



1931 H STREET

Turnkey Architect
- Designed Space
for Sublease





DOWNTOWN

MIDTOWN

20th Street

H Street

BOULEVARD PARK



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THE OPPORTUNITY

± 6,400
RSF AVAILABLE

HIGH-QUALITY
FINISHES

\$1.90
SF MG

2/28/2029
MASTER LEASE EXPIRATION DATE

CREATIVE OFFICE FOR SUBLEASE IN THE BOULEVARD PARK NEIGHBORHOOD

Turton Commercial Real Estate is pleased to present for sublease, 1931 H Street, (The Property) in the heart of the Midtown submarket of Sacramento.

This creative office is currently leased by the American Institute of Architects – California (AIA-CA), who has a lease through February 28, 2029, providing ample time for a subtenant to secure one of the Midtown’s nicest office spaces, at an excellent lease rate. The Property is located within walking distance to dozens of Midtown’s best amenities, including the MARRS building, restaurants, café’s, bars and other businesses.

The Property is approximately 6,400 SF, with approximately 4,700 SF being

custom designed for AIA-CA’s occupancy by Dreyfuss & Blackford, one of the top architects in California, and the Sacramento region. The remaining 1,700 SF is also functional and usable, and features the previous tenant’s buildout. The Property features a combination of private offices, a large conference room, break area, reception desk, and open space for cubes or desks. The layout is ideal for an office user who benefits from their staff having privacy, as well as space for collaboration, and for receiving visitors or holding large meetings.

Rents for Midtown office space of this quality can range from \$2.00 - \$2.35 per square foot per month. The sublease

offering is being marketed at \$1.90/SF modified gross, with tenant responsible for metered utilities, sewer, water, garbage, and provide their own janitorial.

The layout of the floorplan allows for ample natural light, a professional atmosphere, with the exposed brick providing the creative office look that many tenants value greatly.

Consider 1931 H Street for your clients who seek turnkey office space in the Midtown submarket, with savings in rent, in an excellent location near amenities.



1 THE OPPORTUNITY
1931 H STREET

PROPERTY DETAILS

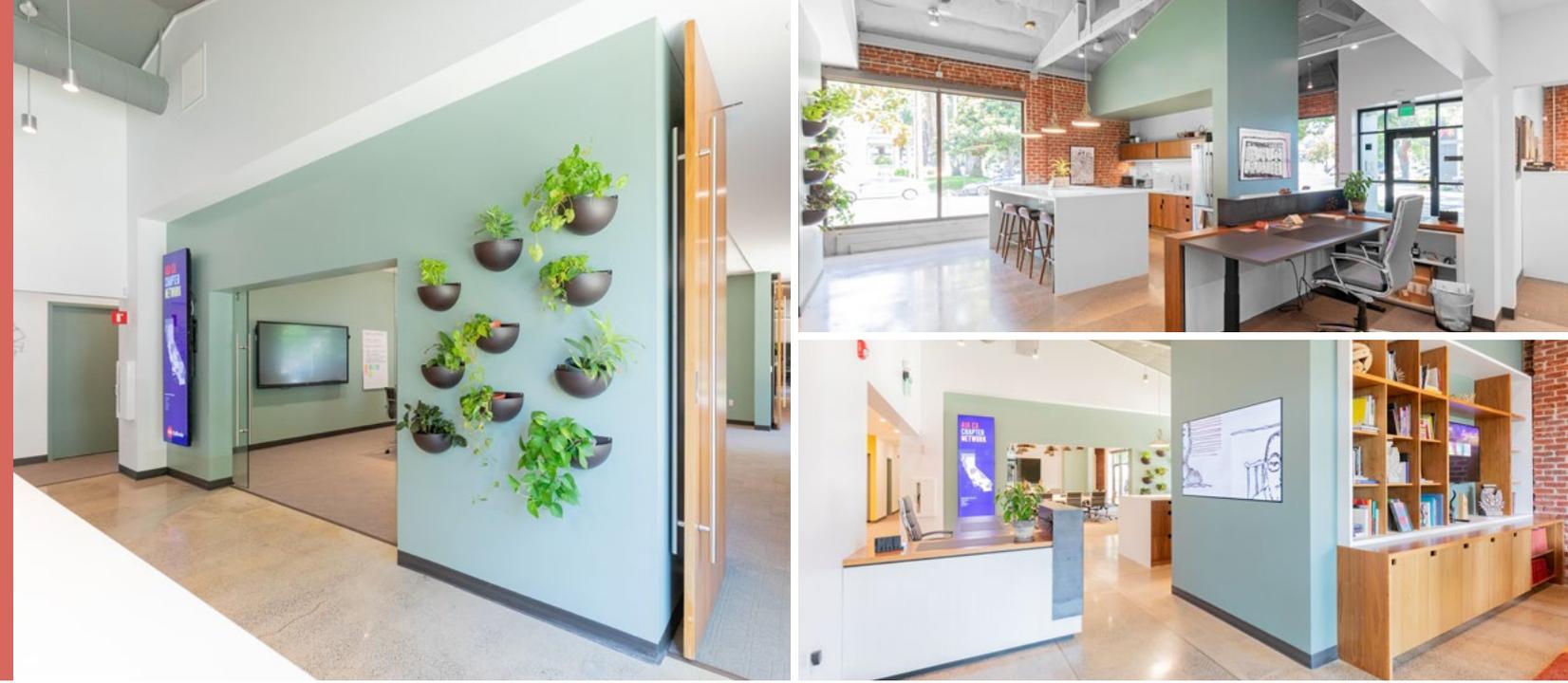
Address: 1931 H Street, Sacramento, CA 95811
Area: ± 6,400 SF
Lease Rate: \$1.90/SF Modified Gross
(Tenant responsible for metered utilities,
sewer, water, garbage, and janitorial)
Lease Expiration: 2/28/2029
Move-In Timeframe: 60 days from signing a lease



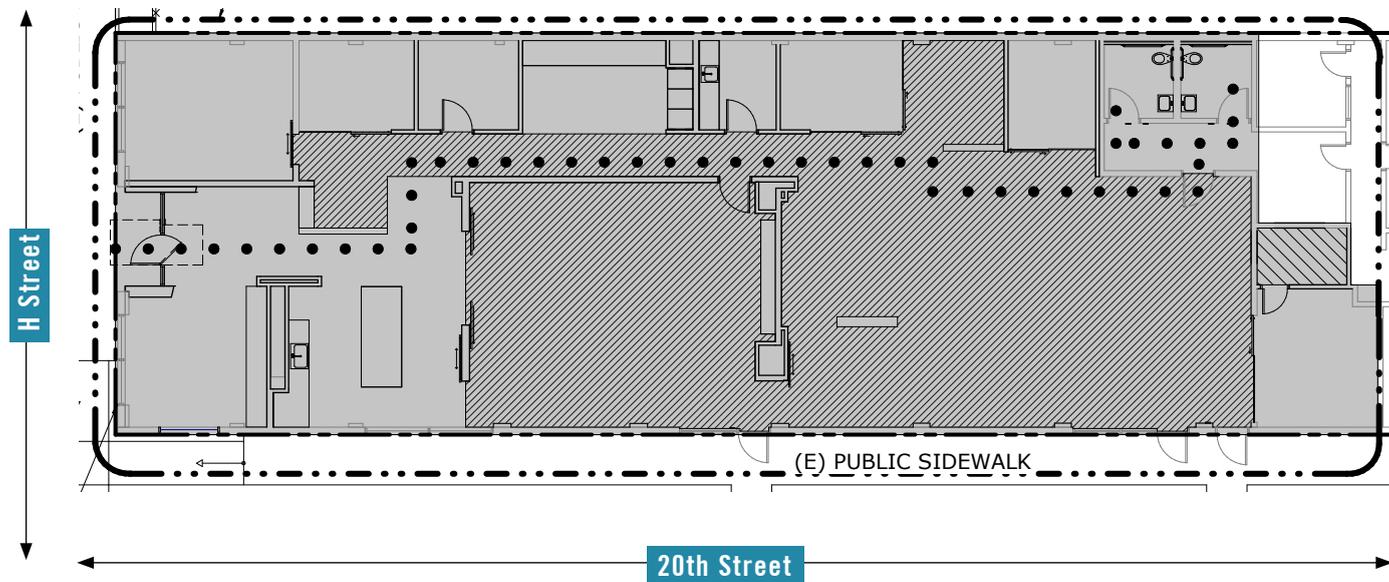
FEATURES:

- Mix of private offices, a large conference room, and an open space for cubes or desks
- Reception desk
- Break area
- Ample natural light
- Exposed brick
- Turn-key space

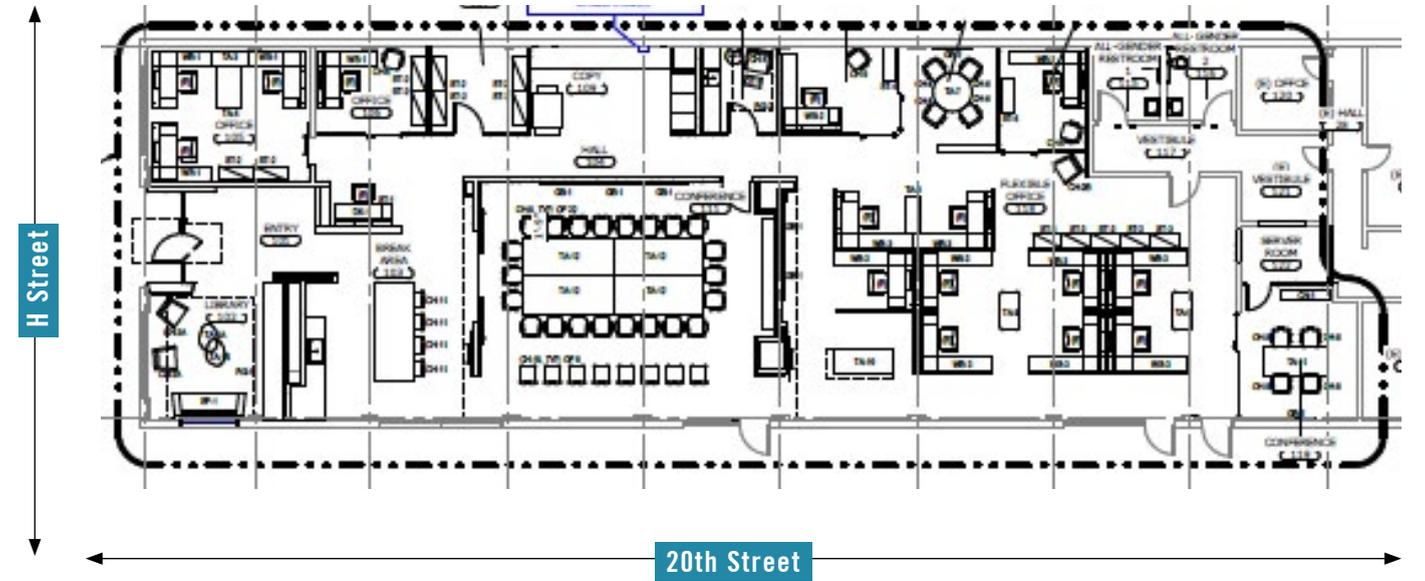
FLOOR PLANS



CONFIGURATION WITHOUT FURNITURE



CONFIGURATION WITH FURNITURE



THE LOCATION



2 BLOCKS
FROM LAVENDER HEIGHTS

SHORT WALK

TO THE MEMORIAL AUDITORIUM & CONVENTION CENTER

CREATIVE OFFICE SPACE IN THE MIDTOWN SUBMARKET OF BOULEVARD PARK

Boulevard Park is a prime Midtown submarket for businesses seeking creative office space near Sacramento's urban core. Boulevard Park provides a professional atmosphere that's blended with Midtown's rich history of culture and community, appealing to a range of creative firms and office spaces. Many office spaces are housed in converted homes or boutique buildings, offering character-rich environments with modern upgrades. One of Boulevard Park's key advantages is its proximity to Midtown and Downtown

Sacramento. Just a few blocks away is Lavender Heights, Midtown's vibrant cultural and nightlife district, which adds energy and foot traffic to the surrounding area. Some popular Lavender Heights amenities and dining spots include the Midtown Farmers Market, the #1 Farmers Market in California, Kin Thai Street Eatery, Omakase Por Favor, Azul, Faces Nightclub, and plenty more. In addition, Boulevard Park is within walking distance to Sacramento's top event venues, notably the Convention Center and Memorial Auditorium—two major

venues that regularly draw professionals, conferences, and events to the grid. Boulevard Park's proximity to the hustle and bustle of the urban core makes it an ideal spot for companies that want easy access to the city's commercial activity without being directly in the high-traffic areas. For businesses looking to sublease office space, Boulevard Park offers a unique blend of visibility, accessibility, and neighborhood appeal—perfect for making a strong impression while staying connected to the heart of Sacramento.



3 THE LOCATION
1931 H STREET



MIDTOWN

Temple Coffee
The Jacquelyn

Mango's
Faces Nightclub
Badlands
The Depot
Kombucha Kulture

MARRS Building
Omakase Por Favor
LowBrau
Nekter Juice Bar
Kin Thai Street Eatery
Azul, Peet's Coffee

Otoro Midtown
Tapa the World

Marilyn's Pizza
Pachamama Coffee
Tank House BBQ
Subway

Midtown Farmers Market
(#1 in CA, #3 in U.S.)

Old Soul Coffee

Moxie Restaurant

Bonfare Market

Sac Bicycle Kitchen

The Mill Coffee
Capitol Ace Hardware

H Street

20th Street

La Costa Cafe (3 min walk away)

SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

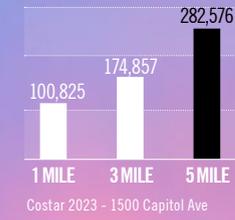
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

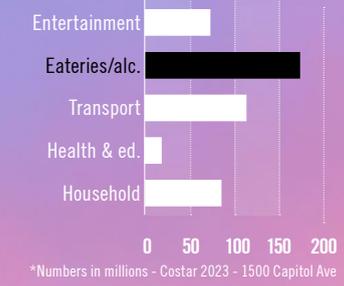
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE