

918  
**J STREET**  
DOWNTOWN SACRAMENTO





## SCOTT KINGSTON

SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
SCOTTKINGSTON@TURTONCRE.COM

## SHILO ROCHELLE

SENIOR DIRECTOR - LIC. 02092283  
916.573.3305  
SHILOROCHELLE@TURTONCRE.COM

# THE OPPORTUNITY

± 18,400 SF BUILDING

\$3,495,000 ASKING PRICE

\$1.50 - \$2.50 NNN LEASE RATE

A CREATIVE OFFICE BUILDING WITHOUT EQUAL

918 J Street is anchored by what may be the most compelling creative office environment in the entire central city. Encompassing approximately 6,400 square feet on the ground floor, the space delivers the character, presence, and energy that today's most innovative organizations seek—but rarely find in a conventional office building.

From the moment employees and visitors arrive, the ground floor makes an unmistakable impression. Its distinctive architectural character and design-forward atmosphere create a workplace that feels authentic, inspiring, and entirely its own. This is not simply a place to conduct business; it is a space

capable of expressing a company's identity, strengthening its culture, and becoming an integral part of its brand.

The expansive floor plate provides the flexibility to support a dynamic mix of collaborative work areas, private offices, meeting spaces, creative studios, and gathering places. It is equally suited to a design firm, technology company, creative agency, professional organization, or any business seeking an environment that encourages people to connect, exchange ideas, and do their best work.

In a market dominated by predictable office interiors, the ground floor at 918 J

Street offers something genuinely different: a memorable headquarters environment with personality, authenticity, and an exceptional sense of place. It is the kind of workspace that can help attract talented people, inspire teams, impress clients, and give an organization a meaningful presence in the heart of the central city.

Available independently for lease or as the centerpiece of a full-building acquisition, the ground floor presents a rare opportunity to occupy an office that is more than functional—it is an experience, a recruiting advantage, and a powerful statement about the organization that calls it home.



# THE DETAILS

PROPERTY DETAILS:

**Address:** 918 J Street, Sacramento, CA 95814  
**APN:** 006-0101-010  
**Zoning:** C-3-SPD  
**Gross Building Size:** ± 18,400 SF  
**Parking Stalls:** ± Four (4)  
**Year Built:** 1890  
**Year Remodeled:** 2024  
**Stories:** Two (2) plus lower level  
**Price:** \$3,495,000  
**Price Per SF:** \$189.95

UTILITY DETAILS:

**Electricity:** SMUD  
**Gas:** PG&E  
**Water/Sewer/Trash:** City of Sacramento  
**Storm Drain:** City of Sacramento

SEISMIC/FLOOD:

**Fault Zone:** N/A  
**Flood Zone:** Zone X

NEIGHBORING PROPERTY USES

**North:** Civic/Park  
**South:** Commercial  
**East:** Commercial/Hotel  
**West:** Commercial



# THE ECONOMICS

## SCHEDULED REVENUE

| Space                                      | Size (SF) | Base Rent Per SF (NNN) | Monthly Base Rent (NNN) | Annual Base Rent (NNN) | Notes                                                    |
|--------------------------------------------|-----------|------------------------|-------------------------|------------------------|----------------------------------------------------------|
| Lower Level                                | 6,400     | \$0.25                 | \$1,600.00              | \$19,200.00            | Minimal value as-is.                                     |
| 1st Floor                                  | 6,400     | \$2.50                 | \$16,000.00             | \$192,000.00           | Based on \$3.10 per sf FSG per month.                    |
| 2nd Floor                                  | 5,600     | \$1.50                 | \$8,400.00              | \$100,800.00           | Predicated on finishing the space at \$150 per sf in TI. |
| Totals                                     | 18,400    |                        | \$26,000.00             | \$312,000.00           |                                                          |
| Net Operating Income w/ 5% Vacancy Reserve |           |                        |                         | \$296,400.00           |                                                          |

## CAPITALIZED VALUE

| Cap Rate       | Value          | Value Per Building SF | Notes |
|----------------|----------------|-----------------------|-------|
| Value at 6.75% | \$4,391,111.11 | \$238.65              |       |

## IMPROVEMENT COSTS

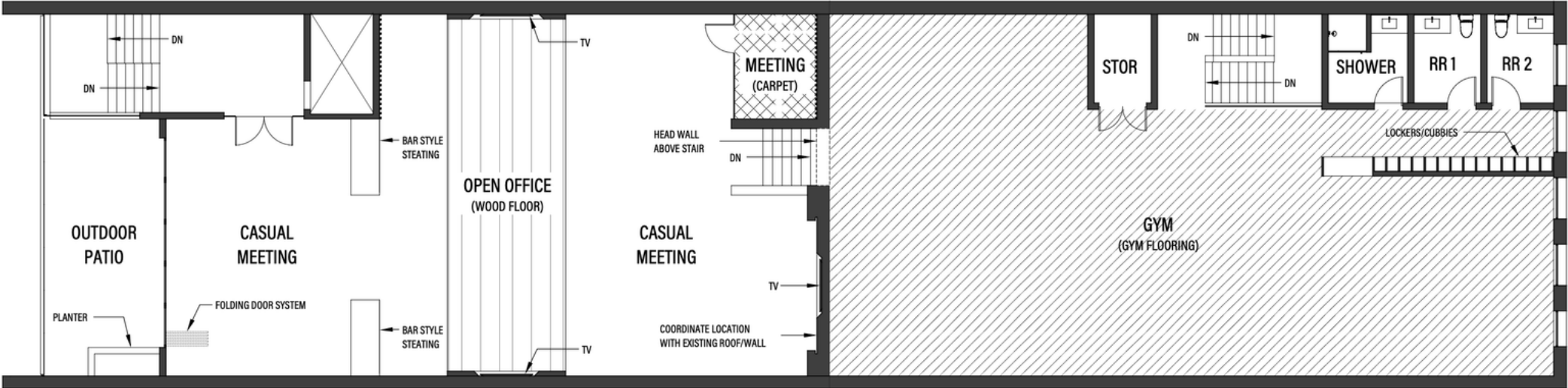
| Space       | TI Per SF | Total TI (\$) | Notes                            |
|-------------|-----------|---------------|----------------------------------|
| Lower Level | \$0.00    | \$0.00        | No improvements needed.          |
| 1st Floor   | \$0.00    | \$0.00        | No improvements needed.          |
| 2nd Floor   | \$150.00  | \$840,000.00  | Fully improving 2nd floor costs. |
| Totals      |           | \$840,000.00  |                                  |

## AS-IS 2026 VALUE

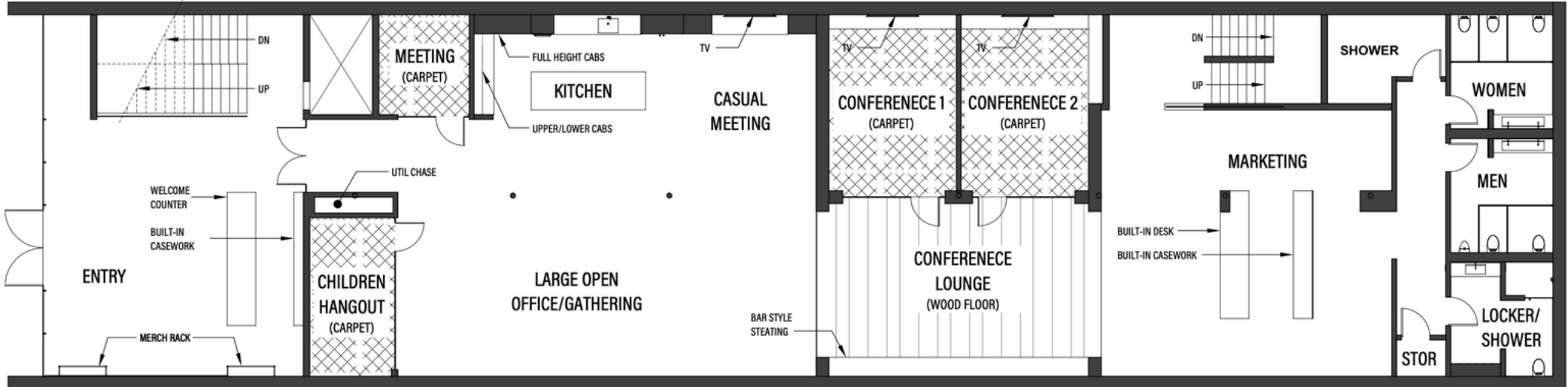
| Value          | Value Per Building SF | Notes                                                  |
|----------------|-----------------------|--------------------------------------------------------|
| \$3,551,111.11 | \$193.00              | Predicated on seller finishing stairwell and elevator. |



# THE FLOOR PLANS



918 J ST - CONCEPTUAL PLAN - LEVEL 2



918 J ST - CONCEPTUAL PLAN - LEVEL 1



# DOWNTOWN SACRAMENTO

Downtown Sacramento continues to evolve as one of California's most dynamic urban business districts, creating a compelling opportunity for investors and owner-users alike. This office property offers the rare combination of a strategic central location, strong accessibility, and the flexibility to capitalize on the continued resurgence of the urban core. Surrounded by government agencies, professional services, entertainment venues, restaurants, hotels, and regional transit, the property is well positioned to benefit from both current demand and the long-term growth of Downtown Sacramento.

Whether acquired as a long-term investment or as a headquarters opportunity, the building provides exceptional versatility. Investors can leverage the property's income potential while exploring future value-add strategies through leasing, modernization, or repositioning. Owner-users have the opportunity to establish a prominent business presence while controlling occupancy costs and building long-term equity in one of the region's most recognizable commercial markets. With continued public and private investment reshaping the downtown landscape, opportunities to acquire well-located office assets remain increasingly limited.

The surrounding district continues to attract new residential development, hospitality, retail, and entertainment uses, creating a more vibrant, walkable environment that supports office demand and employee experience. Convenient access to Interstate 5, Highway 50, Interstate 80, Sacramento International Airport, Sacramento Valley Station, and the Capitol Corridor further enhances the property's connectivity throughout Northern California. As Downtown Sacramento continues its transformation into a true mixed-use destination, this offering represents an exceptional opportunity to acquire a high-quality office asset in one of the city's most established and evolving business corridors.



# 918 J STREET

 **TURTON**  
COMMERCIAL REAL ESTATE