

AVAILABLE  
**FOR SALE**

**401 16TH STREET**  
**Sacramento, CA 95814**

-/+2,916 SF  
**\$900,000**  
**\$309.00 PSF**



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



**16th STREET**  
**+/- 19,000 VPD**

**Street Visible Auto Body Shop Located in Downtown Sacramento**



# THE PROPERTY

 **401 16th Street Sacramento CA 95814**

REGION    AVAILABILITY    ZONING    OPPORTUNITY    PRICING



**Sacramento**



**-/+2,916 SF**  
**Auto Body Shop**  
**Roll-Up Doors**







**C-4 SPD**

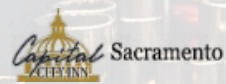


**Boutique**  
**Showroom**  
**Flagship Retail**



**\$900,000**  
**\$309.00 PSF**

-  **High Visibility:** Boasts 160 feet of frontage on 16th Street and additional frontage on D Street.
-  **Ample Parking:** Includes 25 dedicated parking spaces, providing a ratio of 4.81 spaces per 1,000 SF.
-  **Signage:** Equipped with a Pylon Sign for maximum brand exposure in a high-traffic area
-  **Location:** Immediate access to Downtown and Midtown Sacramento, situated on the main corridor into the city center.



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**FOR SALE**





20th STREET

Peet's Coffee

Mill

ZOCCALO

ACE  
The helpful place.

target

American River

Edwards Custom Woodworks

Public Storage

SACRAMENTO  
WHEELER DEERY

CLIPA

BLUE DIAMOND  
GROWERS

VINTAGE TILE

Sampino's Towne Foods

EconoLodge

CHEF BURMA

CUBESMART  
self storage

Ford

E Street Bike Shop

WOOD BROS.  
FLOOR COVERINGS

401  
16th STREET  
SACRAMENTO  
CA 95814

MIKUNI

CASA LOLA

16th STREET

SUN HOUSE CAFE

Sacramento Memorial Auditorium

SAFE  
CREDIT UNION

California Department of Education

IMLER DIESEL

MOTIVE

Crest Contract Carpets

CAPITOL CASINO

TAQUERIA  
JALISCO

Capital  
SACRAMENTO

DHILLON FOOD

NO SABO  
Conocheira

DRUNKEN  
Tortilla

SHERATON GRAND  
SACRAMENTO HOTEL

HYATT REGENCY  
SACRAMENTO

California State Capitol Park

Southern Tire Mart

East Bay  
AAA

Arden  
AUTO SALES

Sacramento Fire Station No. 14

12th STREET

12th STREET

AVIS

Mid Century Sac

HISO

Crest  
SACRAMENTO

The Boiling  
Craw

Starbucks

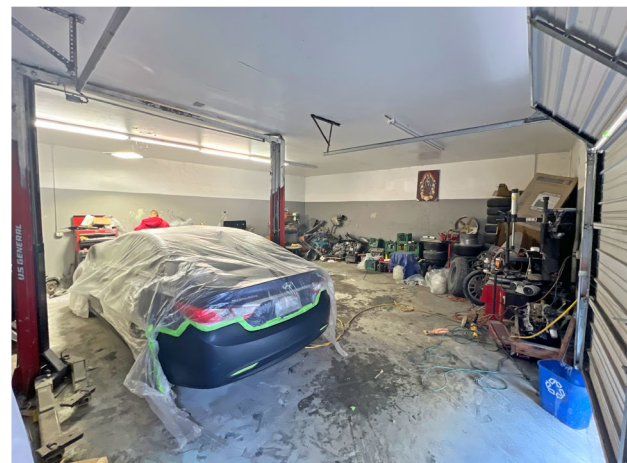
California State Capitol Museum

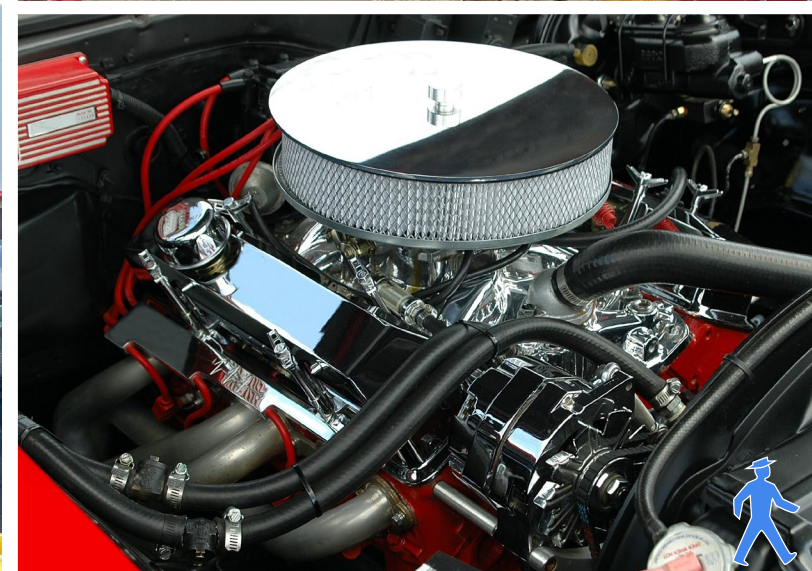
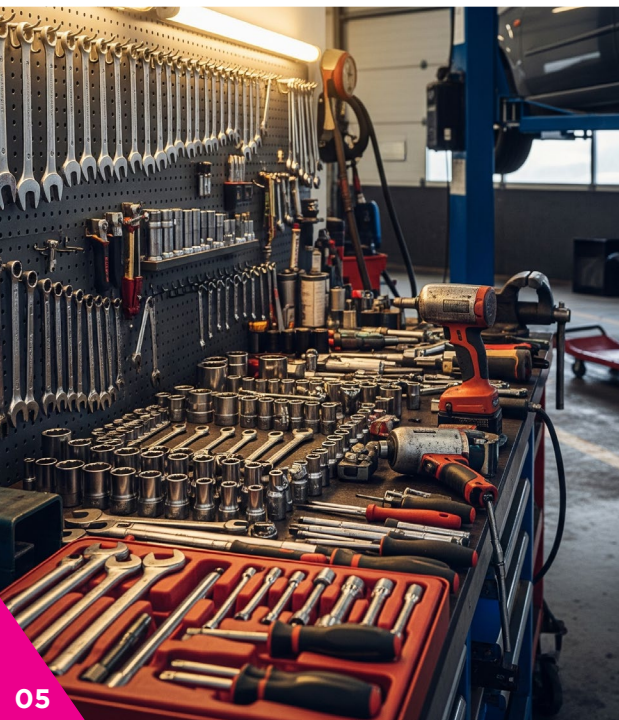




# THE BUILDING

Property Highlights Prime Visibility: Boasts extensive frontage with 160' on 16th Street, one of the city's busiest thoroughfares. Flexible Zoning: C-4-SPD zoning allows for various uses, including General Retail, Auto Dealership, or Auto Repair. Abundant Parking: Features 25 private parking spaces, providing a rare parking ratio of 4.81 spaces per 1,000 SF. High Identity: Includes a pylon sign for maximum brand exposure to passing commuters. Location & Connectivity Midtown Hub: Situated in the vibrant Mansion Flats/Midtown area, surrounded by a mix of historic and contemporary developments. Immediate Amenities: Located just steps from major cultural landmarks like the Sacramento Memorial Auditorium and popular dining spots such as Mikuni and The Mill Coffee. Convenient Access: Offers easy alley access and proximity to the I Street corridor and the historic 16th Street Bridge, connecting to major regional transit routes. The Opportunity "Secure your place at 401 16th Street, a high-identity freestanding building located at the gateway to Sacramento's bustling Midtown. With unparalleled visibility on one of the city's most traveled corridors, this property offers a rare combination of spacious retail floor area and ample on-site parking, perfectly suited for a flagship location or a specialized service center." A Strategic Advantage "Position your business among the best of Sacramento. Whether you're launching a contemporary office or a high-traffic retail concept, 401 16th Street provides the heavy commercial zoning and modern infrastructure needed to thrive in a city on the rise."





# THE AREA

## Historic Alkali Flat Neighborhood:

Located in Sacramento's oldest residential district, a unique area where historic Victorian architecture meets modern infill developments and lofts.

## Proximity to Major Developments:

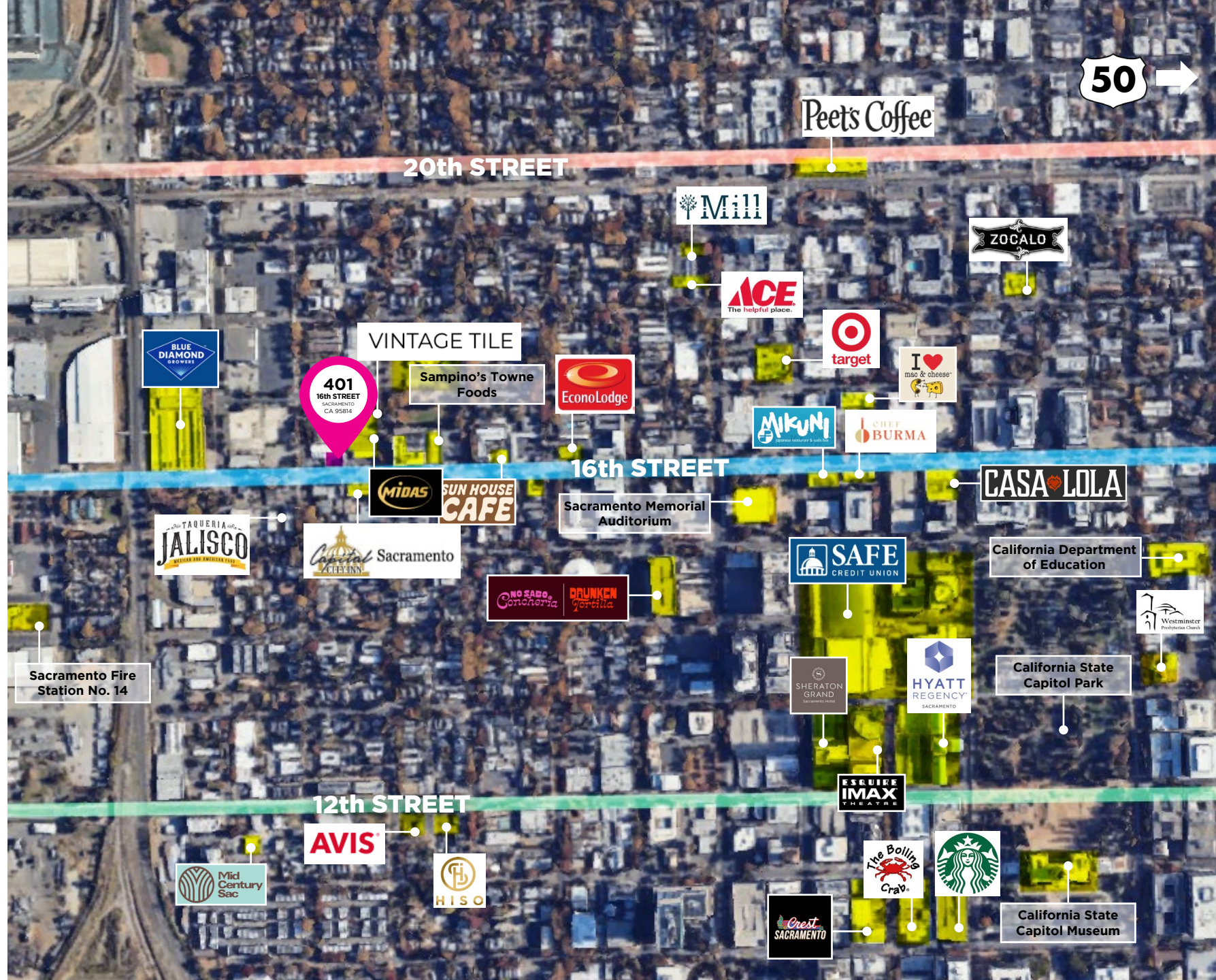
Strategically positioned just blocks from the Railyards Development, the nation's largest infill project, which is set to double the size of Downtown Sacramento with new medical campuses, stadiums, and thousands of residential units.

## Vibrant Urban Hub:

Within walking distance of premier performing arts venues like the Memorial Auditorium and popular local staples such as Shine Cafe and Sampino's Towne Foods.

## Access & Connectivity:

Situated along a major thoroughfare with easy access to the American River Bike Trail and the central business district.



# DEMOGRAPHICS

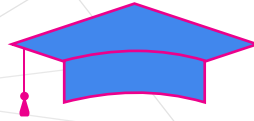
## CONSUMER SPENDING

3 miles Households



## EDUCATION

% Breakdown - 2024



- 29% Some College, No Degree
- 27% Bachelor's Degree
- 15% High School Graduate
- 18% Advanced Degree
- 5% Some High School, No Diploma
- 6% Associate Degree

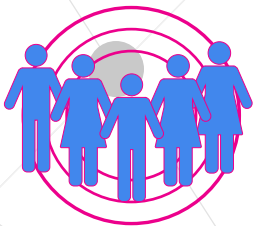
## HOUSEHOLD INCOME



5 Mile Radius

|               |       |
|---------------|-------|
| < \$25K       | 969   |
| \$25K - 50K   | 1,042 |
| \$50K - 75K   | 1,012 |
| \$75K - 100K  | 914   |
| \$100K - 125K | 811   |
| \$125K - 150K | 511   |
| \$150K - 200K | 793   |
| \$200K+       | 1,882 |

## RESIDENT POPULATION

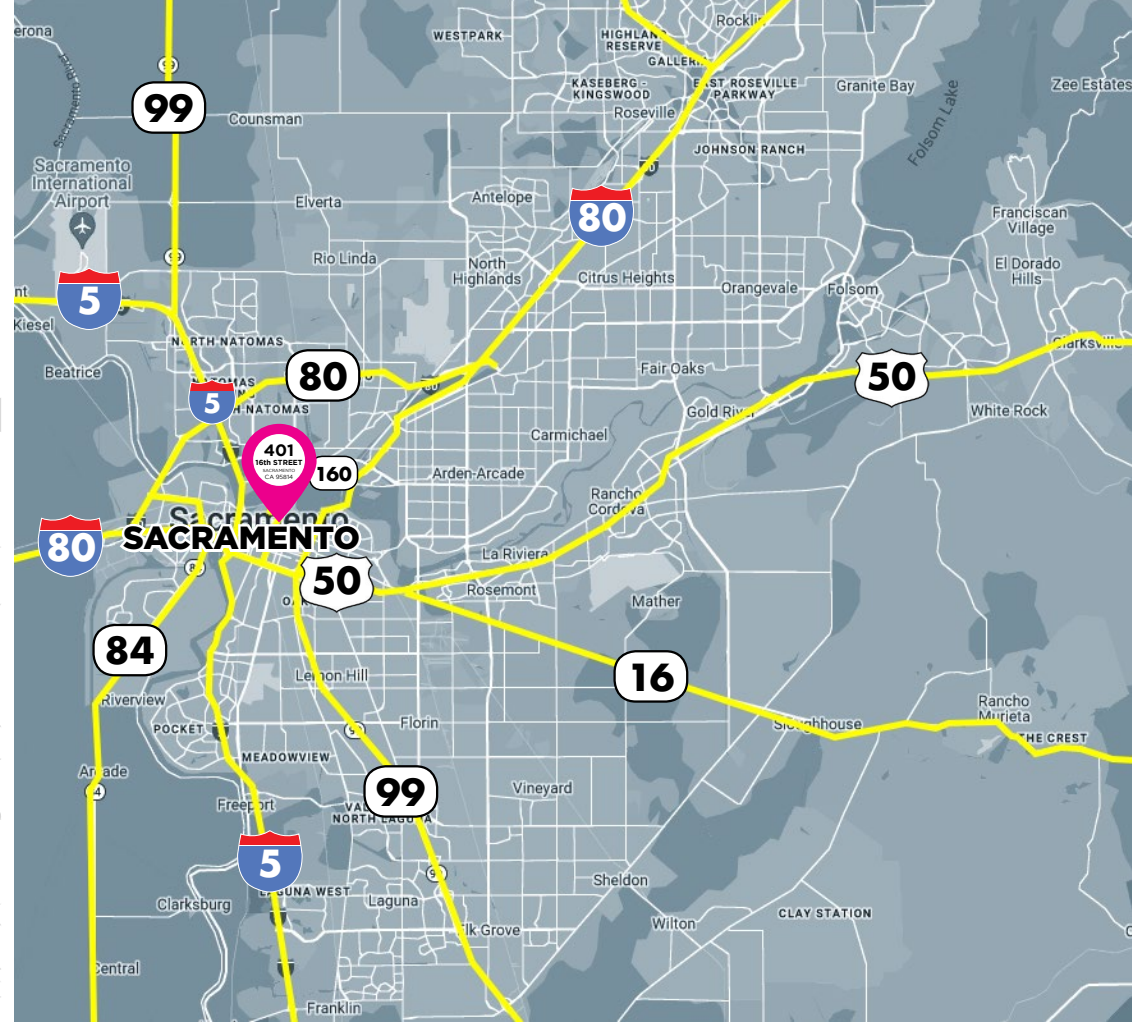


5 Miles 16,828

## TRAFFIC COUNT

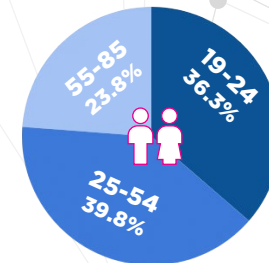


-/+ 19000 vehicles per day



## POPULATION BY AGE

5 Mile Radius



## TOTAL HOUSE HOLDS - 2024



|          |        |
|----------|--------|
| 2 mile   | 153    |
| 5 miles  | 7,934  |
| 10 miles | 45,663 |



# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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# SALE

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