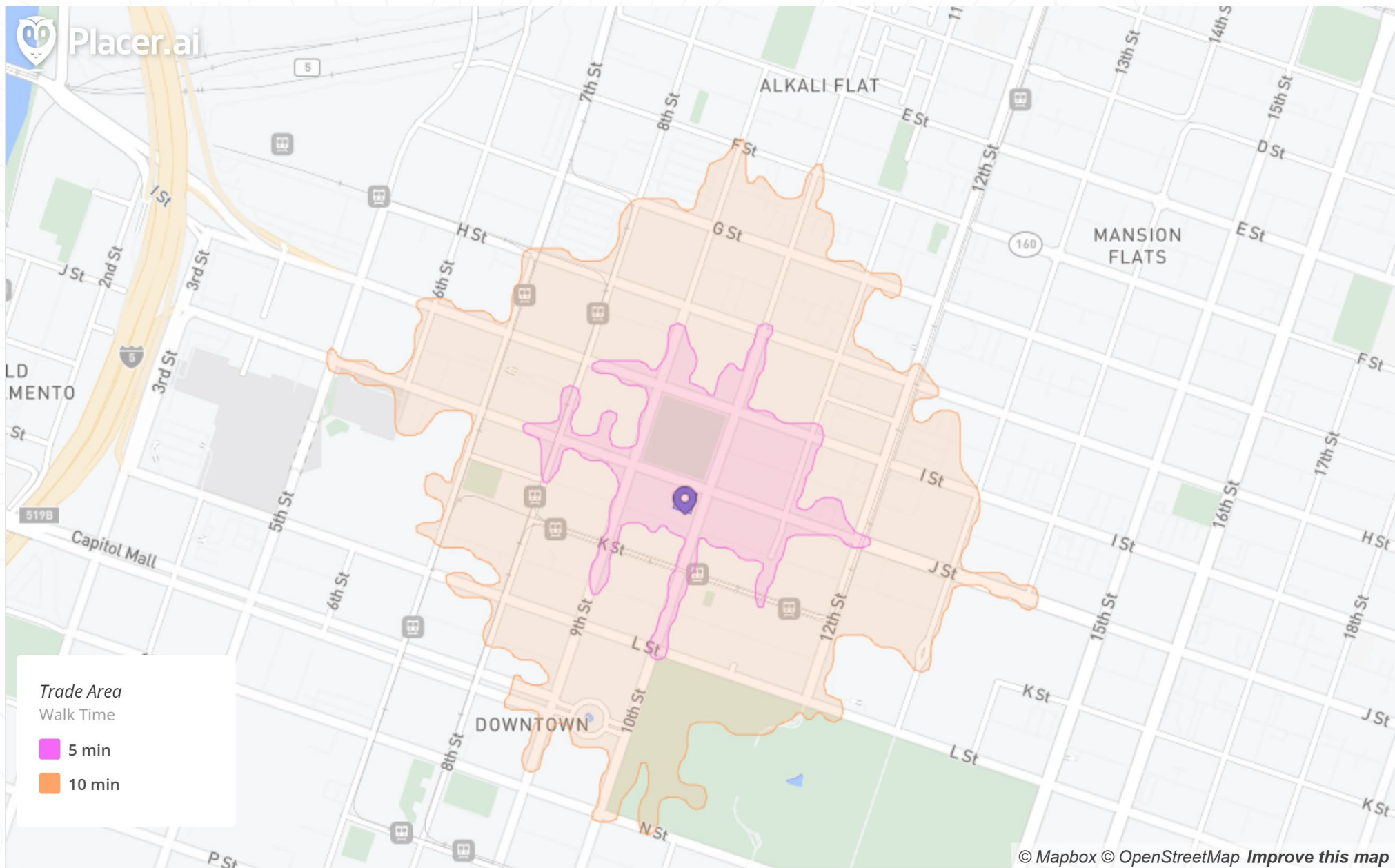
**Events and Networking:** Events such as the Sacramento Music Festival and Farm-to-Fork Festival, as well as a variety of industry-specific gatherings, allow businesses to network, build brand awareness, and even sponsor events to connect with a larger audience.

**Commercial and Residential Growth:** The real estate market in downtown Sacramento is on the rise, with numerous mixed-use developments, luxury apartments, and office spaces being built. A growing residential population means a more consistent demand for products and services. Additionally, the revitalization of older areas offers opportunities for businesses to establish themselves in prime, high-traffic locations.

**Proximity to Universities:** Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance to tap into a dynamic and educated workforce.







The Citizen Hotel | | Aug 1st, 2024 - Jul 31st, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

**WALKABILITY**

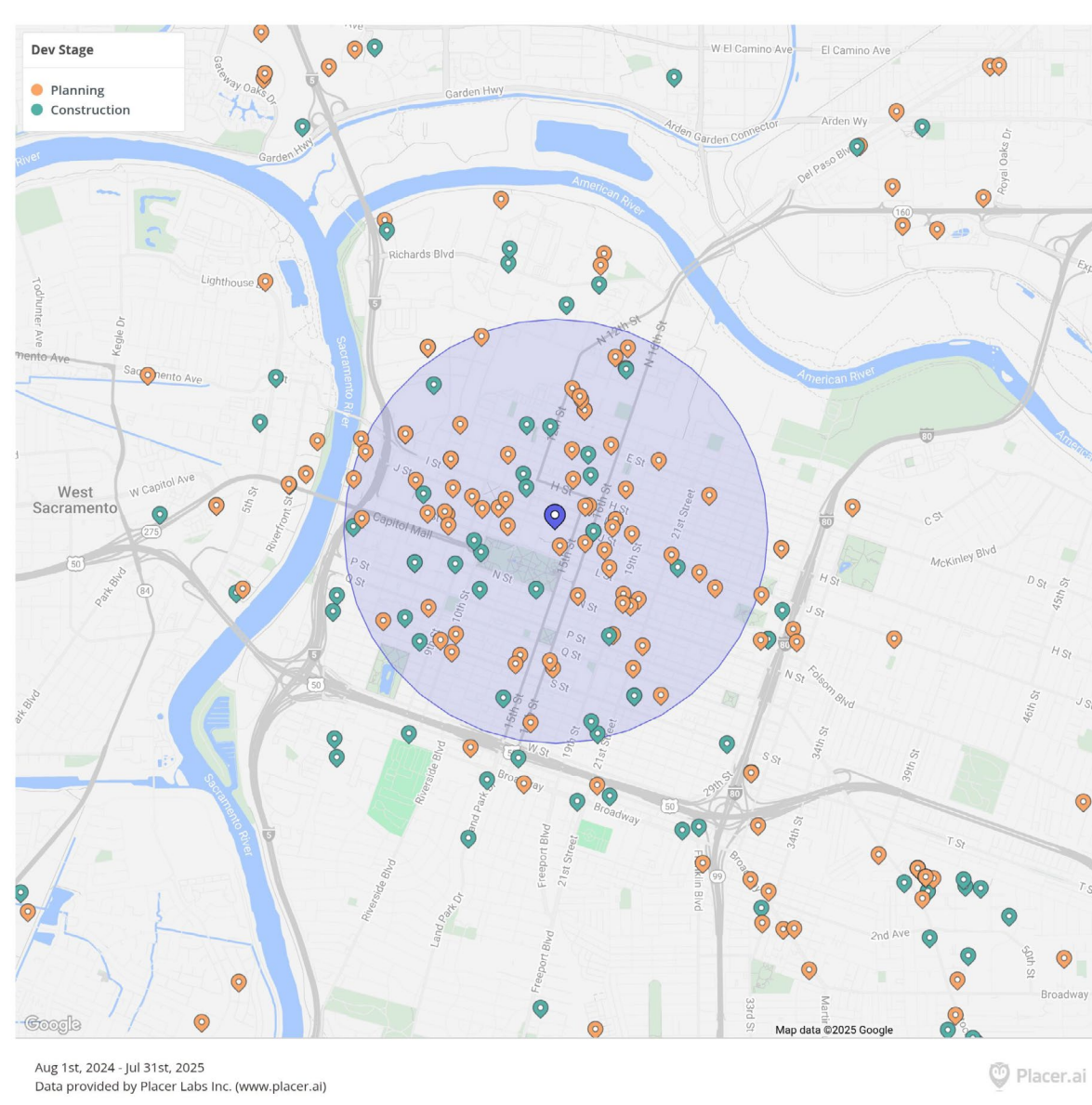






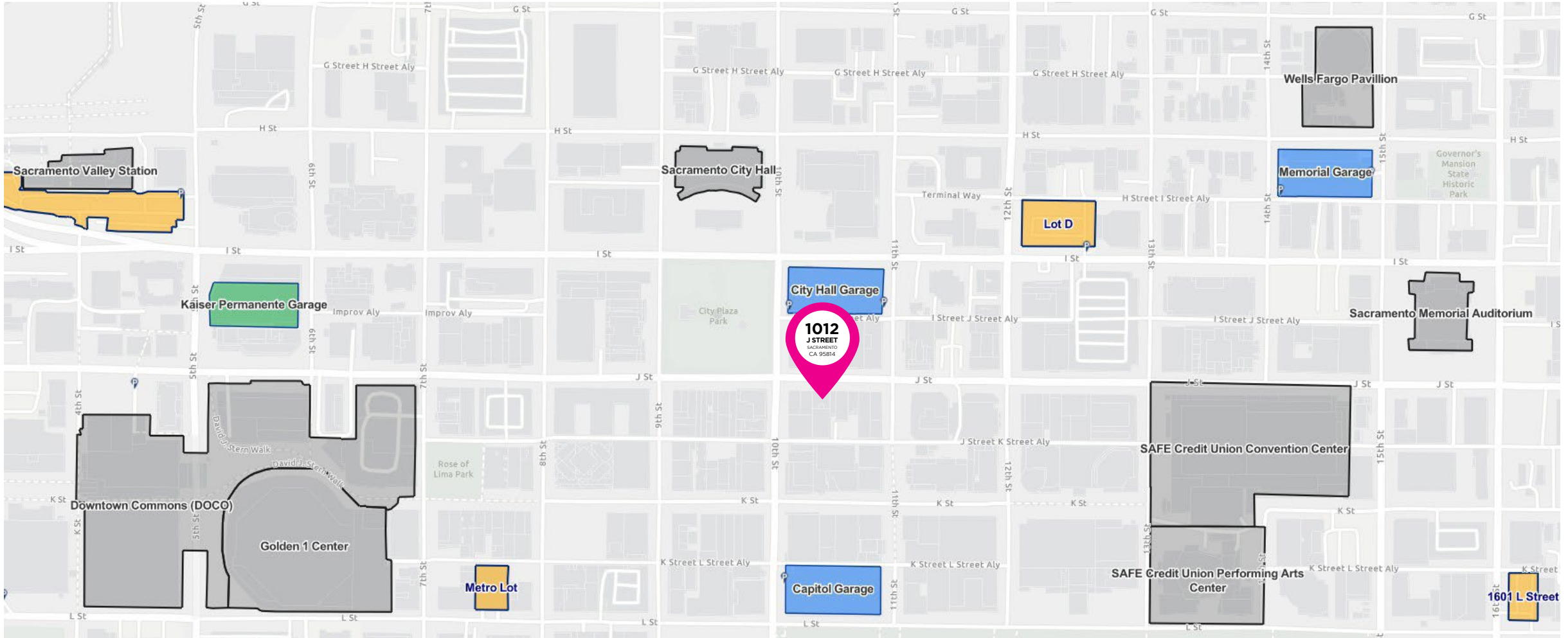
## Planned Development

Aug 1, 2024 - Jul 31, 2025





# PARKING GARAGES & PARKING LOTS





# DEMOGRAPHICS

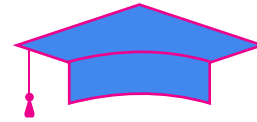
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



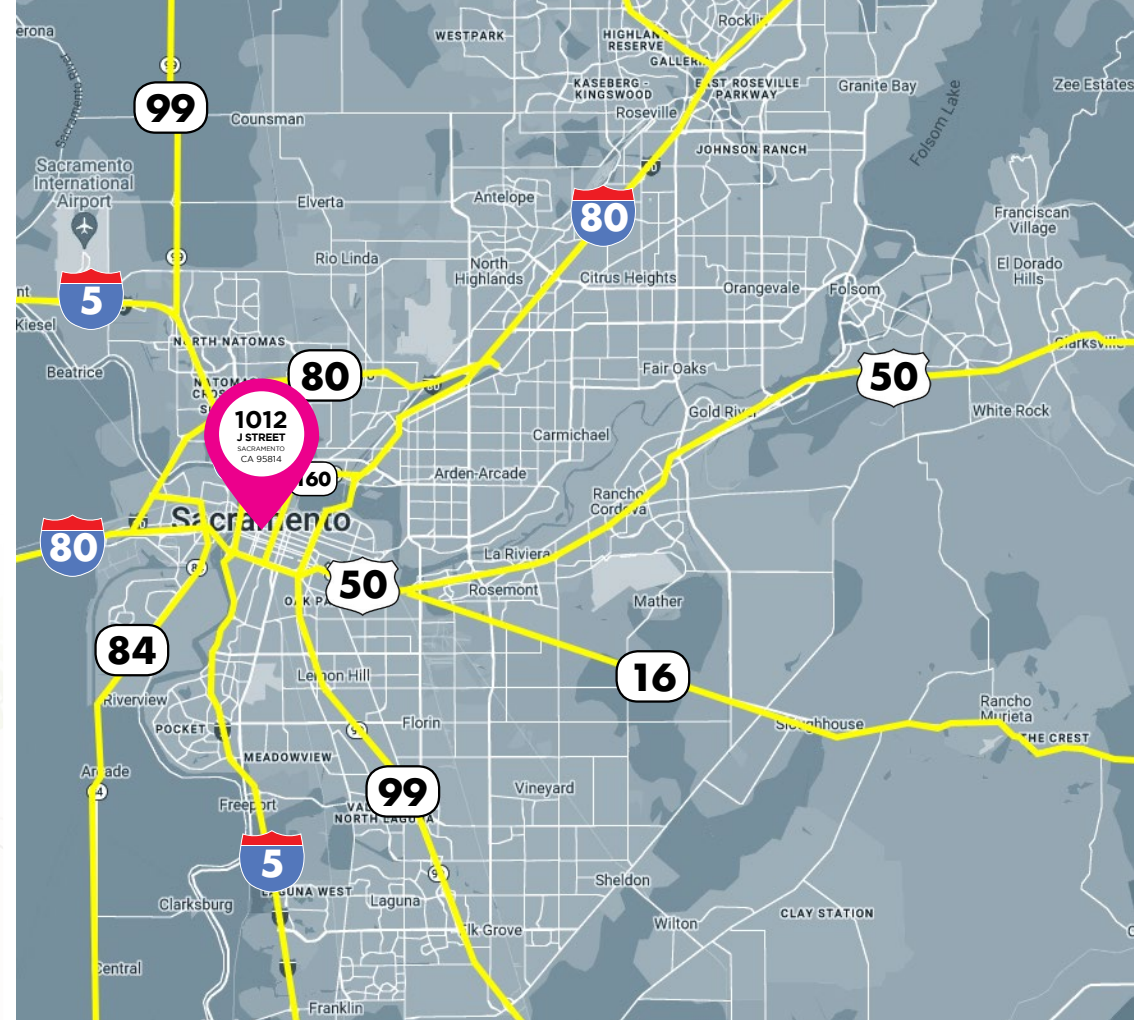
- 37% Some College, No Degree
- 25% High School Graduate
- 17% Bachelor's Degree
- 8% Some High School, No Diploma
- 8% Advanced Degree
- 5% Associate Degree

## HOUSE HOLD INCOME

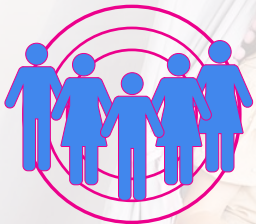


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



## RESIDENT POPULATION



5 mile Population 2023

2010	32,633
2023	32,982
2028	33,036

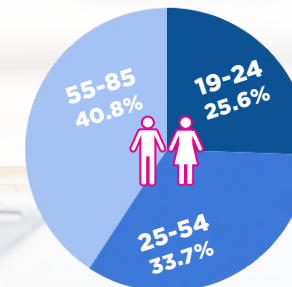
Data from Costar

## TRAFFIC COUNT



-/+ 23,000

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700





# AVAILABLE



## DANIEL MUELLER

Executive Director

**916 704 9341**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE#01829919

## CAMERON FREELOVE

Director

**916 613 3899**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)

Cal DRE#02092307

## CENTURY 21

Select Real Estate, Inc.



J St.  
-/+23,000 VPD





# SALE

**CENTURY 21**  
Select Real Estate, Inc



2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

