

# 2700 L STREET

RELIGIOUS FACILITY OFFERED IN THE HEART OF MIDTOWN FOR SALE



**TURTON**  
COMMERCIAL REAL ESTATE





**DOWNTOWN**  
**<8 MINS AWAY**

**MIDTOWN CENTRAL**  
**<3 MINS AWAY**



**28th Street**

**L Street: >15.5K cars/day**

**SUTTER'S FORT**



**TURTON**  
COMMERCIAL REAL ESTATE

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# THE OPPORTUNITY

**\$4,200,000**  
PURCHASE PRICE

**RARE**  
OWNER-USER OPPORTUNITY

**IRREPLACEABLE**  
ARCHITECTURE

**350-400**  
SANCTUARY SEATING CAPACITY

## ONE-OF-A-KIND RELIGIOUS FACILITY IN THE HEART OF MIDTOWN

Turton Commercial real estate is pleased to offer to market 2700 L Street (the “Property”), a 2 story, 19,400 gross square foot church facility in Midtown, Sacramento’s most valuable submarket. This historic 1926 structure was modernized as recently as 2020 including electrical, HVAC and elevator upgrades. The primary sanctuary features 15 solid beam trusses and 18 stunning stained glass windows which are irreplaceable and likely worth as much as 50% of the asking price.

Currently owned and operated by Pioneer Congregational United Church of Christ, 2700 L Street also features an abundance of flexible support spaces including administration offices, classrooms, meeting rooms, a full commercial kitchen, theatre, and fellowship areas. Its layout is well-suited to accommodate a variety of ministry needs such as worship services, children’s programs, community outreach, and administrative operations.

Located directly across the street from

Sutter’s Fort and in one of Midtown’s most walkable areas, the church is easily accessible to parishioners from across the region, with excellent proximity to free-ways and ample nearby amenities. With its combination of history, presence, and adaptability, 2700 L Street is an exceptional opportunity for a congregation looking to establish or expand in Sacramento’s urban core. The Property is being offered for sale at \$4,200,000, equating to \$216 per square foot.





**1 THE OPPORTUNITY**  
2700 L STREET

# PROPERTY DETAILS

Address: 2700 L Street, Sacramento, CA 95816  
APN: 007-017-100-1000  
Lot Size: 0.45 Acres  
Building Size: 19,440 SF  
Year Built: 1926  
Sanctuary Seating Capacity: 350 - 400 people

Additional Income in Place: \$6,795 per month



## FEATURES:

- Sanctuary
- Bell Tower
- Gathering Rooms
- Private Offices
- Communal Kitchen
- Theatre
- Classrooms
- Basement
- Courtyard

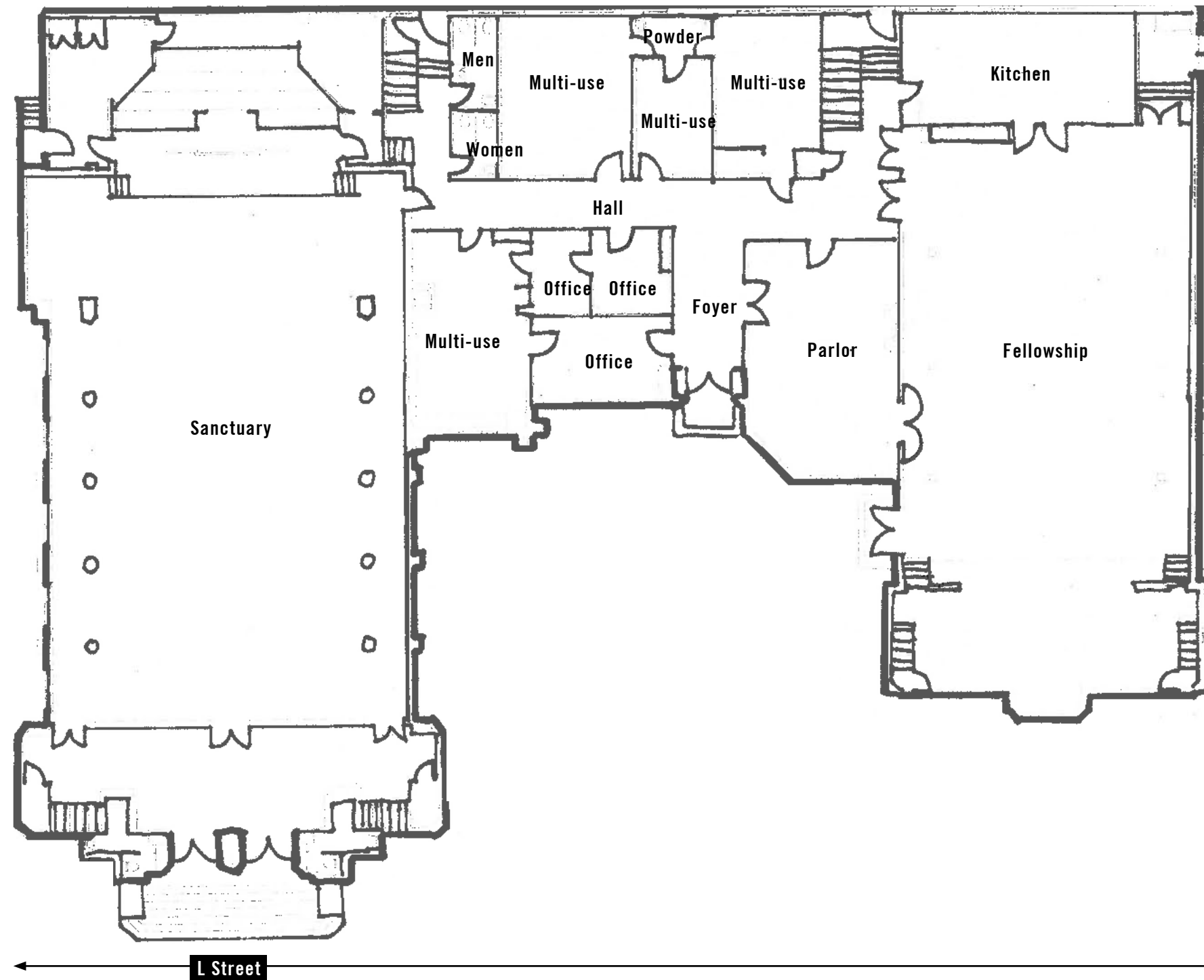






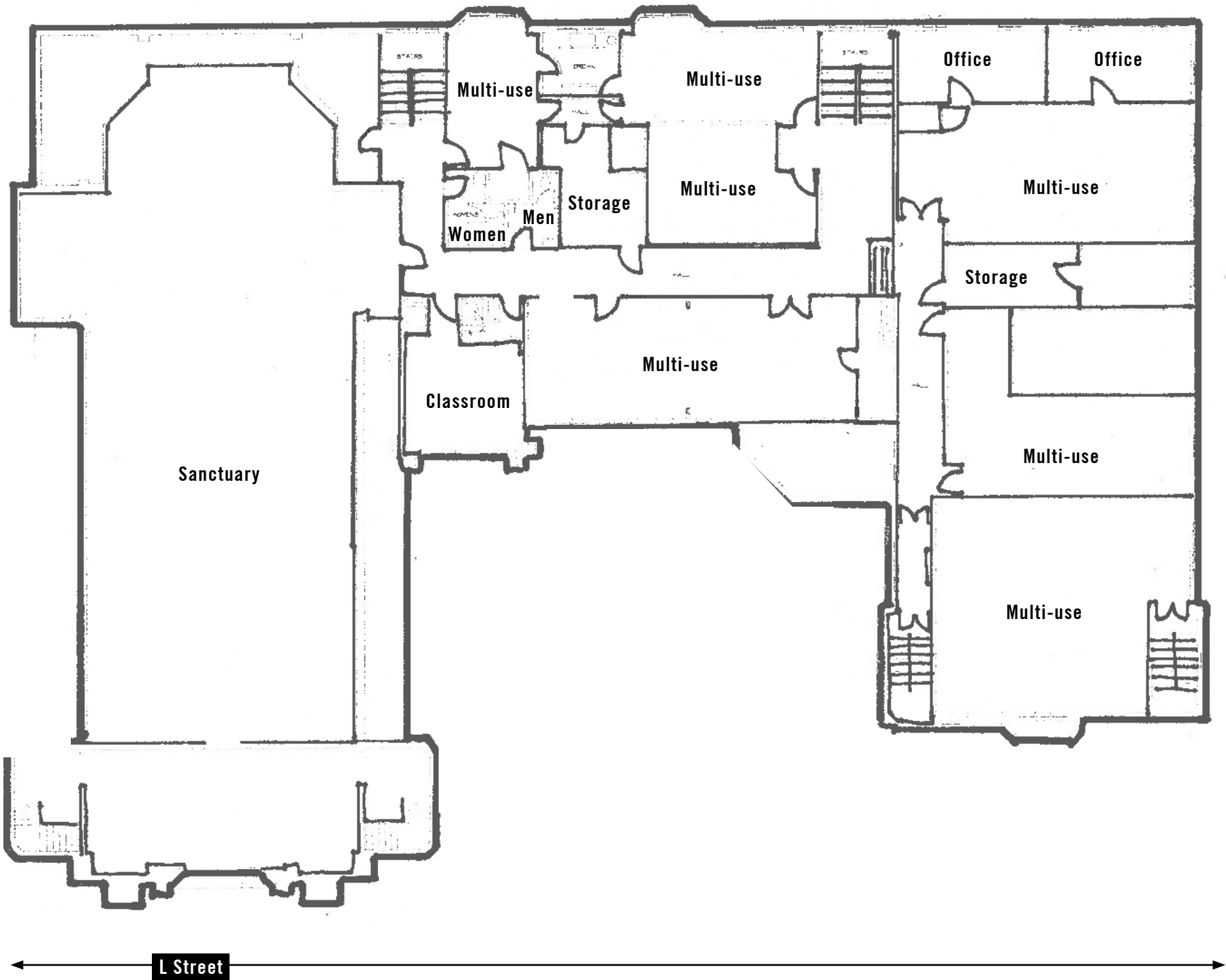
# FLOOR PLANS

## 1ST FLOOR



# FLOOR PLANS

## 2ND FLOOR





# THE LOCATION



**VIEWS**  
OF SUTTER'S FORT



**QUICK**  
FREEWAY ACCESS



**>15.5K**  
DAILY CARS ON L STREET

LOCATED IN ONE OF MIDTOWN'S MOST WALKABLE AREAS

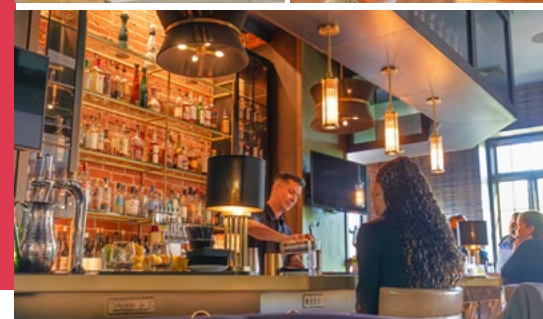
Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and

fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.

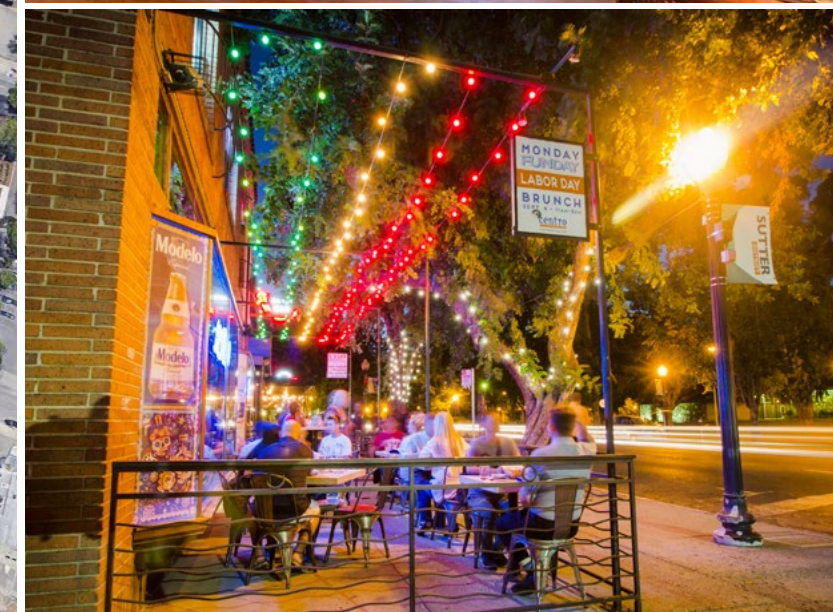
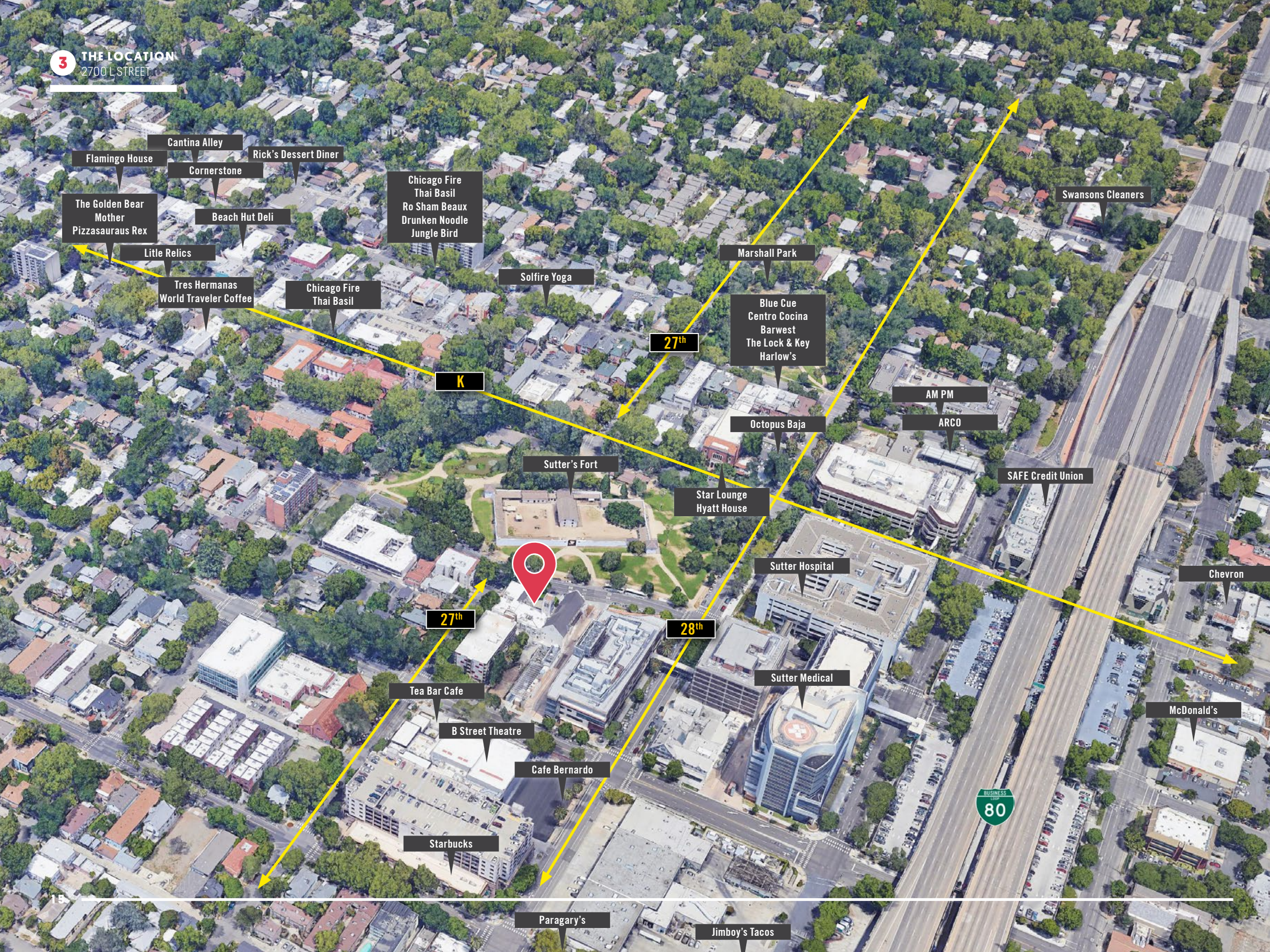
Midtown has emerged as one of the submarket's hottest micro-markets. 2700 L Street is near the epicenter of Midtown,

which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 2700 L Street is also located only a couple blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50.

The Downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.









# SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION  
GREATER SACRAMENTO REGION

2,623,204

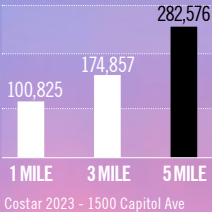
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH  
A DEGREE OR SOME COLLEGE:

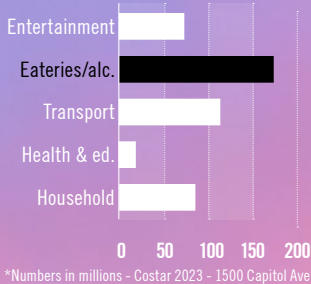
68%

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF  
EMPLOYEES  
WITHIN VARYING  
RADIUS OF THE STATE  
CAPITOL:



ANNUAL CONSUMER SPENDING  
WITHIN ONE MILE OF THE STATE  
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY  
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY  
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO  
OWNERS VS. RENTERS



GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust  
2024 and 2025

WALK  
SCORE:  
98  
Walker's  
Paradise

BIKE  
SCORE:  
62  
Biker's  
Paradise

TRANSIT  
SCORE:  
96  
Good  
Transit  
walkscore.com  
1500 Capitol





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