

OFFERING MEMORANDUM

# FOR SALE

## East Sacramento Office Building

874 57<sup>th</sup> Street  
Sacramento CA, 95819



**JAHN-RICH COMMERCIAL REAL ESTATE**

COMMERCIAL REAL ESTATE INVESTMENT ADVISORS  
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**JAHN-RICH**  
COMMERCIAL REAL ESTATE

WWW.JAHNRICH.COM

Entitled Student Housing Project  
60 Units

Academy 65 Student Housing  
90 Units  
The Wexler Student Housing  
200 Units  
Entitled Student Housing Project  
56 Units



St. Francis Highschool

Elvas Avenue

J Street

874 57th Street

57th street



# THE OFFERING

Jahn-Rich Commercial Real Estate is pleased to present the exclusive offering of 874 57th Street, a two-building office property situated in the heart of East Sacramento — one of the region's most coveted and established neighborhoods. Offered at \$950,000 (\$266/SF), this is a rare opportunity for an owner-user or investor to acquire a well-configured, freestanding office property with 10 on-site parking stalls in a supply-constrained infill submarket. The two buildings total 3,574 square feet on a 10,220 square foot lot ( $\pm 0.23$  acres) zoned C-4 — one of Sacramento's most permissive commercial designations — providing broad flexibility across a wide range of permitted uses.

Ideally located in close proximity to Sacramento State University, student housing, and the established businesses and professional services that serve the broader East Sacramento community, the property benefits from strong daytime traffic, a dense surrounding population, and consistent demand from a wide range of office tenants and owner-users.

**Front Building |  $\pm 1,974$  SF** The front building features seven private offices, two restrooms, a dedicated mail room, and a reception/waiting area.

**Rear Building |  $\pm 1,600$  SF** The rear building offers four private offices, a restroom, and a waiting area. A separate office with storage and a restroom is also included.

**Please contact the listing agent for current tenant information.**


 \$950,000

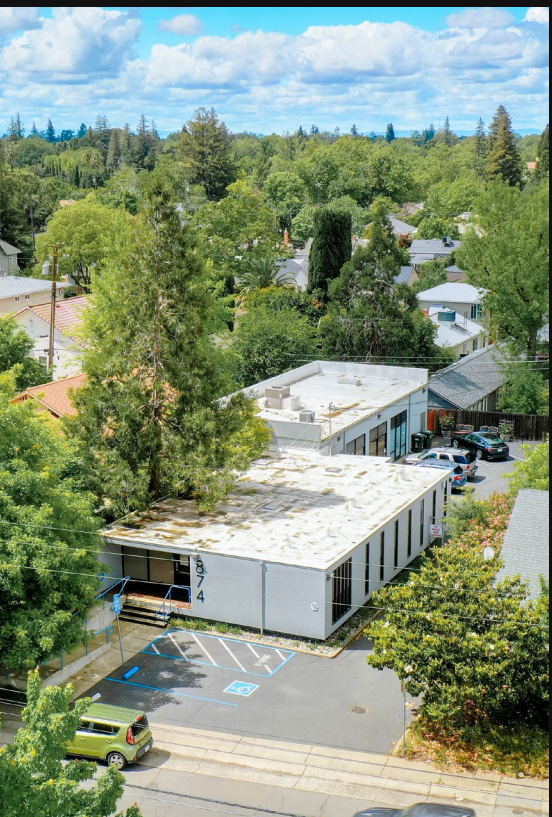
 \$266 P/SF

 3,574 SF - BUILDING SIZE

 0.23 AC - LOT SIZE

 874 57TH ST  
SACRAMENTO CA, 95819  
APN: 008-0083-024

 C-4 ZONING



PROPERTY PHOTOS

# EXCLUSIVELY LISTED BY

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## CONFIDENTIALITY STATEMENT

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The seller reserves the right to withdraw the property from the market at any time, reject any offer, and negotiate with multiple parties simultaneously. If you have no interest in the subject property, please return this Offering Memorandum promptly.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE JAHN-RICH COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.**

WWW.JAHNRICH.COM

8074

ACCESSIBLE  
PARKING ONLY  
PERMITTED  
TIME RESTRICTED

NO  
BREW  
PUB  
PARKING