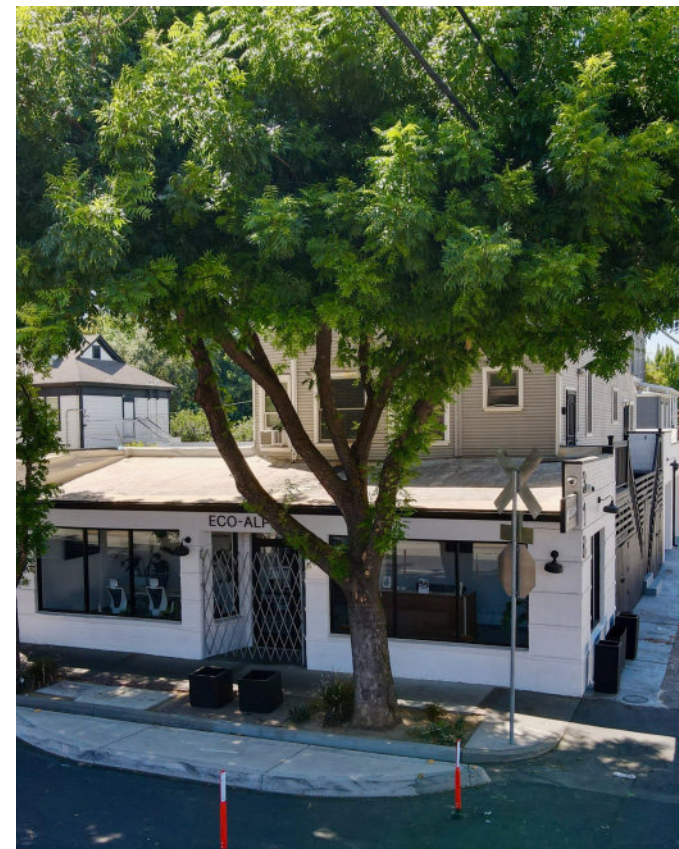


# FOR SALE



±4,835 SQ. FT. MIXED-USE BUILDING



**318 12<sup>TH</sup> STREET,  
SACRAMENTO, CA**

**CHASE BURKE**  
916.705.8132  
CHASE@ROMECRE.COM  
DRE: 01879336

**DAVE CARLSEN**  
916.212.2127  
DAVE@ROMECRE.COM  
DRE: 01977101

**SAFE**  
CONVENTION  
CENTER  
**ROME**  
REAL ESTATE GROUP

# FOR SALE

## \$1,550,000.00

PROPERTY	SIZE
318 12 <sup>TH</sup> St.	+/- 4,835 sq. ft. Mixed-Use Building



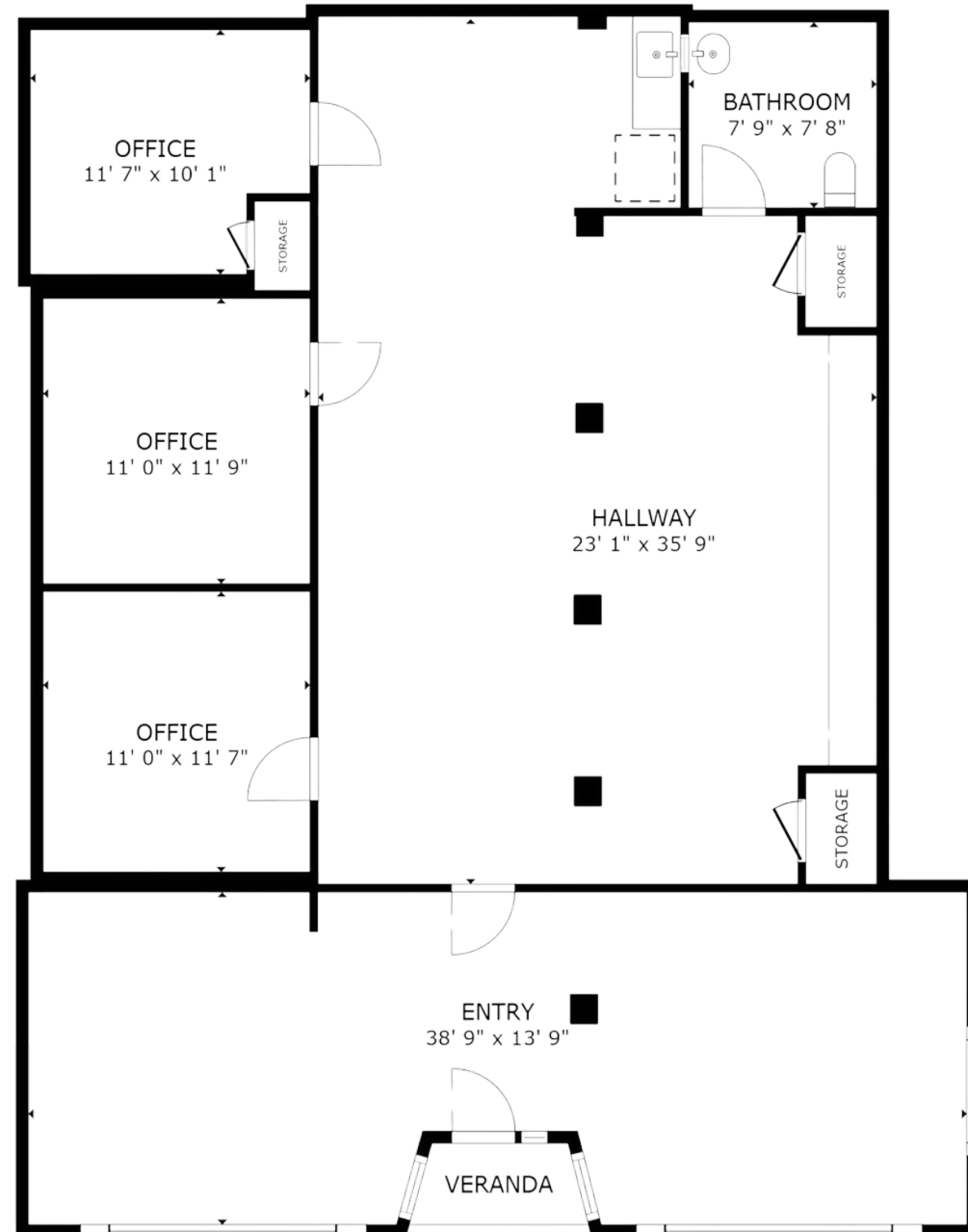
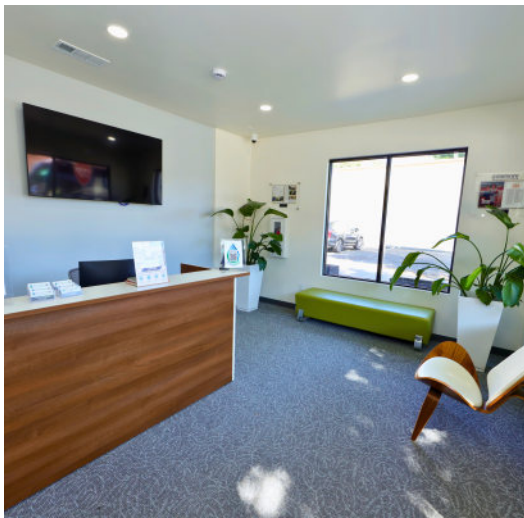
# GROUND FLOOR AVAILABLE FOR OWNER-USER

## Brand New Office Finishes

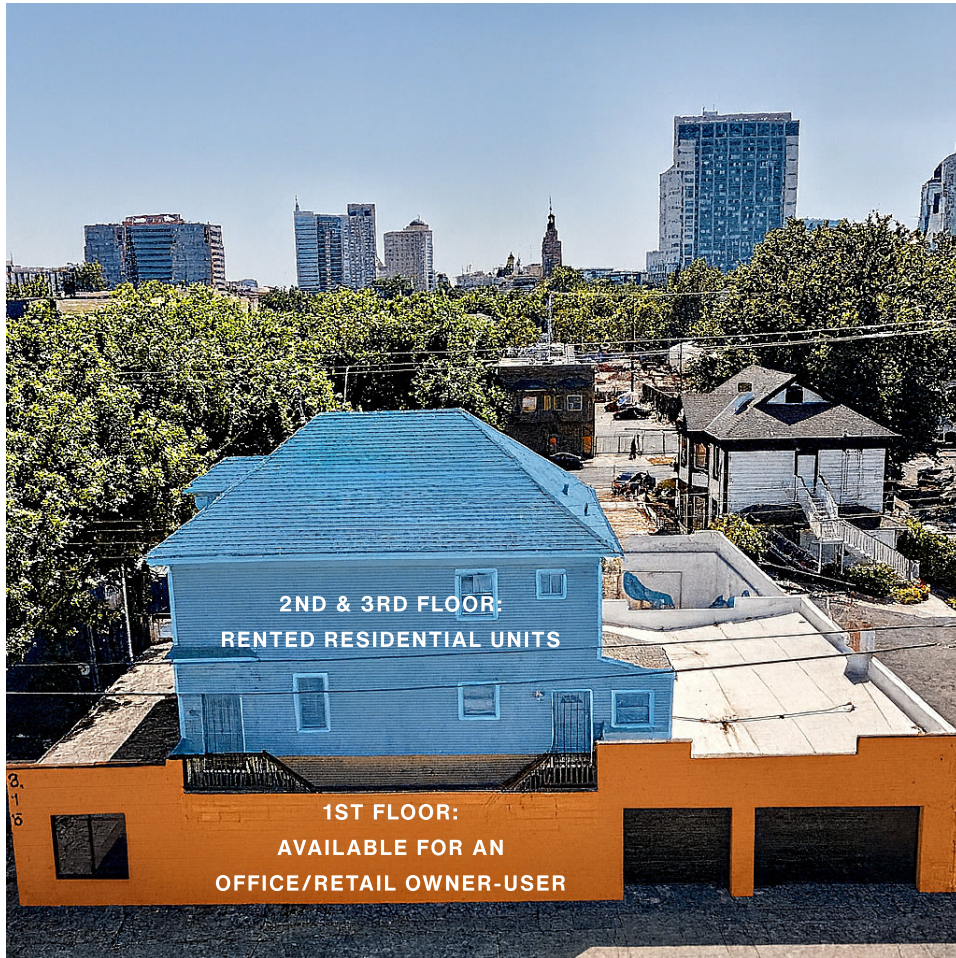
+/- 1,920 sq. ft.



INTERIOR PHOTOS

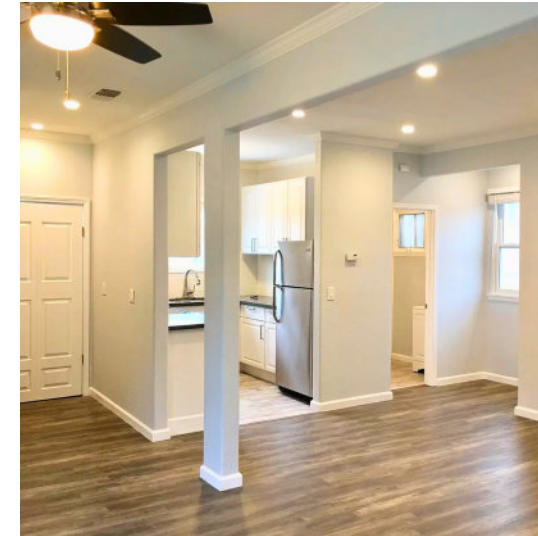


# 2ND & 3RD FLOOR - 3 REMODELED & RENTED RESIDENTIAL UNITS

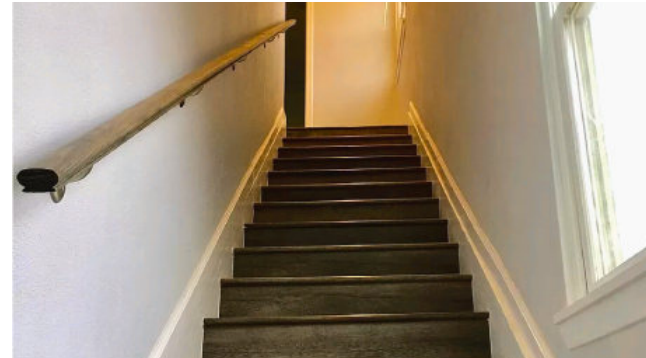


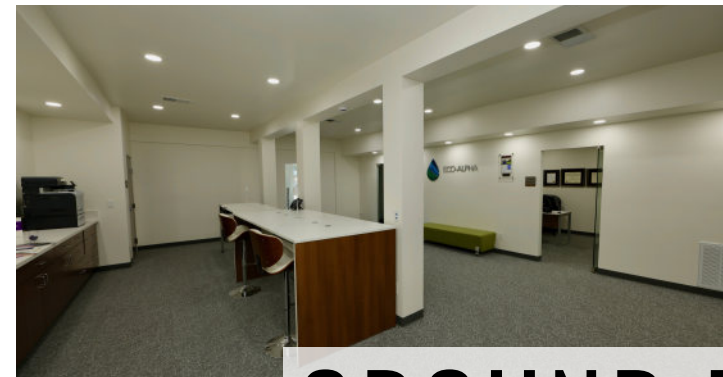
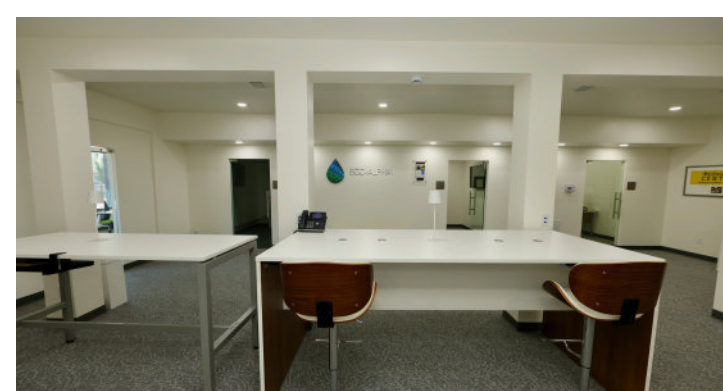
Second Floor: Unit B  
1,200 SF, 2 Bedroom, 2 Bath

Third Floor: Unit C & Unit D  
Two (2) x 550 SF studio apartments

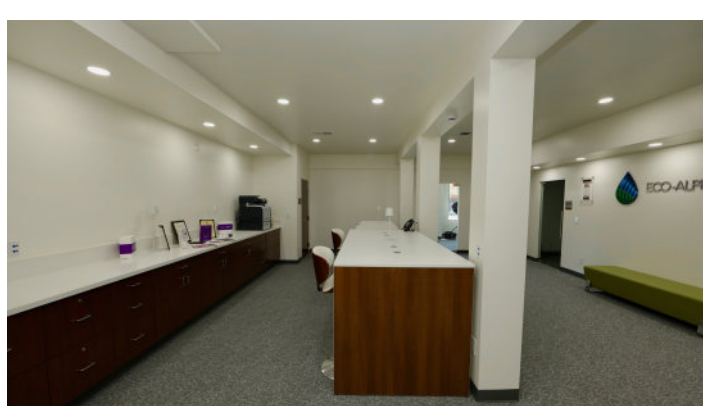
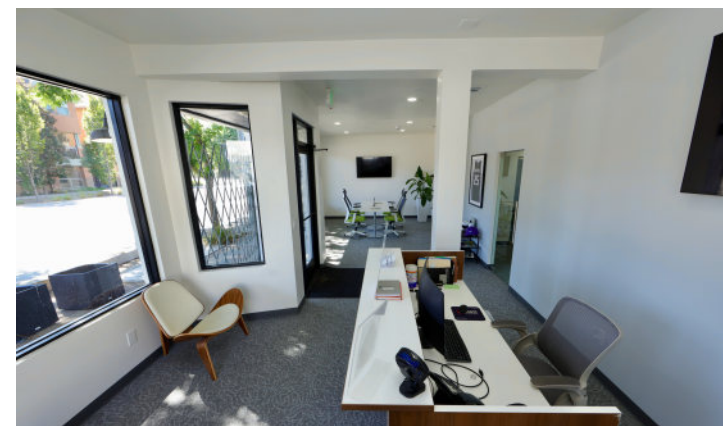


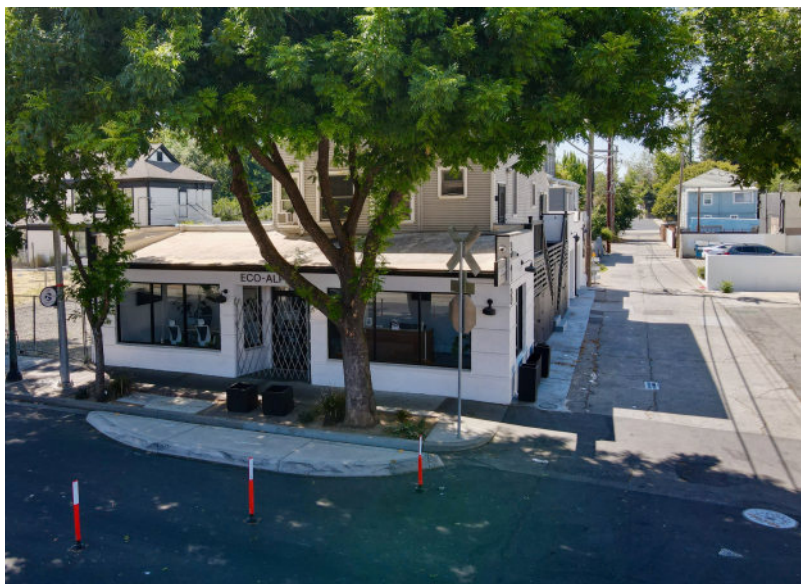
## INTERIOR PHOTOS





# GROUND FLOOR INTERIOR PHOTOS





# EXTERIOR PHOTOS



# ZONING CODE GUIDANCE

## PERMITTED USES:

- PROFESSIONAL OFFICE
- MEDICAL OFFICE
- CHILD DAY CARE
- ADULT DAY CARE
- FAMILY DAY CARE HOME
- RESIDENTIAL CARE HOME
- PLACES OF WORSHIP
- ART GALLERY
- SCHOOL K-12 (PUBLIC)
- GOVERNMENT AGENCY
- COMMUNITY GARDEN
- GENERAL PERSONAL SERVICES
- MASSAGE
- SELF-SERVICE LAUNDROMAT
- RESTAURANT
- FINANCIAL INSTITUTION
- SMALL CELL TOWER
- AUTO BROKER
- PARKING LOT / GARAGE
- HYDROGEN FUELING STATION

## ALLOWED W/ USE PERMIT:

- SINGLE-FAMILY DWELLING
- MULTIFAMILY DWELLING
- PRIVATE SOCIAL CENTER / SOCIAL CLUB
- PRIVATE SCHOOL
- HOSPITAL
- REHABILITATION CENTER
- WIRELESS COMMUNICATION FACILITY
- VETERINARY HOSPITAL
- FUNERAL ESTABLISHMENT
- GENERAL RECREATIONAL FACILITY
- BANQUET / EVENT HALL
- GENERAL RETAIL SALES
- LABORATORY



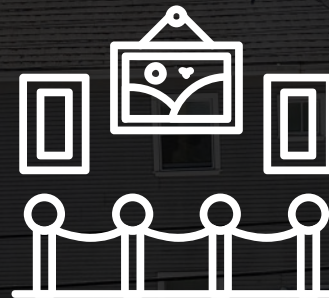
## PROPERTY ZONING

### C-2-SPD: GENERAL COMMERCIAL – SPECIAL PLANNING DISTRICT

SACRAMENTO COUNTY



### DAY CARE FACILITY



For more information on the property zoning and allowed uses:

[CLICK HERE](#)



# THE RAILYARDS RENAISSANCE

**880**

Yards of Riverfront Access

**30**

Acres of Open Greenspace

**500**

SF of Energized Retail Space

**5M**

SF of Innovative Commercial Space

**6-10K**

Residential Units

**3700**

Colorful Seats at Point Shop Concert Venue

## WHY 312 12TH STREET IS A SWEET SPOT

### Location

Strategically positioned between Downtown Sacramento and the 244-acre Railyards redevelopment. Steps from Republic FC's future 20,000-seat stadium, Kaiser campus, and riverfront greenways.

### Access

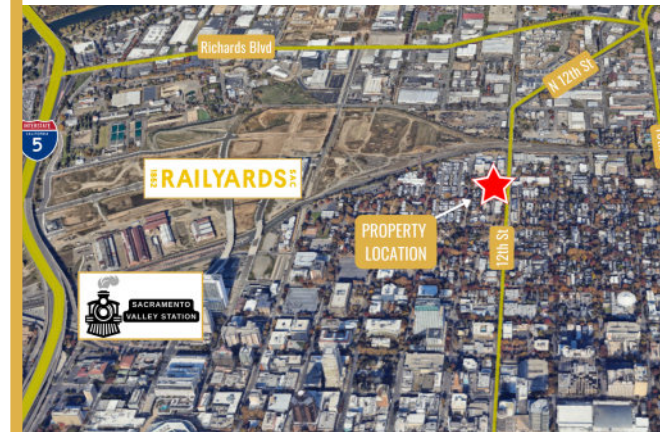
Connected to the Sacramento Valley Station & future transit hub. Quick access to I-5, I-80, Highway 50, and pedestrian-friendly pathways.

### Growth

Surrounded by \$10B+ in new investment fueling retail, office, and housing demand. Immediate adjacency to 6-10K new residential units and 5M SF of commercial space.

### Opportunity

In the direct path of growth as Sacramento doubles its downtown footprint. Strong potential for tenant attraction, appreciation, and long-term value.





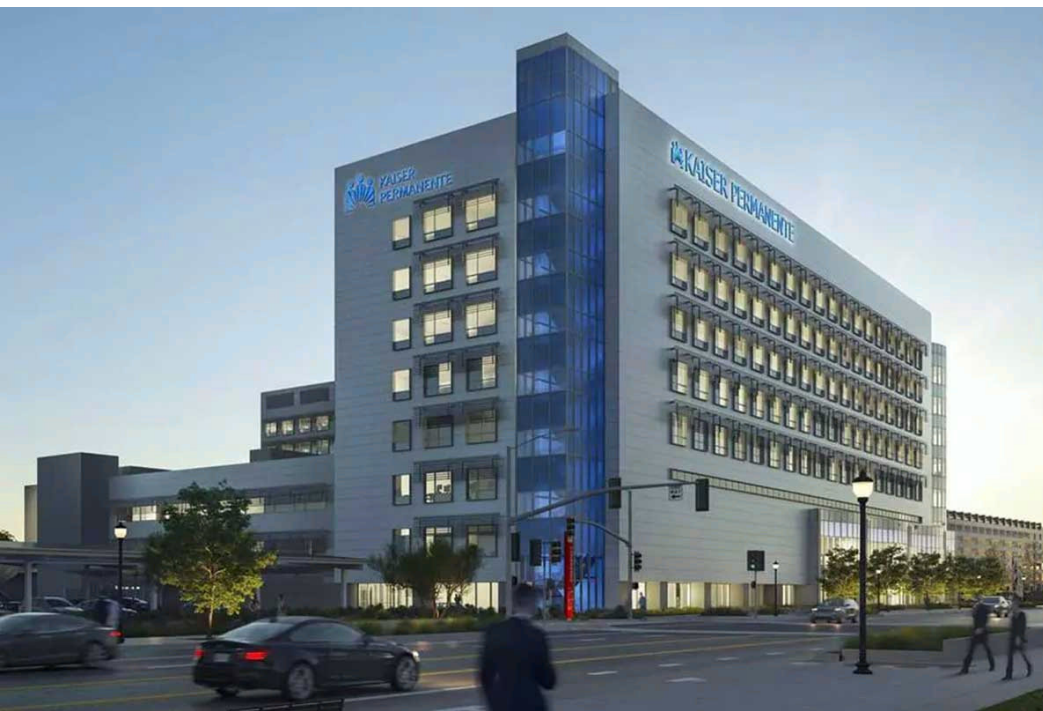
## REPUBLIC FC STADIUM (OPENING 2027)

- 12,000-seat, soccer-specific stadium (expandable to 20 K) now under construction; privately financed at ≈\$175 M.
- Anchors a 31-acre entertainment district with restaurants, bars, public plazas, and year-round concerts.
- Groundbreaking: Aug 2025 ▶ First kick: 2027 season.
- Proximity: ≈0.6 mi / 10-min walk – poised to capture pre- & post-match foot traffic.



## KAISER PERMANENTE RAILYARDS MEDICAL CENTER (OPENING 2029)

- S1 B, eight-story, 310-bed, all-electric hospital on an 18-acre campus.
- Includes a 70-bay Emergency Dept., ICU, NICU, labor & delivery, imaging, pharmacy, and Advanced Neuroscience Center.
- Economic impact:  $\approx 4,000$  new jobs and an estimated 1M patient visits per year.
- Proximity:  $\approx 0.7$  mi / 12-min walk – steady weekday daytime demand driver.





Richards Blvd



N 12th St

PROPERTY  
LOCATION

16th St

12th St



**RAILYARDS SAC**  
1862  
ONE OF THE LARGEST U.S. INFILL PROJECTS—DOUBLING  
DOWNTOWN OVER THE NEXT DECADE.



# RETAIL AERIAL

PROPERTY  
LOCATION



CAPITOL MALL



Sacramento River







K ST



**Sutter Health**  
Sutter Medical Center



10TH ST











# DEMOGRAPHIC SUMMARY REPORT

318 12TH ST., SACRAMENTO, CA 95814



## POPULATION

### 2024 ESTIMATE

3-MILE RADIUS	167,448
5-MILE RADIUS	383,917
10-MILE RADIUS	951,220



## HOUSEHOLD INCOME

### 2024 AVERAGE

3-MILE RADIUS	\$98,903.00
5-MILE RADIUS	\$93,256.00
10-MILE RADIUS	\$94,836.00

## POPULATION

### 2029 PROJECTION

3-MILE RADIUS	169,737
5-MILE RADIUS	388,622
10-MILE RADIUS	958,712

## HOUSEHOLD INCOME

### 2024 MEDIAN

3-MILE RADIUS	\$73,442.00
5-MILE RADIUS	\$69,226.00
10-MILE RADIUS	\$71,918.00



## POPULATION

### 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	78,258	157,865	372,910
BLACK	16,470	41,201	106,228
HISPANIC ORIGIN	50,488	119,896	270,421
AM.INDIAN & ALASKAN	2,459	5,807	13,039
ASIAN	16,721	50,936	160,283
HAWAIIAN/PACIFIC ISLANDER	1,193	4,240	12,487
OTHER	52,347	123,868	286,273

# CONTACT US

TO LEARN MORE ABOUT  
THIS PROPERTY!



*Chase Burke*

PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES

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DRE: 01879336



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2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



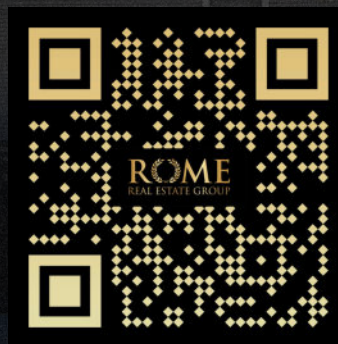
*Dave Carlsen*

VICE PRESIDENT

916-212-2127

dave@romecre.com

DRE: 01977101



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