

# FOR SALE



500 N ST, # 27 & 28  
SACRAMENTO, CA 95814

### Property Highlights:

- Two Downtown Street Level access Condos
- Suite 27: 785 sf condo with Cafe improvements
- Suite 28: 439 sf Office/Retail condo
- Located within a multistory residential building with 132 residential units
- Walking distance to the State Capitol
- Includes one parking spot in the building garage
- Near DOCO, Capitol Mall, restaurants, retail and downtown attractions

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# OFFERING MEMORANDUM

500 N ST, SUITES 27 & 28  
SACRAMENTO, CA 95814

500 N Street, also known as Bridgeway Towers, is a 141 unit (132 residential and 9 commercial) condominium tower located in the heart of Downtown Sacramento, four blocks from the State Capitol and in the immediate vicinity of numerous government and other office buildings, fine dining, theaters, the Golden One Center, Downtown Commons (DOCO) and more.

The Offering consists of Two commercial condominiums. Suite 27 is a 785 sf commercial condominium unit with cafe improvements. The suite has frontage on N Street and is an outstanding opportunity for a cafe or coffee shop to purchase and locate within a thriving Downtown market. Suite 28 is an adjacent 439 s.f. office/retail condominium. It features a reception area, a private office and a conference room. The rooms are separated by glass walls and the suite has an extensive exterior window line, thereby bringing in natural light into the entire suite. Suites 27 and 28 are owned by separate entities and may be purchased separately or together.

The building has a nicely appointed entrance lobby, and common area restrooms. Each suite comes with one parking spot in the open-air garage on the second floor of the building.

Bridgeway Towers is adjacent to the Capitol Towers complex, which includes an older 325 unit building and a new, 7-story 436 unit Luxury midrise project that opened in 2022, bringing the total number of residential units in this block to 893 units. One block away is the new 21 story, Dept. of Natural Resources Headquarters which is approximately 875,500 total gross square feet, and includes office, assembly, storage, building support, parking, retail, commercial food service space, and a child care center. The building has the capacity to house 3,450 employees and is within two blocks of 500 N Street.

Easily accessible from highway 5, this offering features two adjacent, small cafe/retail/office condominiums, on the street level of a multi-story building within the heart of downtown Sacramento. This is an outstanding opportunity for a business that would benefit from close proximity to the Capitol to own and occupy their commercial space instead of paying exorbitant and ever increasing downtown rents.

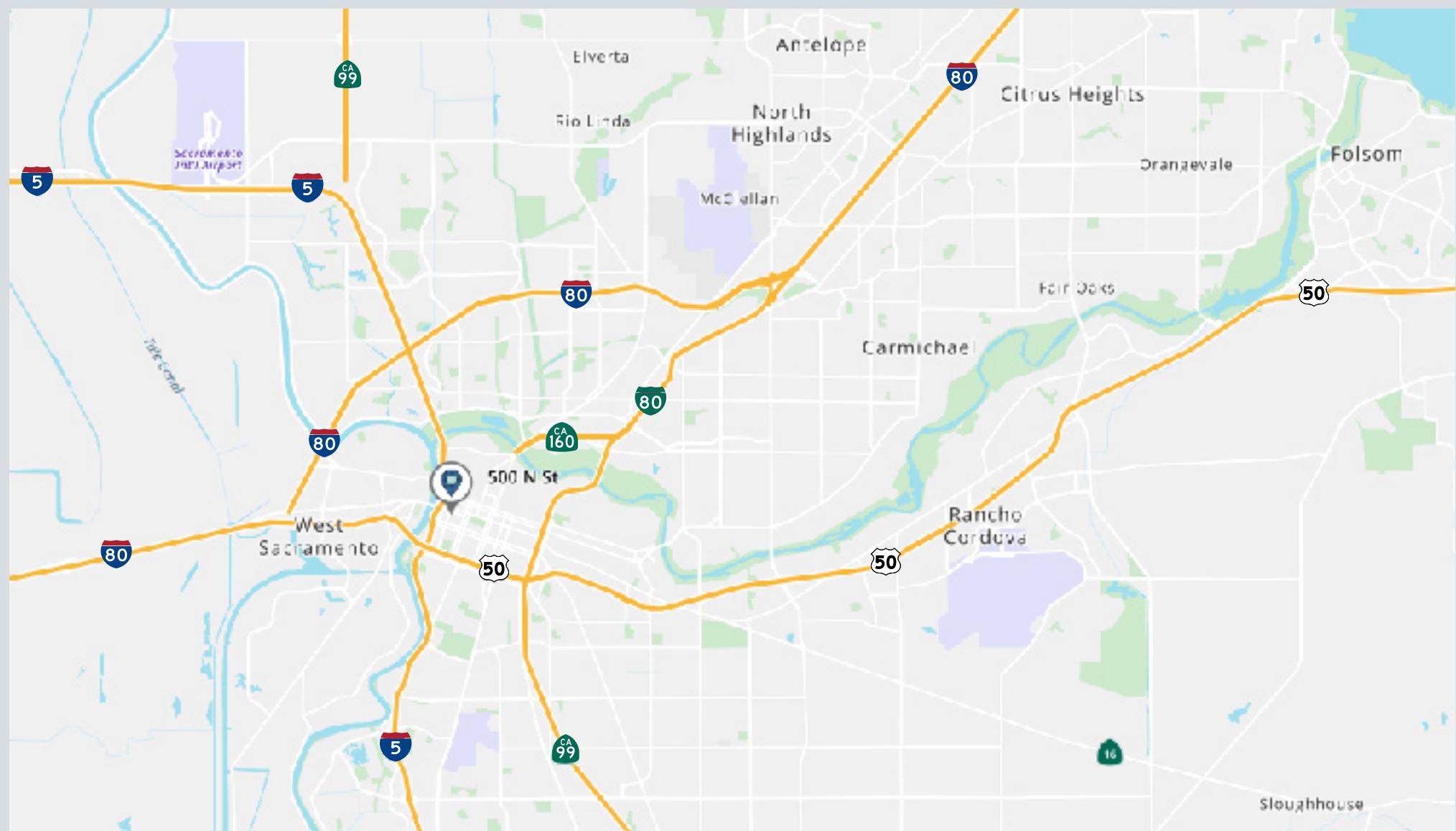
# OFFERING SUMMARY

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Building Address	500 N St, Sacramento, Suites 27 and 28, CA 95814
Assessor's Parcel Number	Suite 27: 006-0310-001-0002 Suite 28: 006-0310-001-0003
Jurisdiction	City of Sacramento
County	Sacramento
Property Type	Multistory residential building, street level commercial
Suite Size	Suite 27: 785 sf Suite 28: 439 sf
Sale Price	Suite 27: \$450,000 Suite 28: \$220,000
Common Area Fees	Suite 27: TBD Suite 28: \$527.17 per month
Year built	1981
Number of stories	15
Zoning	R-5-SPD

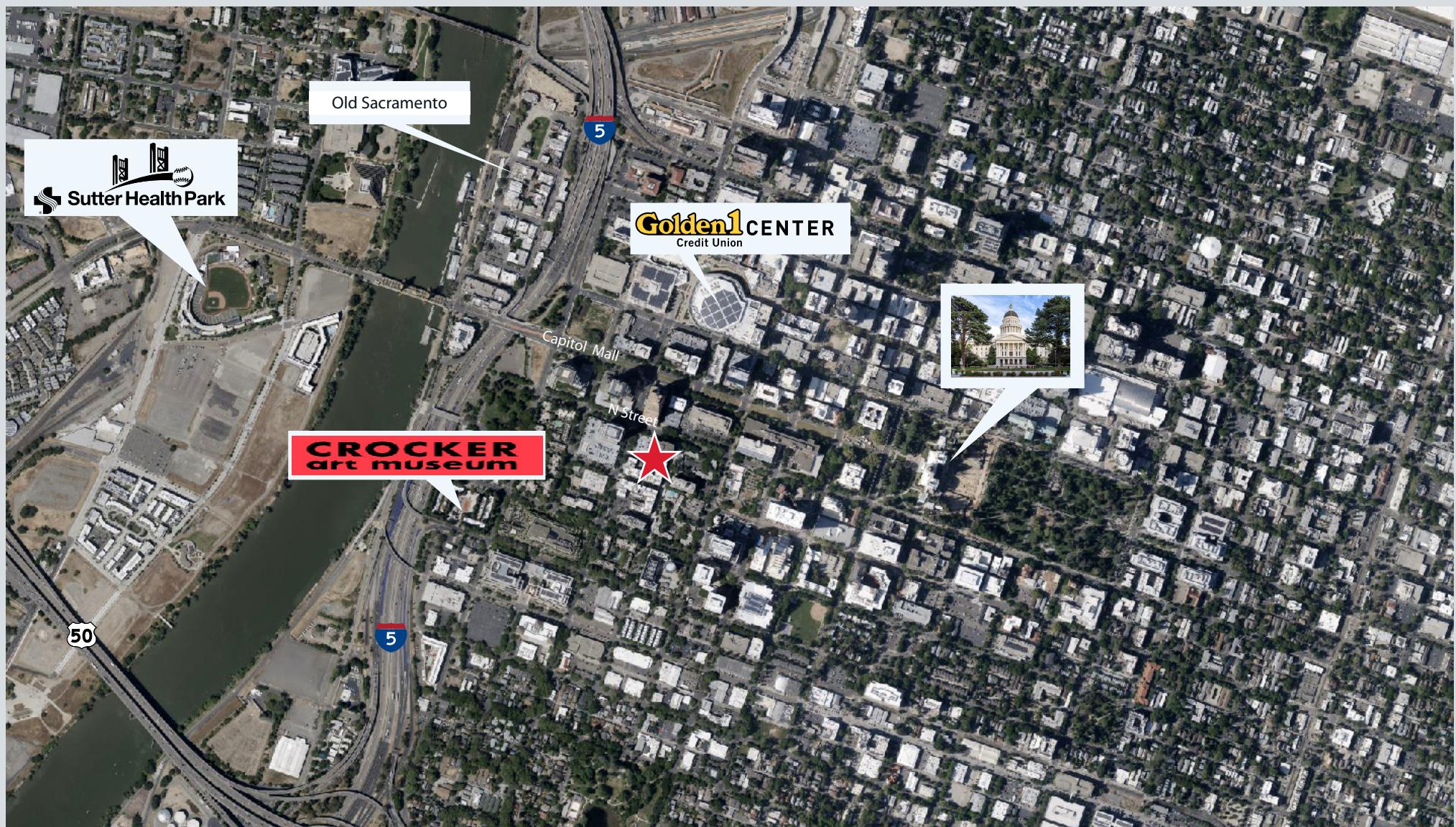
# AREA MAP

# 500 N ST, SUITES 27 & 28 SACRAMENTO, CA 95814



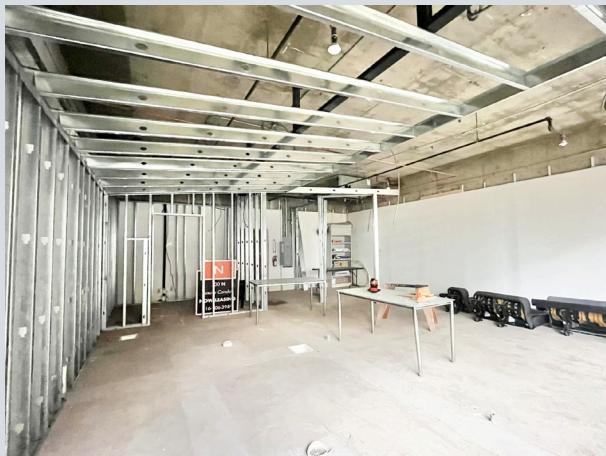
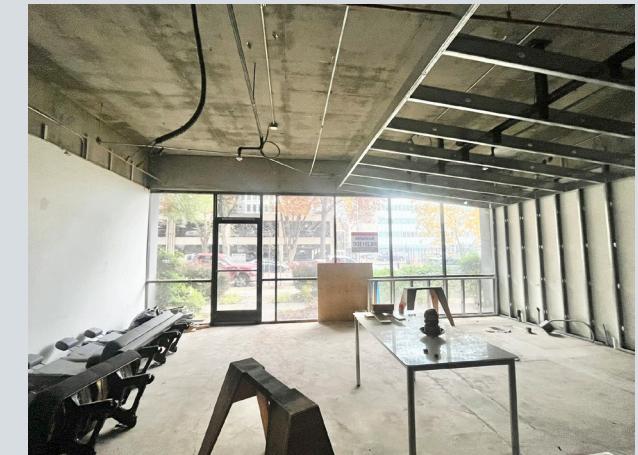
# VICINITY MAP

500 N ST, SUITES 27 & 28  
SACRAMENTO, CA 95814



# PROPERTY PHOTOS

500 N ST, SUITES 27 & 28  
SACRAMENTO, CA 95814



# FLOOR PLAN

500 N ST, SUITES 27 & 28  
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# DEMOGRAPHICS

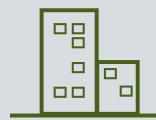
## Key Facts: 5 Mile Radius



**342,373**  
Total Population



**\$72,354**  
Average Household Income



**28,506**  
# Businesses



**274,967**  
Daytime Employees



**60,520**  
Owner Occupied Households



**\$484,237**  
Median Home value

Data obtained from CoStar