



±1,200 SF (2nd Floor Office Space) For Lease

1831 Capitol Avenue

Sacramento, CA

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Property Highlights



Main & Main

Centrally located office space in the heart of Lavender Heights in Midtown surrounded by residential and offices.



Ideal Floorplan

Ideal floorplan for a service industry office (insurance, law, real estate, engineering, etc). Includes an open “bullpen”, a private office, a full kitchen, bathroom with a shower, a conference room.



Dedicated Parking

Landlord is in the process of redoing the parking lot to create 1-2 dedicated spaces for the office tenant



Nearby Amenities

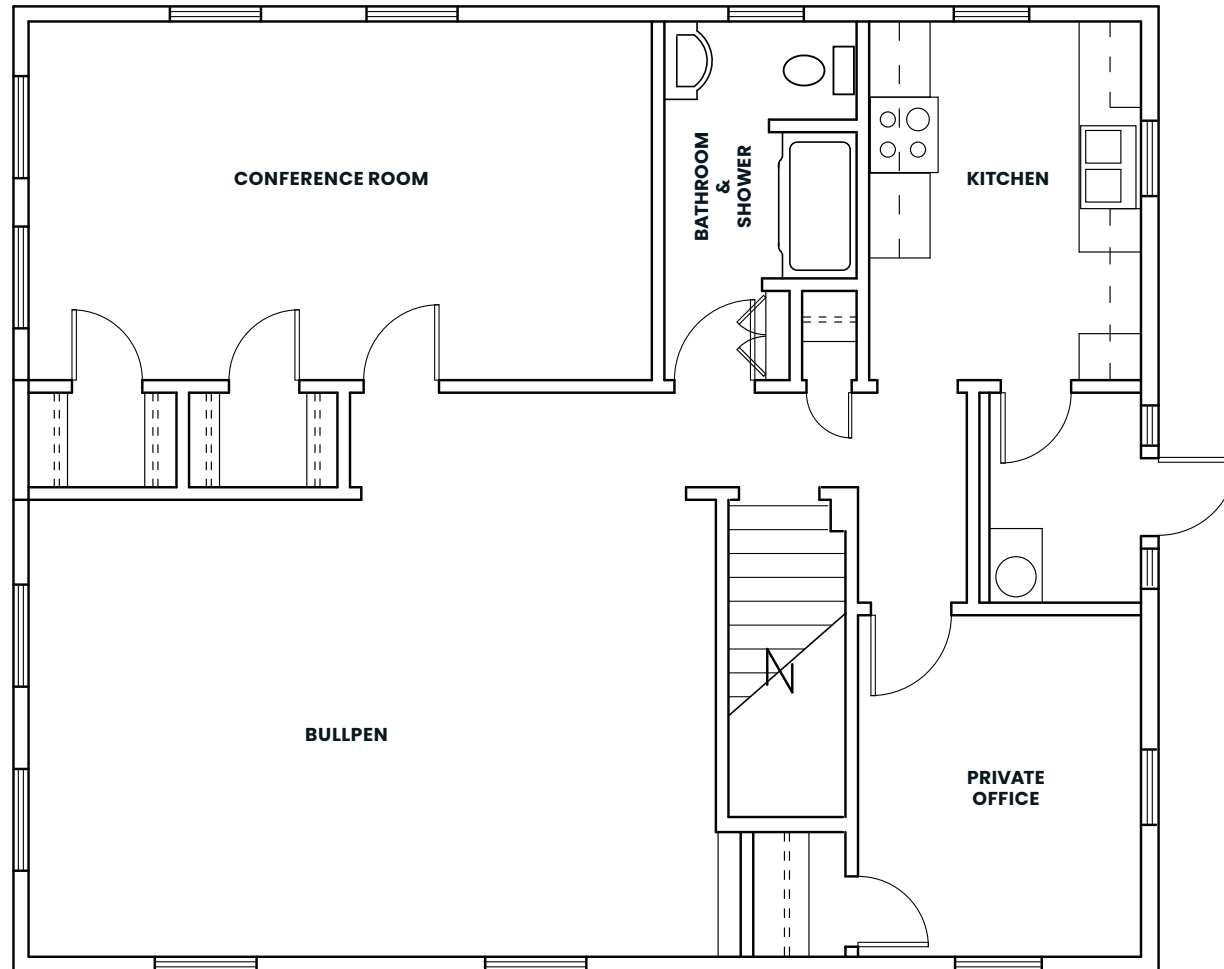
1831 Capitol Ave is surrounded by some of the best restaurants in all of greater Sacramento, and is in the heart of the bar and restaurant district in midtown. Nearby award winning and highly acclaimed restaurants include Mulvaney’s B&L, Pazza Notte, Saigon Alley, the Waterboy, and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	32,191	159,025	402,782
Avg. HH Income	\$101,247	\$121,576	\$109,299
Daytime Population	121,424	273,656	531,357

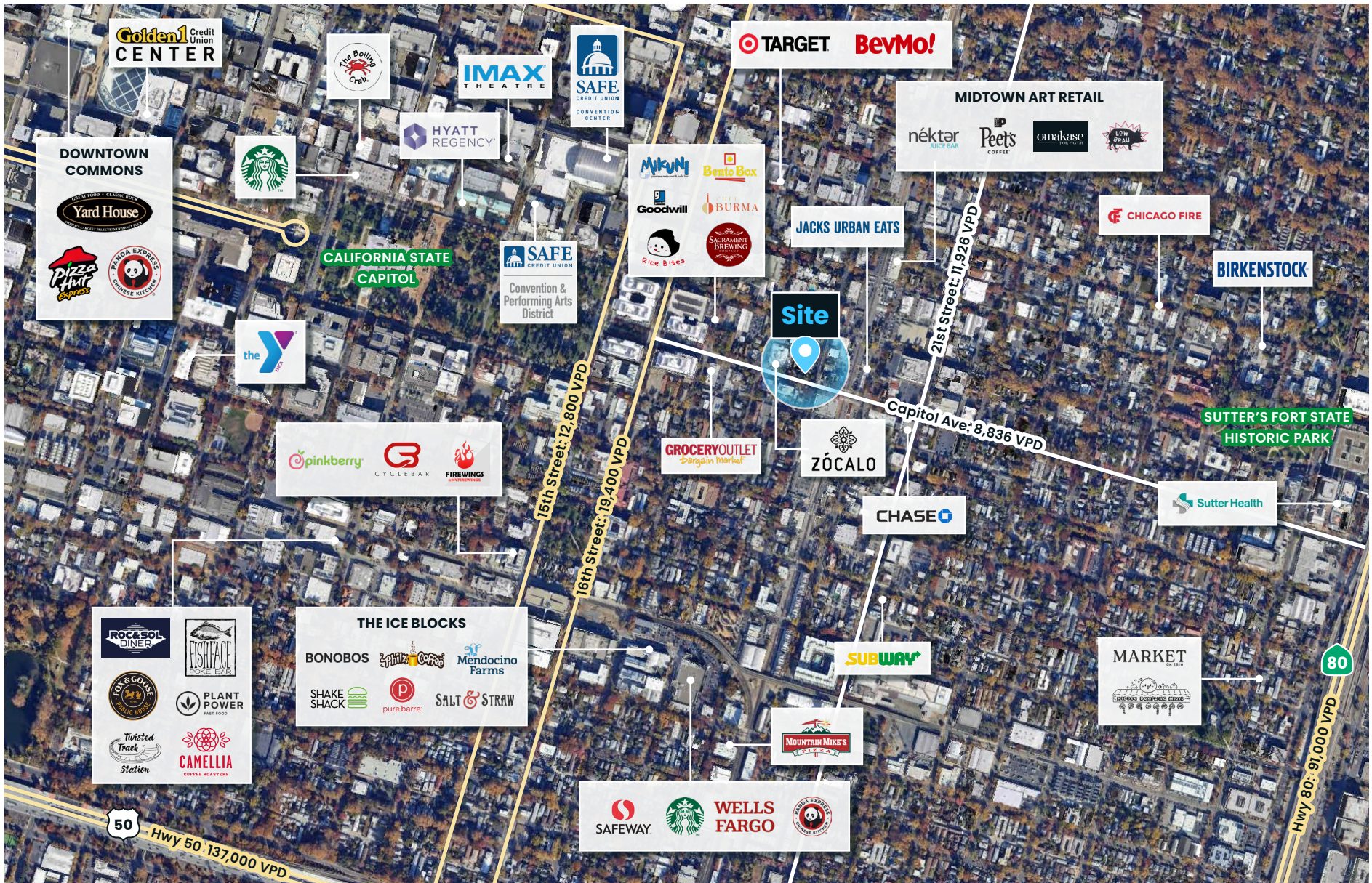
TRAFFIC COUNTS	Source: 2025 Esri.	
16th Street	19,400 VPD	
21st Street	11,926 VPD	
Capitol Ave	8,836 VPD	



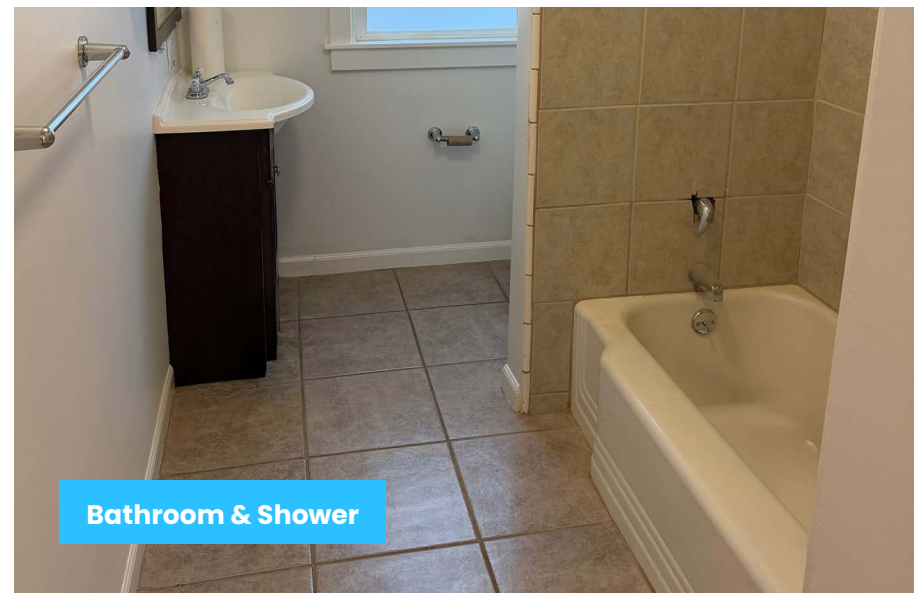
Floor Plan (2nd Floor)



Aerial



Interior Gallery



Conference Room



Bullpen





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