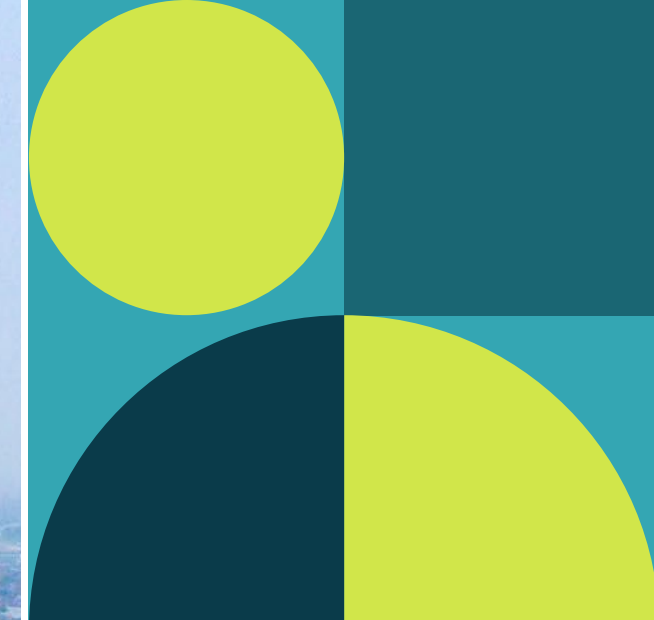


**1823 14TH
STREET**



TURTON
COMMERCIAL REAL ESTATE

***R STREET CORRIDOR OFFICE BUILDING
FOR SALE OR LEASE***



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1 THE OPPORTUNITY
1823 14TH STREET

THE OPPORTUNITY

31,266
SF AVAILABLE

\$4,500,000
PURCHASE PRICE

\$144
PSF

\$1.00
SF/MONTH NNN

RMX-SPD
ZONING

Discover the endless possibilities of 1823 14th Street, a versatile and strategically located property in the heart of Sacramento's thriving R Street Corridor. This two-story, 31,266-square-foot office building sits on a 19,200-square-foot parcel, offering multiple pathways for investors, owner/users, developers, and tenants to create value.



FLEXIBLE PATHWAYS TO MAXIMIZE VALUE

FOR SALE:

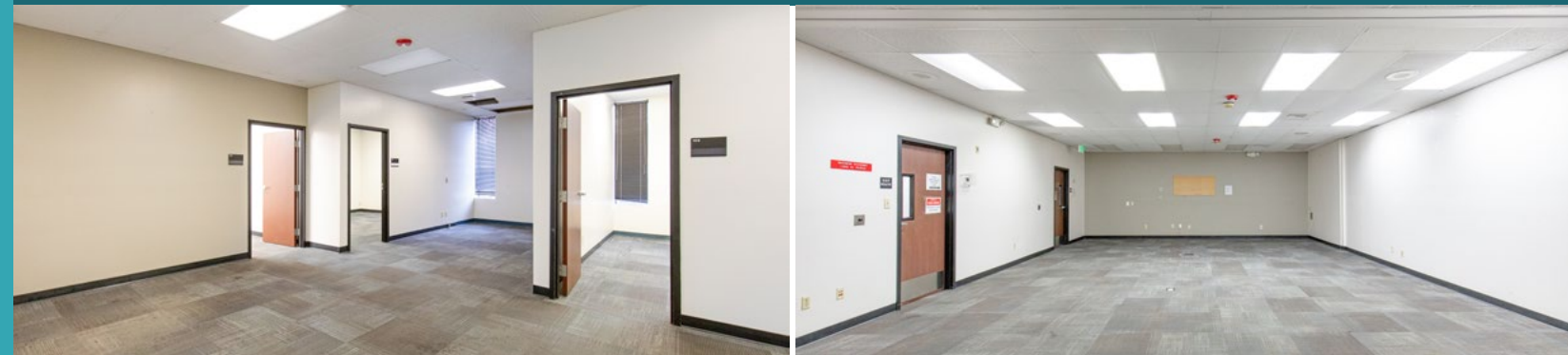
Discover the endless possibilities of 1823 14th Street, a versatile and strategically located property in the heart of Sacramento's thriving R Street Corridor. This two-story, 31,266-square-foot office building sits on a 19,200-square-foot parcel, offering multiple pathways for investors, owner/users, developers, and tenants to create value.

FOR LEASE:

The entire office building is available for lease at just \$1.00 per square foot, NNN. With its generous size and flexible layout, the property is ideally suited for professional, creative, or collaborative office use.

DEVELOPMENT OPPORTUNITY:

With RMX-SPD zoning that allows up to an 8:1 Floor Area Ratio (FAR), the site allows for up to 153,600 square feet of development. Imagine transforming this property into a mixed-use destination that aligns with the growing demand for urban living, retail, and office spaces in Downtown Sacramento.



LOCATION MATTERS: THE R STREET CORRIDOR ADVANTAGE

Situated in Sacramento's premier creative and cultural district, 1823 14th Street benefits from an unparalleled location:

- Proximity to the Ice Blocks: Just two blocks from the Ice Blocks, one of Sacramento's most vibrant mixed-use developments, featuring trendy dining, boutique shopping, and dynamic workspaces.
- Urban Amenities at Your Doorstep: Walking distance to an array of Sacramento's best restaurants, coffee shops, fitness studios, and entertainment venues.
- Excellent Accessibility: Close to major transit lines, bike-friendly streets, and freeway access, making it convenient for employees, residents, and visitors.

This location offers an unbeatable combination of accessibility, walkability, and cultural energy, making it a prime destination for businesses and developers alike.



UNMATCHED POTENTIAL FOR INVESTORS AND DEVELOPERS

The property's generous zoning and 19,200-square-foot parcel provide a unique opportunity to reimagine the space with new construction. Developers can capitalize on the increasing demand for urban residential units, boutique office spaces, and experiential retail concepts.

- Mixed-Use Potential: Combine retail, office, and residential spaces to create a lively urban hub.
- Residential Development: Perfectly positioned for market-rate or affordable multifamily housing projects.
- Creative Redevelopment: Ideal for innovative uses such as coworking hubs, boutique hotels, or creative office campuses.

WHY 1823 14TH STREET?

This property offers the best of all worlds: immediate income potential, a strategic location with high visibility and access, and a blank canvas for long-term development. Whether you're seeking a stabilized asset, a centrally located office building, or a large-scale development opportunity, this property checks every box.



1 THE OPPORTUNITY
1823 14TH STREET

PROPERTY DETAILS

Address: 1823 14th Street, Sacramento, CA 95811

APN: 009-0085-027

Zoning: RMX-SPD

Year Built: 1977

Total Rentable Building SF: 31,266 SF

Stories: Two (2)

Site Size: ± 19,200 SF

Opportunity Zone: No

Building Occupancy: 0%

Pricing Details:

Purchase Price: \$4,500,000

Price Per Land SF: \$143.92

Utility Details:

Electricity: Sacramento Municipal Utilities District (SMUD)

Gas: Pacific Gas & Electric (PG&E)

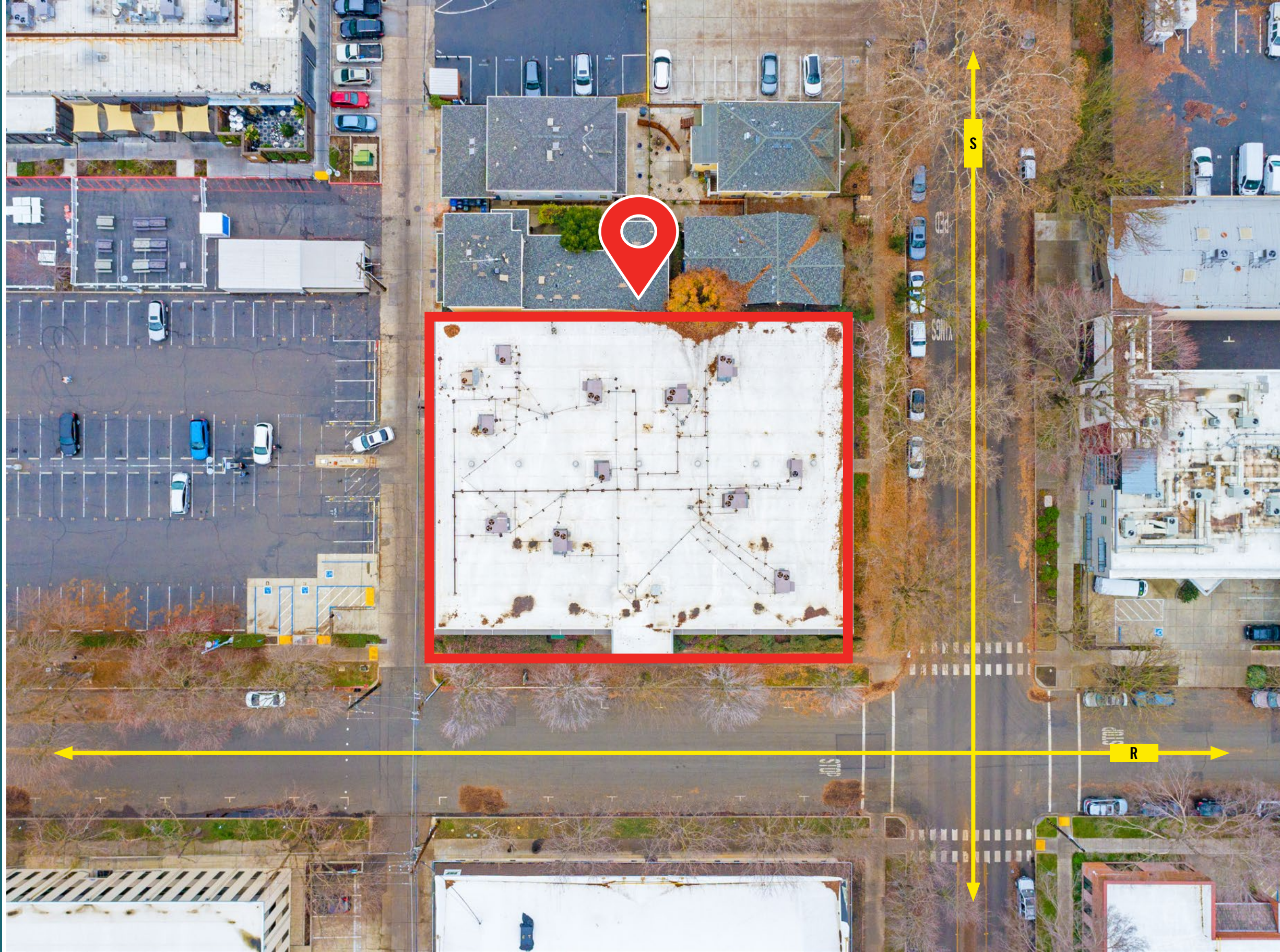
Water/Sewer/Trash: City of Sacramento

Storm Drain: City of Sacramento

Seismic/Flood:

Fault Zone: None (Source CalOES)

Flood Zone: Zone X (FEMA Map:06067C0180J)



DEVELOPMENT POTENTIAL

BASED ON 19,200 SF OF LAND, THIS SITE, WITH AN 8 TO 1 FAR CAN SUPPORT UP TO 153,600 SQUARE FEET OF DEVELOPMENT BY RIGHT.

ADDRESS:	1823 14TH STREET	
APN:	009-0085-027	
SQUARE FEET:	19,200 SF	
ACRES:	0.734	
OTHER:		
GENERAL PLAN:	DESIGNATION	RESIDENTIAL MIXED USE (RMU)
	DENSITY (MIN)	33
	FAR	0.3 TO 8.0
	COMMUNITY PLAN	CENTRAL CITY
SPECIFIC PLAN:	NO	
ZONING:	GENERAL COMMERCIAL (C-2-SPD)	
OVERLAY:	NO	
SPECIAL PLANNING DISTRICT (SPD):	CENTRAL CITY (R STREET)	
PLANNED UNIT DEVELOPMENT (PUD):	NO	
PARKING DISTRICT:	URBAN	
DESIGN REVIEW DISTRICT:	CENTRAL CORE	
HISTORIC:	LANDMARK	NO
	DISTRICT	NO
AB 2097:	YES	
PBID:	R STREET PBID	

MIXED-USE DEVELOPMENTS ON THE GRID

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



Corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments.

Envoy



Mixed-use development with 153 units over 10,250 SF of retail space.

Maker @ 15S



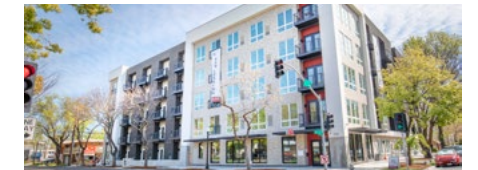
A mixed-use development project completed in 2023 near the R Street Corridor with 137 units and 9,175 SF of retail space.

The Frederic



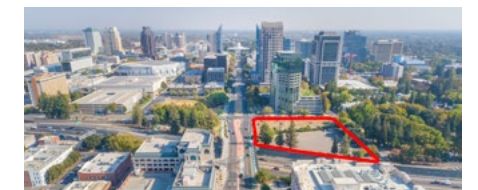
Mixed-use development project with 162 units over 7,000 SF of retail space.

E@16 - The Eleanor



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Capitol Towers Midrise



Mixed-use development project with 436 units over 6,000 SF of retail space.

THE LOCATION

10 +
NEARBY DEVELOPMENTS

1,000 +
NEW HOUSING UNITS

75 +
NEARBY AMENITIES

THE R STREET CORRIDOR: A VIBRANT AND CREATIVE MIXED-USE DISTRICT

Since its revitalization, the R Street Corridor, formerly an industrial area, has transformed into a bustling community filled with office workers, artisans, restaurants, and residents, adding thousands of new residential units since 2016. R Street has become the creative heart of Midtown, celebrated for its unique urban charm, variety of housing, dining, and entertainment options. The area's rich history as the State's original railroad and industrial corridor is still visible in its architecture and urban layout.

R Street stands out as a premier desti-

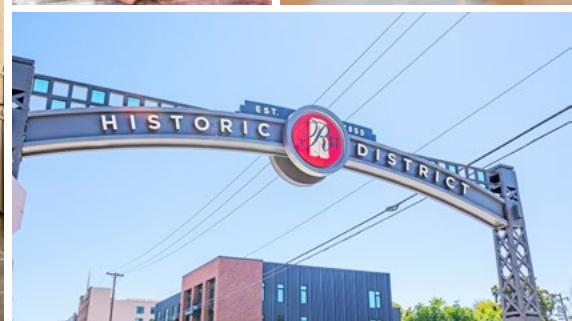
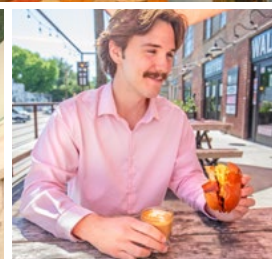
nation for those seeking an eclectic mix of culinary delights and shopping experiences. Among its notable restaurants Mendocino Farms, offering fresh, farm-to-table sandwiches and salads; Mas Taco, serving authentic Mexican fare; Fish Face Poke Bar, specializing in fresh poke bowls; Bottle and Barlow, a barber-shop and bar offering a unique experience; Shady Lady, providing a speakeasy atmosphere with classic cocktails; Plant Power Fast Food, catering to the vegan and health-conscious crowd; Fox & Goose, an English pub with a Sacramen-

to twist; and Iron Horse Tavern, known for its refined gastropub menu. In addition to its dining scene, R Street is home to specialty boutiques and the WAL Public Market, where visitors can find a range of items from vintage clothing and home goods to handmade shoes and Moroccan rugs. The corridor also hosts some of the hippest local and national music acts at venues like Ace of Spades, Sacramento's premier small concert venue. With its blend of historical significance and modern offerings, the R Street Corridor is not just a place to visit but a vibrant community where people desire to work and live.





3 THE LOCATION
1823 14TH STREET



THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS

\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/ CONFIDENCE



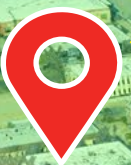
The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors city-wide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Mendocino Farms for farm-fresh meals, along with Mas Taco, Shake Shack, and Iron Horse Tavern for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features

specialty boutiques and the WAL Public Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades bring local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.



DOWNTOWN



Maker Dev.

The Richmond Dev.

Ary Place Dev.

Ice Blocks - Block 2

Ice Blocks - Block 3

Safeway

MiXed-use Dev.

Capitol Park

Fremont Park

Truitt BARK Park

Q19

20PQR

20PQR

The Press

HANDLE DISTRICT

MIDTOWN

THE RICHMOND CORRIDOR

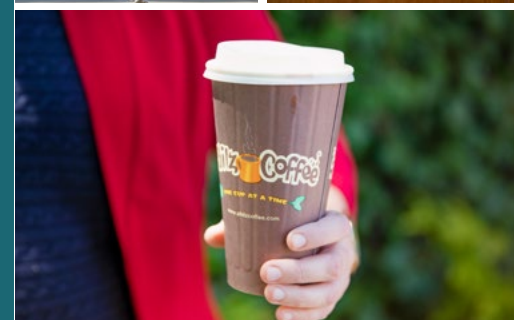
3 THE LOCATION
1823 14TH STREET

NEARBY AMENITIES

The Building has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 1823 14TH STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|--------------------------|-----------------------------|---------------------|-----------------------|-----------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen | Karma Brew | Octopus Baja | Scorpio Coffee |
| Ace of Spades | Darling Aviary | Kin Thai | Omakase Por Favor | Shady Lady |
| Aioli Bodega Espanola | Der Biergarten | Kodaiko Ramen & Bar | Old Soul Coffee | Sibling by Pushkin's |
| Alaro | Drunken Noodle | Koja Kitchen | Otoro | Station 16 |
| At Ease Brewing | Echo & Rig | Kru | Pachamama Coffee | Tank House BBQ |
| Azul Mexican | Ella | Bombay Bar & Grill | Coop | Tapa the World |
| Babe's Ice Cream | Estelle Bakery & Patisserie | Kupros Craft House | Paesano's | Tasty Dumpling |
| Bambina's Pizza | Federalist Public House | La Costa Cafe | Paragary's | Temple Coffee |
| Beach Hut Deli | Fieldwork Brewing Co. | Localis | Pazza Notte | Thai Basil |
| Bento Box | Fizz Champagne | LowBrau | Philz Coffee | Thai Canteen |
| Bottle & Barlow | Fixin's Soul Kitchen | Majka Pizza | Plant Power Fast Food | The Coconut on T |
| Buddha Belly Burger | Flatstick Pub | Mango's/Burgertown | Polanco | The Golden Bear |
| Burger Patch | Fox & Goose | Maydoon | Prelude Kitchen & Bar | The Mill Coffee House |
| Burgers and Brew | Ginger Elizabeth | Mendocino Farms | Rare Tea | The Porch |
| Cafe Bernardo | Grange | Mikuni Sushi | Rick's Dessert Diner | The Rind |
| Cafeteria 15L | I Love Teriyaki | Morton's | Ro Sham Beaux | The Waterboy |
| Camden Spit & Larder | Il Fornaio | Mother | Roots Coffee | Tres Hermanas |
| Camellia Coffee | Insomnia Cookies | Mulvaney's B&L | Roscoe's Bar | Uncle Vito's Pizza |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | Ruhstaller BSMT | World Famous HOT BOYS |
| Chipotle | Jack's Urban Eats | Nash & Proper | Saigon Alley | Yard House |
| Crepeville | Ju Hachi | Nekter | Salt & Straw | Zelda's Pizza |
| | | | Sauced | Zocalo |





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