

# 23RD ST OFFICE SPACE

2415 23rd St | sacramento, CA

OFFERING MEMORANDUM

*Uptown Studios*  
DESIGNS FOR SOCIAL CHANGE



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# 23rd St Office Space

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Property Images

### 03 Demographics

- Demographics
- Demographic Charts

*Exclusively Marketed by:*



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01

**Executive Summary**

Investment Summary

Location Summary

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## OFFERING SUMMARY

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ADDRESS	2415 23rd St sacramento CA 95818
COUNTY	Sacramento
NET RENTABLE AREA (SF)	3,760 SF
LAND ACRES	.07
LAND SF	3,200 SF
YEAR BUILT	1961
APN	01002230010000
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$995,000
PRICE PSF	\$264.63

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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2023 Population	26,716	158,178	410,955
2023 Median HH Income	\$79,990	\$79,070	\$69,203
2023 Average HH Income	\$115,944	\$113,660	\$101,216

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### Upgraded Vacant Office Building in Prime Location

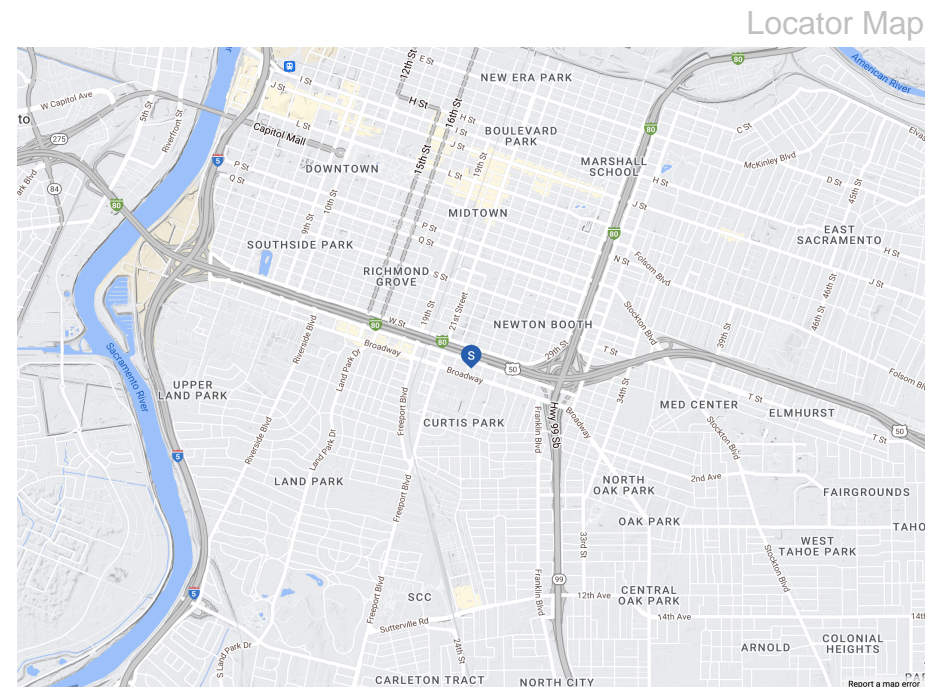
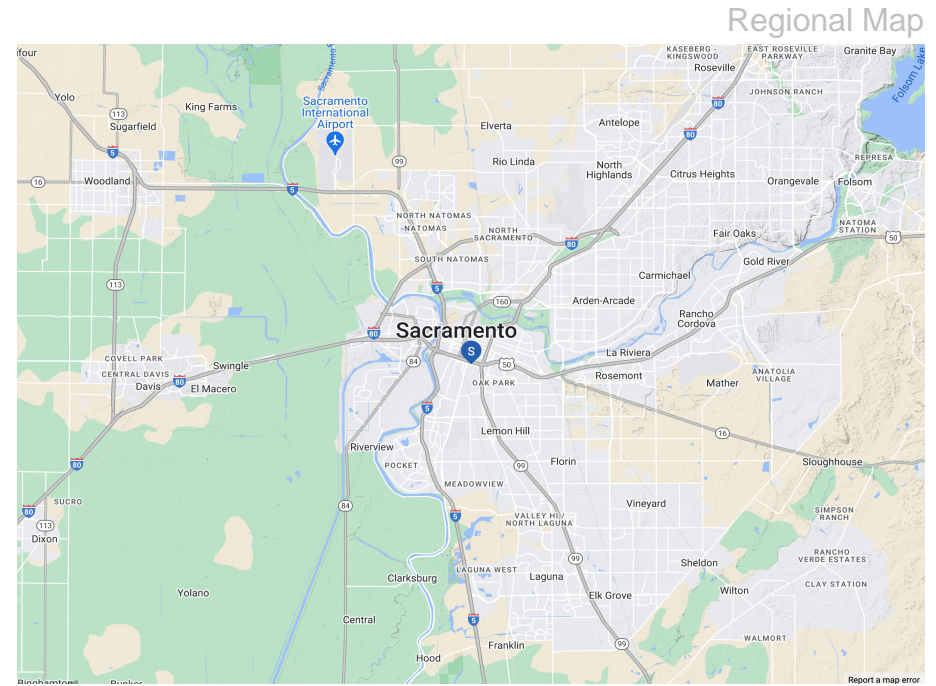
- 2415 23rd St is a 3,760 square foot office building that was recently updated. This property would be ideal for an owner/operator. The updated building is located in the south part of Sacramento's Midtown district. The property is suitable to be used as an office building, retail storefront, a live/work space, or something entirely else. With tons of natural light, lots of modern amenities, a fully equipped kitchen, private office spaces and bathrooms with showers, the property has endless opportunities.

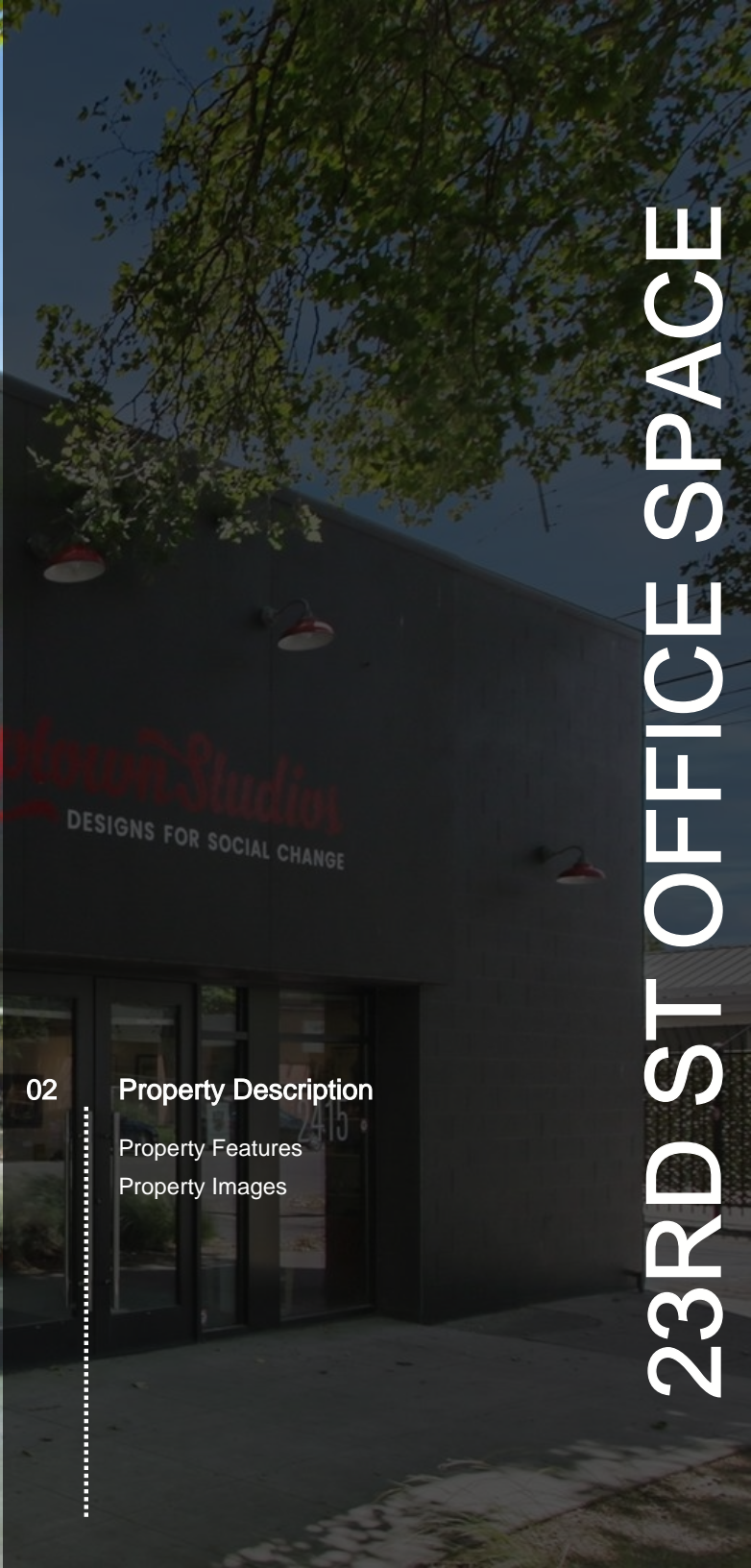
## Property Amenities

- Fully upgraded property in 2016
  - Central HVAC
  - Roof access
  - Full kitchen
  - Three smaller private rooms/offices
  - Two fully enclosed larger offices
  - Two bathrooms, including one shower
  - ADA compliant
  - Server room (lockable)
  - Alarm system
  - Great Midtown location with easy freeway access
  - Large roll up cargo door
  - Internet terminals in floor

## Convenient Midtown Location

- 2415 24th St is located in the southern portion of the Midtown district of Sacramento. The location provides easy access to freeways and highways, as well as being easily accessible to public transportation. Numerous eateries, bars, parks, and other city amenities are within walking distance, making this an ideal area to host a business.





02

Property Description

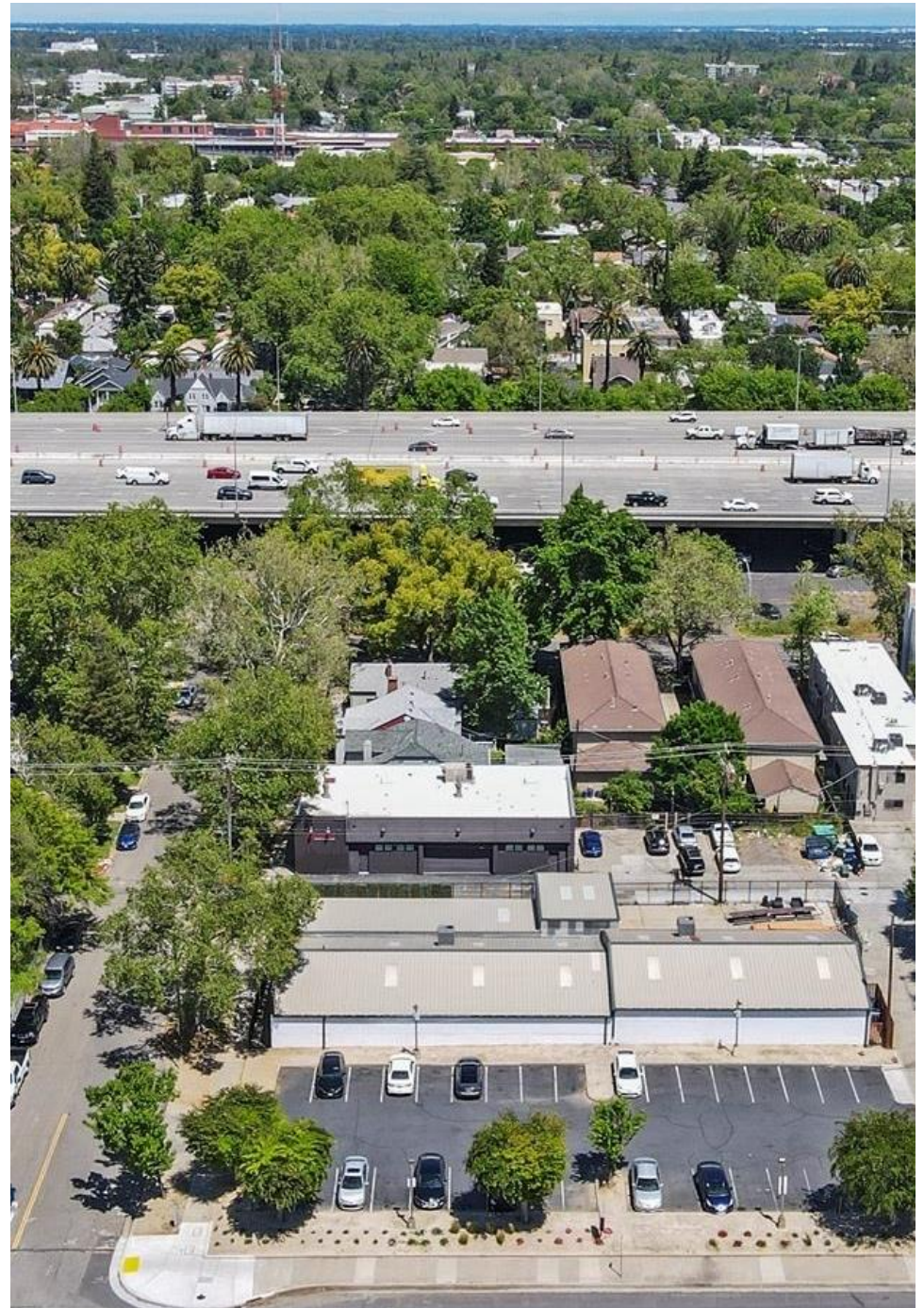
Property Features

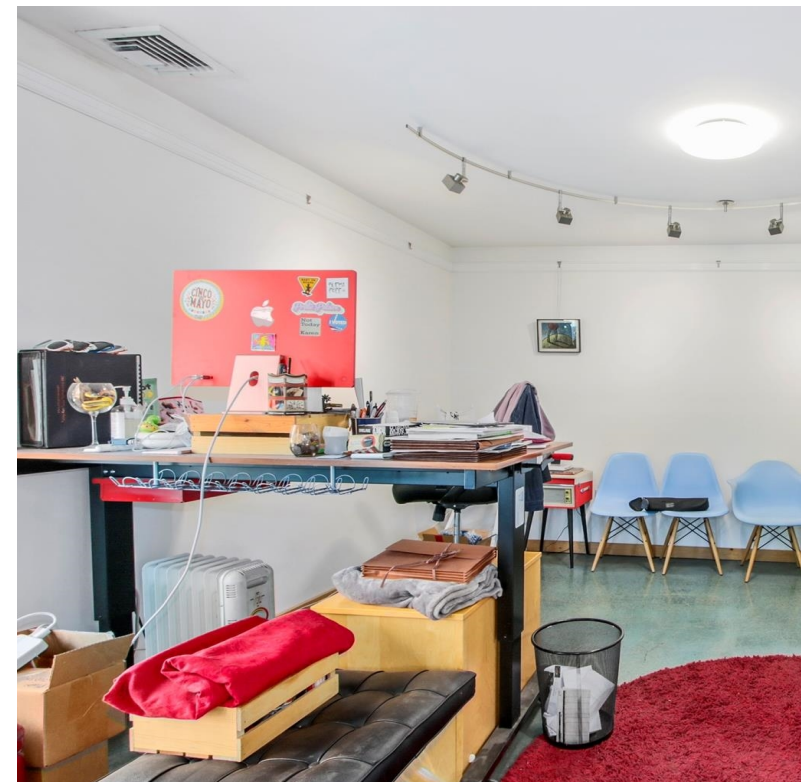
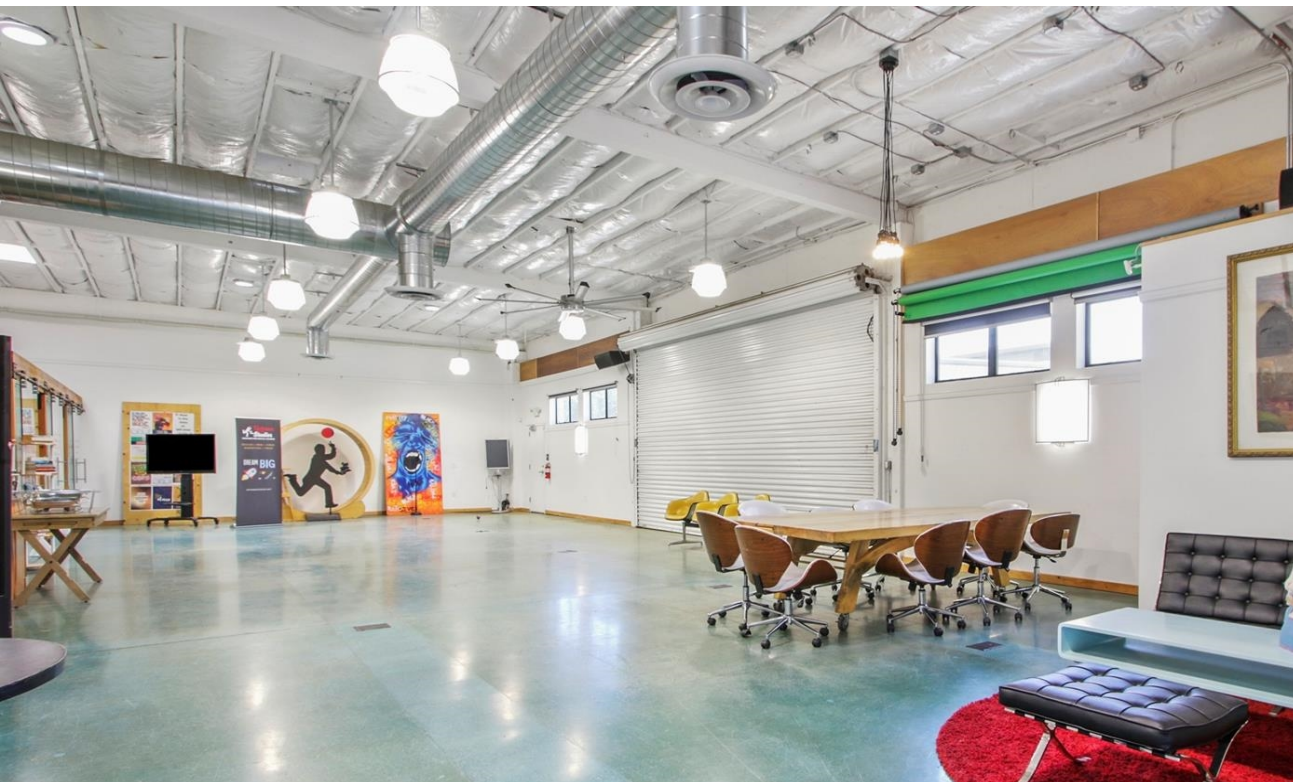
Property Images

23RD ST OFFICE SPACE

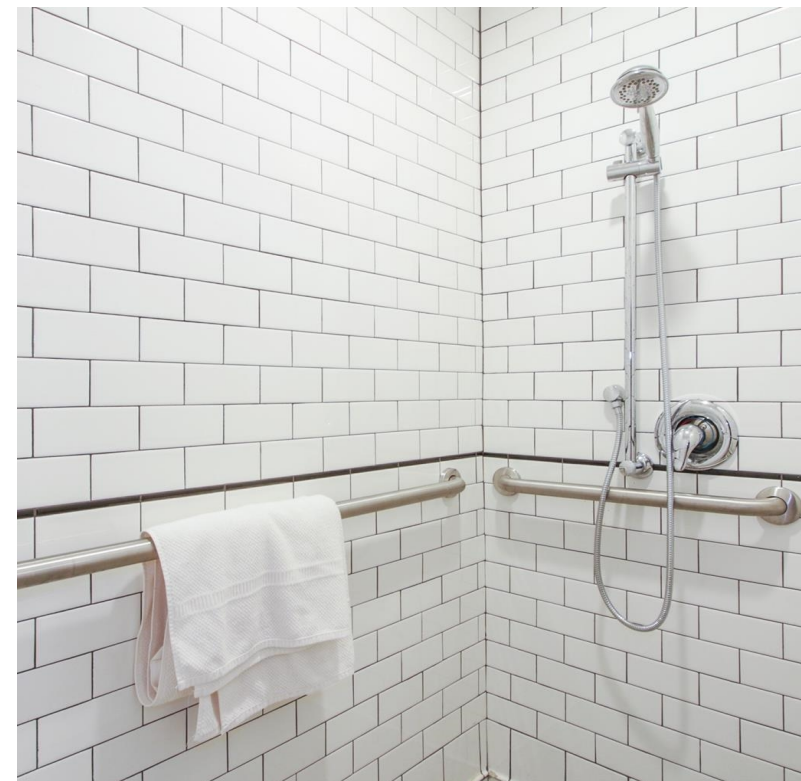
## PROPERTY FEATURES

NET RENTABLE AREA (SF)	3,760
LAND SF	3,200
LAND ACRES	.07
YEAR BUILT	1961
# OF PARCELS	1
ZONING TYPE	C-1-SPD - LIMITED COMMERCIAL/SPECIAL PLANNING DISTRICT
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

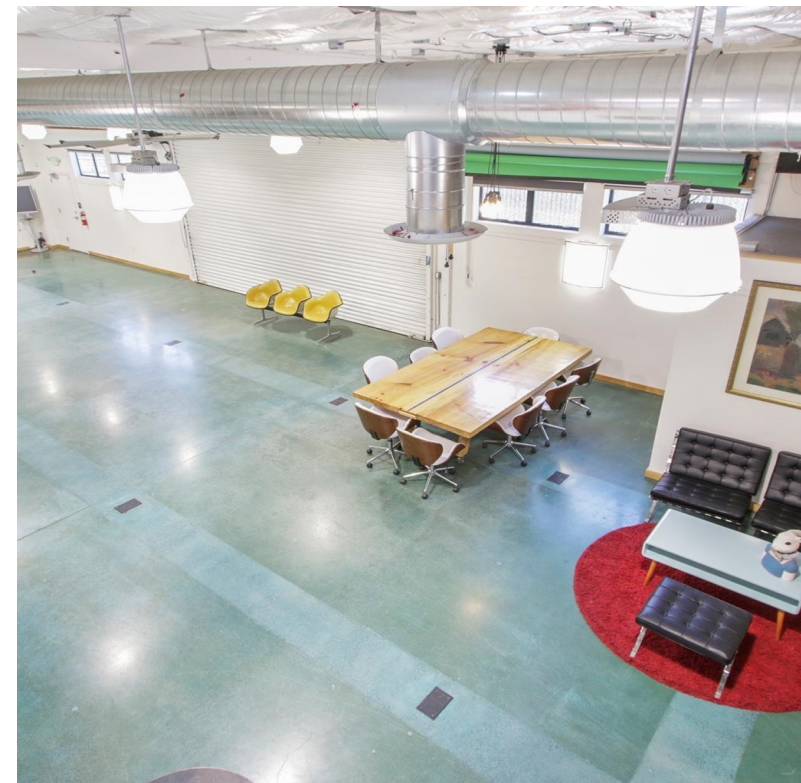














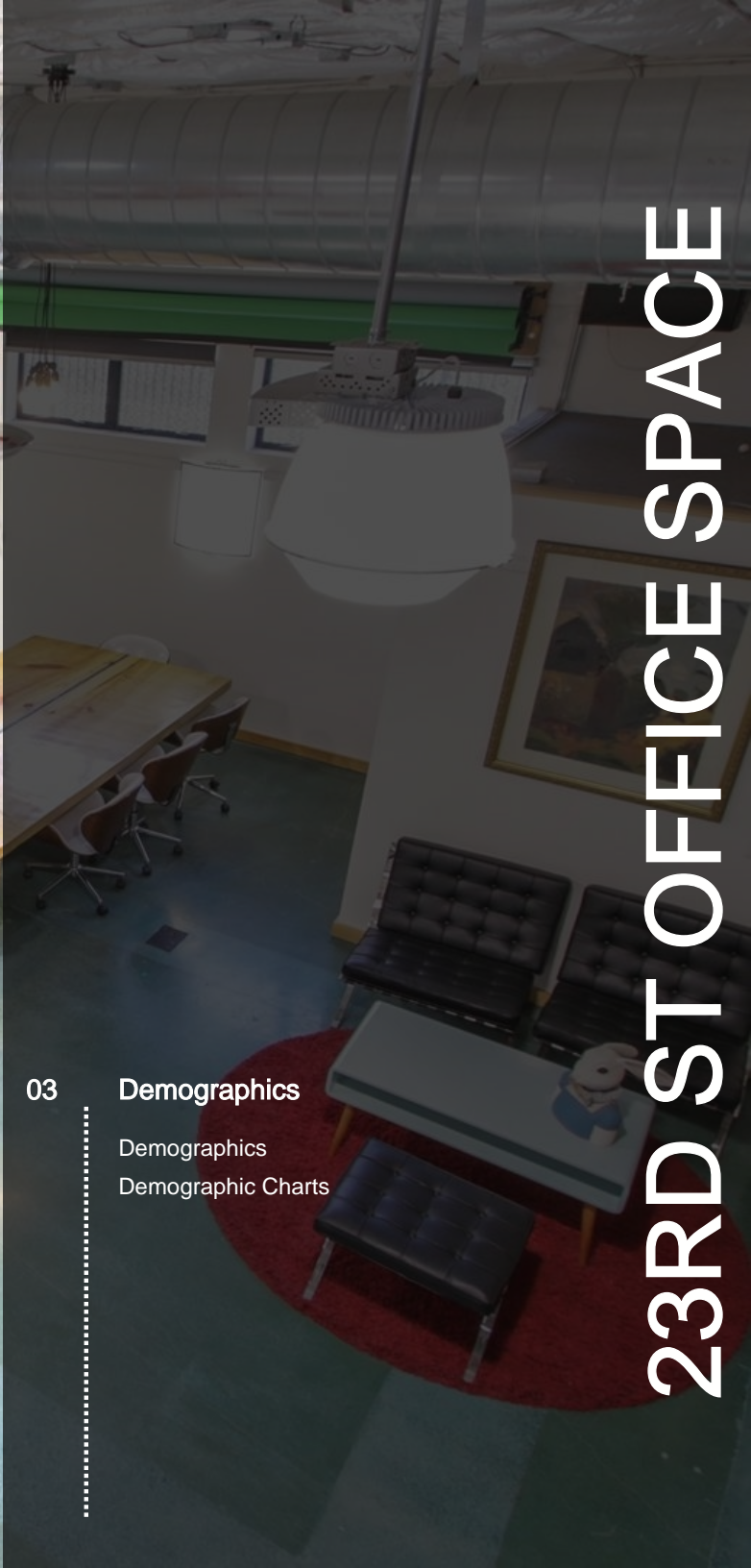
03

Demographics

Demographics

Demographic Charts

# 23RD ST OFFICE SPACE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,549	133,269	353,369
2010 Population	21,560	133,707	362,361
2023 Population	26,716	158,178	410,955
2028 Population	27,744	168,251	423,275
2023 African American	1,863	13,828	44,686
2023 American Indian	294	2,339	6,632
2023 Asian	2,747	17,675	60,588
2023 Hispanic	5,755	42,165	133,600
2023 Other Race	2,503	20,005	70,988
2023 White	15,440	79,697	162,035
2023 Multiracial	3,779	23,392	60,829
2023-2028: Population: Growth Rate	3.80 %	6.20 %	2.95 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,393	8,316	19,664
\$15,000-\$24,999	799	4,467	11,643
\$25,000-\$34,999	770	3,619	10,376
\$35,000-\$49,999	1,036	5,260	15,684
\$50,000-\$74,999	2,552	10,943	27,562
\$75,000-\$99,999	1,931	8,941	20,621
\$100,000-\$149,999	2,507	12,688	27,116
\$150,000-\$199,999	1,381	6,229	12,222
\$200,000 or greater	1,698	8,422	15,356
Median HH Income	\$79,990	\$79,070	\$69,203
Average HH Income	\$115,944	\$113,660	\$101,216

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,244	63,492	150,836
2010 Total Households	12,159	60,221	144,493
2023 Total Households	14,066	68,887	160,243
2028 Total Households	14,663	74,055	166,243
2023 Average Household Size	1.76	2.14	2.45
2000 Owner Occupied Housing	3,636	26,064	64,335
2000 Renter Occupied Housing	8,789	33,288	77,626
2023 Owner Occupied Housing	4,637	30,666	70,023
2023 Renter Occupied Housing	9,429	38,221	90,220
2023 Vacant Housing	1,101	6,006	10,231
2023 Total Housing	15,167	74,893	170,474
2028 Owner Occupied Housing	4,764	31,286	71,229
2028 Renter Occupied Housing	9,899	42,769	95,014
2028 Vacant Housing	872	4,234	8,722
2028 Total Housing	15,535	78,289	174,965
2023-2028: Households: Growth Rate	4.15 %	7.30 %	3.70 %



Source: esri

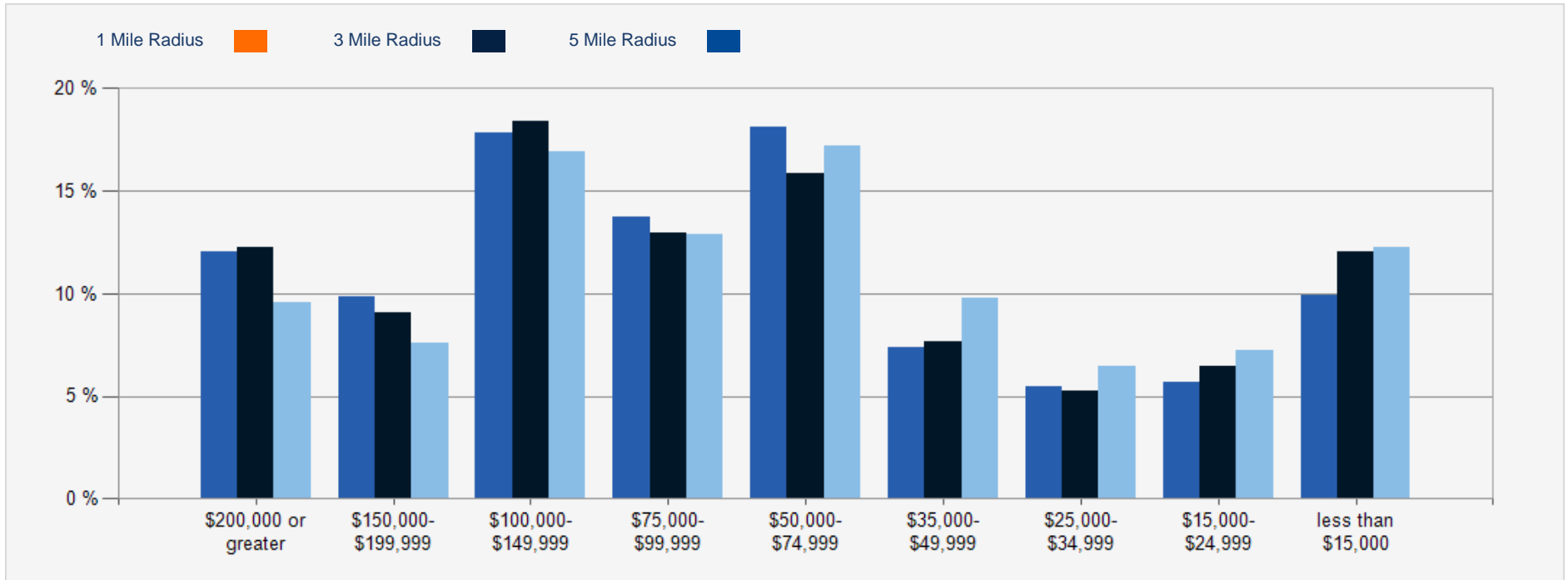
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,031	13,101	32,956
2023 Population Age 35-39	2,505	12,249	29,374
2023 Population Age 40-44	1,958	10,942	26,354
2023 Population Age 45-49	1,626	9,560	22,544
2023 Population Age 50-54	1,611	9,680	22,623
2023 Population Age 55-59	1,632	9,590	22,478
2023 Population Age 60-64	1,745	9,781	22,863
2023 Population Age 65-69	1,433	8,586	20,636
2023 Population Age 70-74	1,070	6,902	16,698
2023 Population Age 75-79	621	4,421	11,011
2023 Population Age 80-84	409	2,977	7,354
2023 Population Age 85+	401	3,516	8,263
2023 Population Age 18+	23,527	130,206	323,194
2023 Median Age	38	39	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,078	\$77,977	\$70,662
Average Household Income 25-34	\$100,663	\$103,857	\$94,402
Median Household Income 35-44	\$96,447	\$98,611	\$83,920
Average Household Income 35-44	\$137,271	\$134,918	\$118,343
Median Household Income 45-54	\$101,067	\$102,415	\$87,585
Average Household Income 45-54	\$142,090	\$141,346	\$123,220
Median Household Income 55-64	\$91,072	\$84,134	\$74,436
Average Household Income 55-64	\$129,492	\$124,092	\$110,735
Median Household Income 65-74	\$76,353	\$69,708	\$61,714
Average Household Income 65-74	\$113,372	\$103,523	\$93,922
Average Household Income 75+	\$84,470	\$77,247	\$74,024

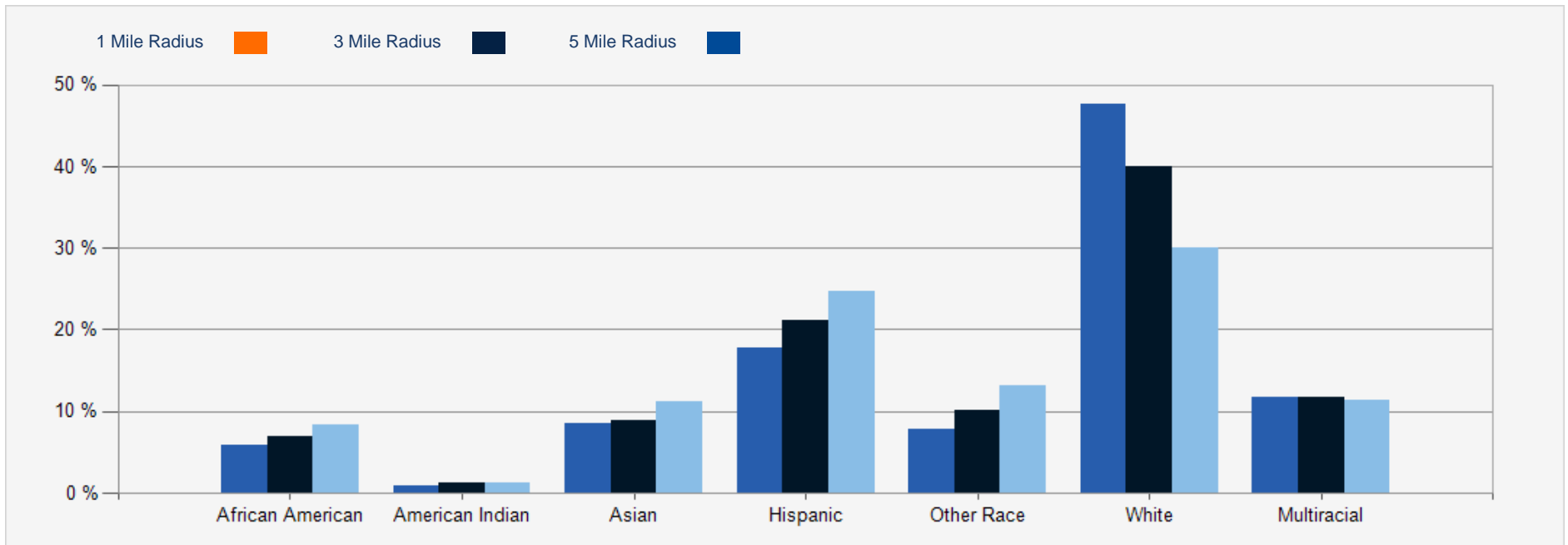
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,750	13,371	31,985
2028 Population Age 35-39	2,516	12,149	30,459
2028 Population Age 40-44	2,179	11,857	28,055
2028 Population Age 45-49	1,855	11,076	25,833
2028 Population Age 50-54	1,561	9,566	21,810
2028 Population Age 55-59	1,612	9,743	22,024
2028 Population Age 60-64	1,550	9,057	20,807
2028 Population Age 65-69	1,478	8,833	20,565
2028 Population Age 70-74	1,216	7,792	18,314
2028 Population Age 75-79	873	6,018	14,067
2028 Population Age 80-84	551	3,972	9,246
2028 Population Age 85+	479	3,927	9,179
2028 Population Age 18+	24,521	138,587	333,492
2028 Median Age	39	39	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,013	\$87,401	\$80,079
Average Household Income 25-34	\$118,110	\$120,916	\$109,467
Median Household Income 35-44	\$103,793	\$104,206	\$93,116
Average Household Income 35-44	\$151,621	\$147,170	\$132,325
Median Household Income 45-54	\$111,003	\$110,990	\$100,957
Average Household Income 45-54	\$159,523	\$156,937	\$140,144
Median Household Income 55-64	\$105,769	\$99,194	\$86,799
Average Household Income 55-64	\$147,808	\$141,884	\$128,208
Median Household Income 65-74	\$90,246	\$80,920	\$73,966
Average Household Income 65-74	\$132,505	\$119,477	\$109,936
Average Household Income 75+	\$103,253	\$95,168	\$90,998

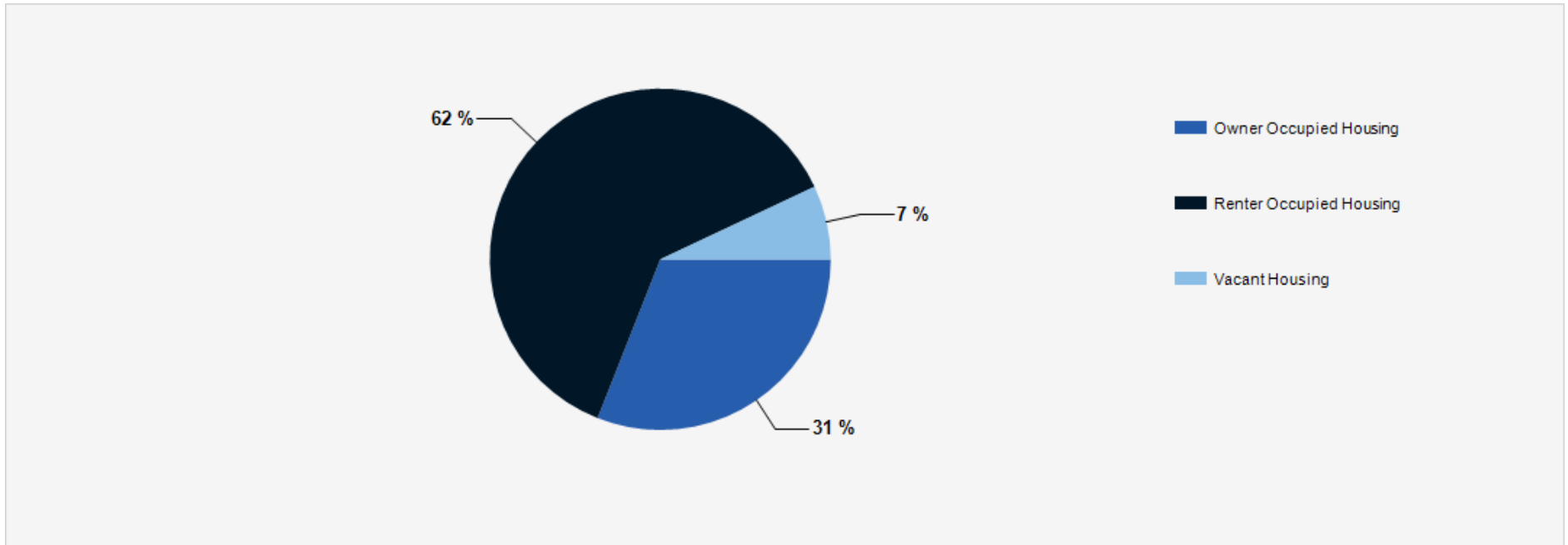
## 2023 Household Income



## 2023 Population by Race



### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median

