



417-427
BROADWAY
SACRAMENTO | CA

FOR SALE

PRICE: \$1,100,000 | 5.7% CAP RATE

OFFERING MEMORANDUM

NEWMARK

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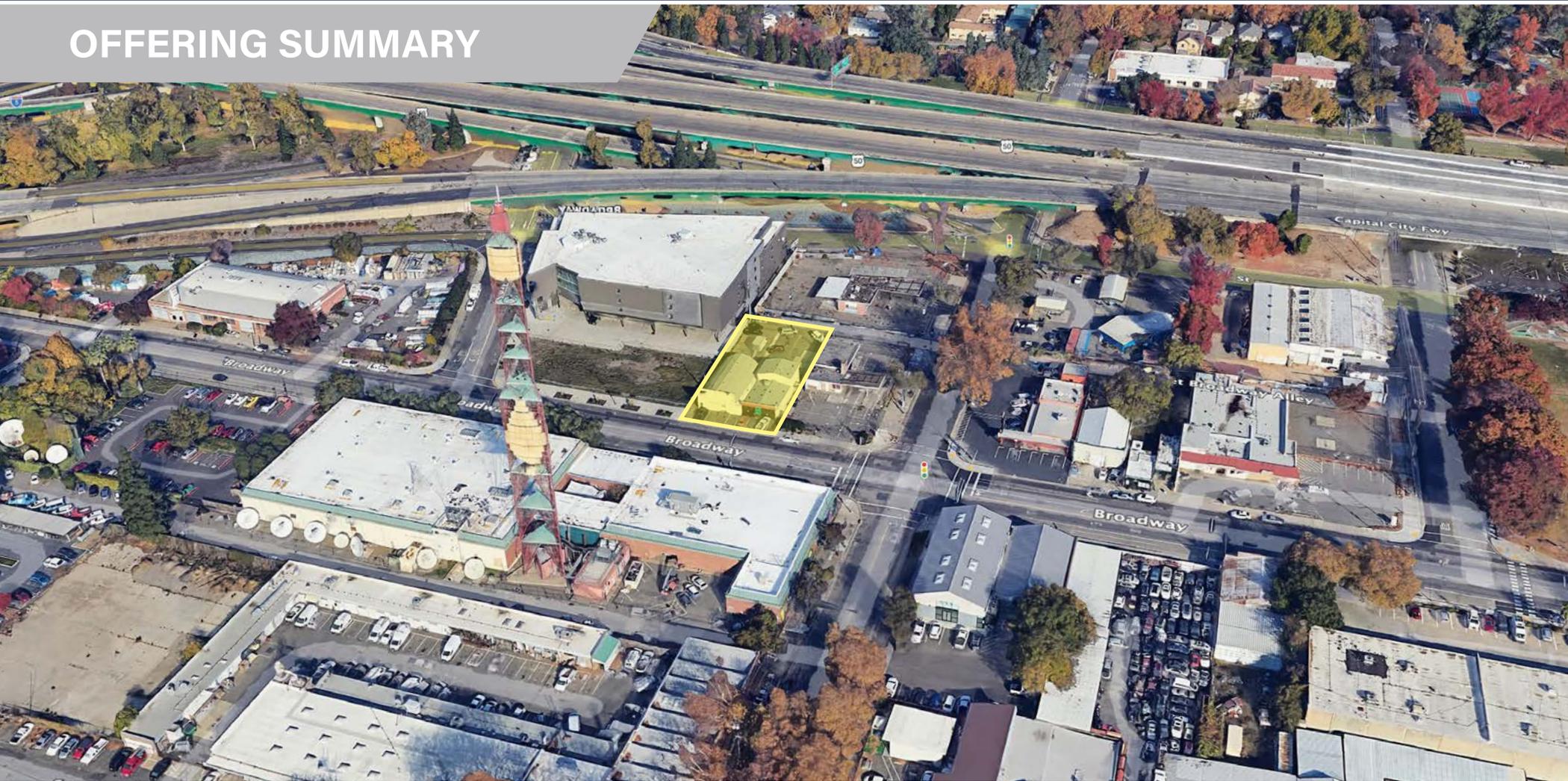
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DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

OFFERING SUMMARY



Newmark, as the exclusive advisor, is pleased to present a “Pride of Ownership” modified leased investment located at 417-427 Broadway, situated in one of Sacramento’s most vibrant and electric commercial corridors. Priced at \$1,100,000, this opportunity offers a 5.7% Cap Rate and features approximately 80 feet of prime Broadway frontage. The property is anchored by the iconic Jamie’s Broadway Grille, a local culinary staple providing a stable income stream with 4.5 years remaining on the current lease term. The investment is further strengthened by 3.5% annual rent increases and a five-year option to extend at fair market value, ensuring consistent hedge against inflation and long-term appreciation.

The asset is perfectly positioned to capitalize on the massive transformation occurring along the Broadway corridor. With numerous mixed-use developments currently underway and the Broadway Complete Streets project nearing its 2026 completion, the area is evolving into a high-density, pedestrian-friendly hub. This property offers an investor the rare chance to acquire a stabilized, income-producing asset with significant “intrinsic value” land upside, located in a federal opportunity zone and just one mile from the central business district and surrounded by the synergy of Sacramento’s most ambitious urban infill projects.

INVESTMENT SUMMARY

Tenant:	Jamie's Broadway Grill (Restaurant/Bar)
Address:	417-427 Broadway, Sacramento, CA 95818
Price:	\$1,100,000
Cap Rate:	5.72%
NOI:	\$62,875
2nd Option Commencement:	December 1, 2025
2nd Option Expiration:	December 1, 2030
3rd Option Rent:	Fair Market Value (5 Years)
Rental Schedule:	<p>December 1, 2025 - November 30, 2026: \$6,468.75/mo. December 1, 2026 - November 30, 2027: \$6,695.16/mo. December 1, 2027 - November 30, 2028: \$6,929.49/mo. December 1, 2028 - November 30, 2029: \$7,172.02/mo. December 1, 2025 - November 30, 2030: \$7,423.04/mo.</p>
Lease Type:	<p>Modified Leased Investment: Tenant Responsibility: Utilities, Repairs/Maintenance, and Percentage Rent Landlord Responsibility: Property Tax, Property Insurance, Repair/Replacement of Roof and Exterior Structure</p>

SITE OVERVIEW

Address: 417 - 427 Broadway, Sacramento, CA

Building SF: 4,876 SF
 Building 1 - 417 Broadway: 2,176 SF
 Building 2 - 427 Broadway: 2,780 SF

Year Built: 1937

Parking: 31 Total (8 - Front, 23 - Rear)

Building SF: 4,876 SF
 - 417 Broadway: 2,176 SF
 - 427 Broadway: 2,780 SF

Parking: 31 Total (8 - Front, 23 - Rear)

Parcel Size: 0.29 Acre (12,500 SF)

Parcel #: 009-0232-016-0000

Zoning: C-4 (Heavy Commercial Zone)



PROPERTY HIGHLIGHTS

- The tenant's decision to exercise their option early signals high confidence in the site's profitability and the corridor's revitalization.
- **Cultural Landmark** - Featured on the Food Network's Diners, Drive-Ins and Dives. Jamie's is a destination known for its smoked prime rib and historic atmosphere.
- **Historic Intrinsic Value** - The property houses a bar salvaged from the 1906 San Francisco earthquake, a unique "Pride of Ownership" feature for collectors of historic real estate.
- Strategic Location & Corridor Synergy
- The 2030 expiration aligns perfectly with the full maturation of the Broadway corridor.
- **Infrastructure Milestone** - The multi-million dollar Broadway Complete Streets Project is entering its final phases in 2026, transforming the area into a pedestrian-friendly hub with buffered bike lanes and improved lighting.
- **Residential Influx** - The property sits in the heart of a high-density zone, immediately adjacent to the Tower Broadway (68 units) and On Broadway (140 affordable units) developments.
- **Operational Advantage** - Features 23 off-street parking spaces in the rear, and 8 out front, an increasingly rare and valuable commodity as Broadway evolves into a denser urban district.



Pride of Ownership Investment



Easy Access to Freeways



Premier Infill Location



80 Feet of Great Broadway Frontage Visibility



3.5% Annual Rent Increases



Opportunity Zone



New Roof (2021)

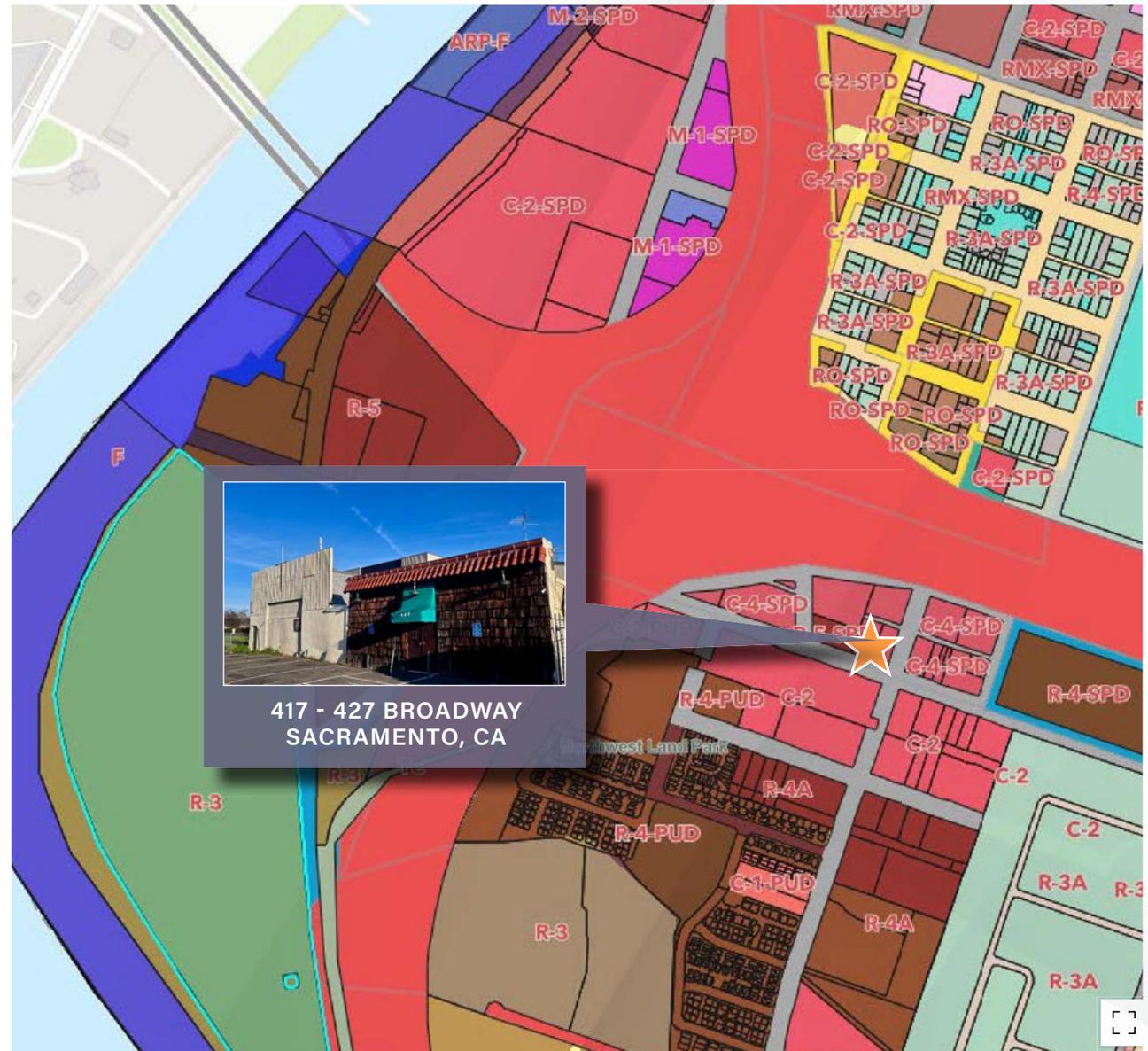


Upgraded Plumbing/Lighting

ZONING

C-4: Heavy Commercial Zone

The purpose of the C-4 zone is to provide for warehousing, distribution activities, and commercial uses that have minimal undesirable impact upon nearby residential areas. Minimal light manufacturing and processing are permitted.



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SACRAMENTO, CA

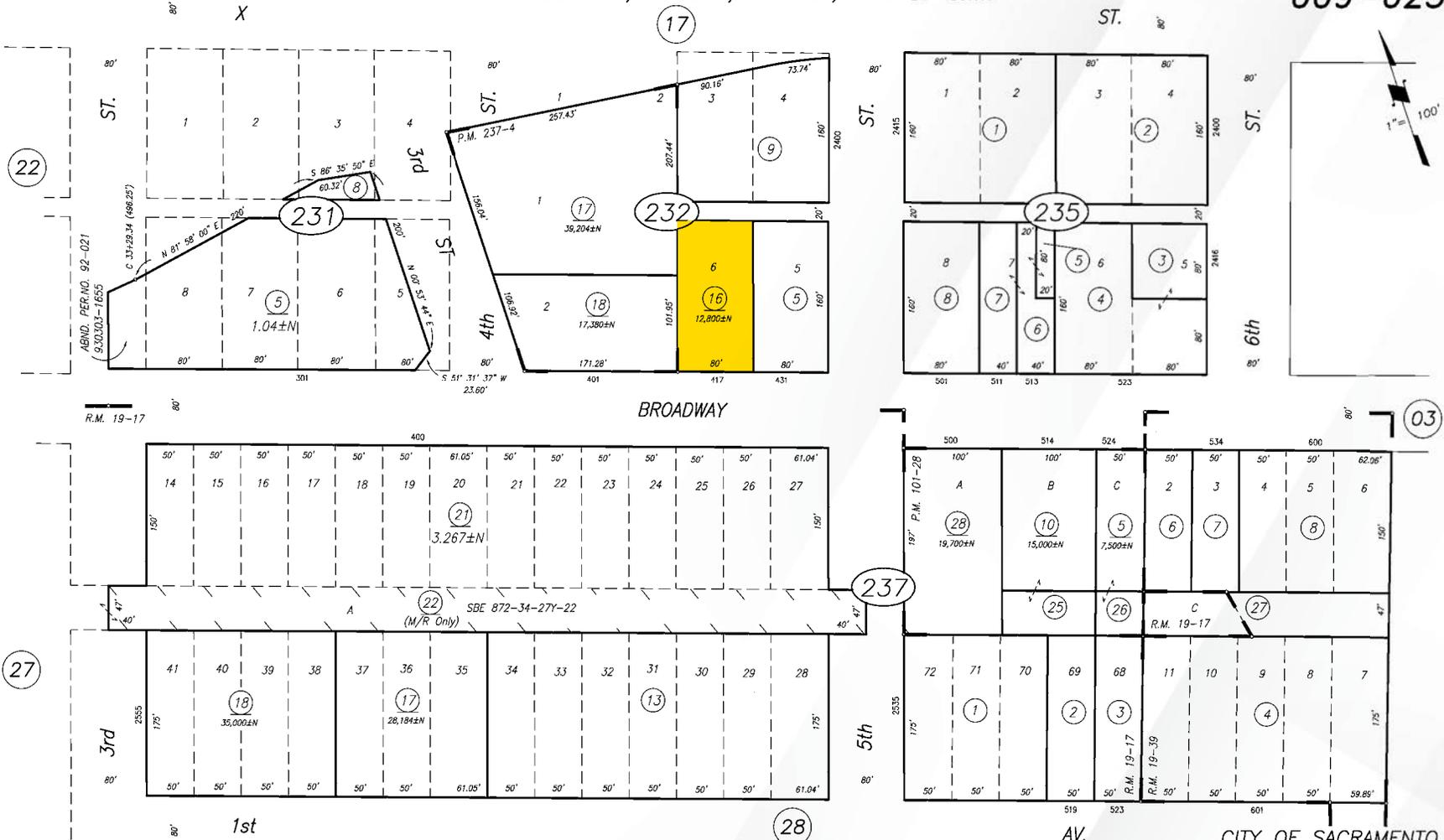
Click [HERE](#) to view detailed zoning information.

PARCEL MAP

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGACY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 11, T. 8N., R. 4E., M.D.B. &M.

009-023



Por. W. & K. Industrial Tract Addition No. 1, R.M. Bk. 19, Pg. 39 (3-25-40)

Por. W. & K. Industrial Tract, R.M. Bk. 19, Pg. 17 (1-3-27)

CITY OF SACRAMENTO
 Assessor's Map Bk. 009 Pg. 023
 County of Sacramento, Calif.
 OCT 3RD, 2019

PROPERTY PHOTOS



AERIAL MAP



417 - 427 BROADWAY
SACRAMENTO, CA

AMENITIES MAP

Logos for: JOE'S CRAB SHACK, Slammers, BLUEPRINT COFFEE & PROSECCO, DELTA KING, THE FIREHOUSE RESTAURANT, STAGE NINE, Evangelina Costume Mansion, Round Table, RAILROAD MUSEUM, SUBWAY.

Logos for: iZZ, Yard House, SAUCED, ESTELLE bakery & pâtisserie, CENTURY THEATRES, pressed juicery, URBAN OUTFITTERS, Häagen-Dazs, REVIVAL, JIMBOY'S STEAKS, popbar, PoLANCO, THE SAWYER, TEAMSTORE, Echo*Rig, 24 HOUR FITNESS, THE PIZZA PRESS, ROOTS COFFEE.

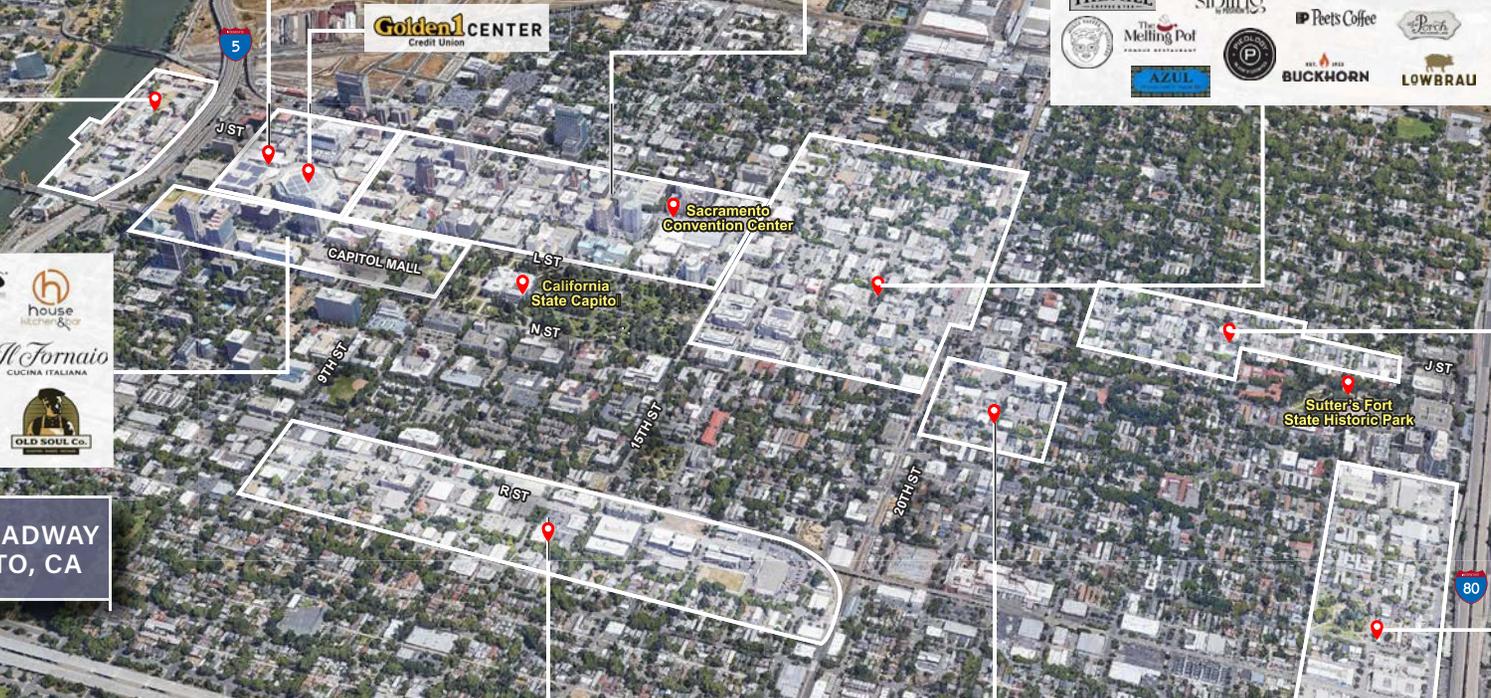
Logos for: Aviairy, KODAIKO, 7 ELEVEN, CREST, TIGER, TEMPLE COFFEE ROASTERS, Cosecha, TACO BELL, BELL, RITE AID, koja kitchen, CITIZEN, HYATT REGENCY, Sheraton Grand Sacramento.

Logos for: Ginger Elizabeth, paesanos, ZÓCALO, CASA LOLA, STATION 16, MIKUNI, THE MILL, Melling Pot, AZUL, sibling, Peets Coffee, BUCKHORN, LOWBRAU, The Rind, FIELDWORK, The Rind Cheese, Wine, Beer., CUP POT, OLD SOUL CO., TANK HOUSE, 58 & HOLDING CO., P. Perch.

Logos for: TEMPLE COFFEE ROASTERS, CHICAGO FIRE, Thai basil, Jungle Bird, DESSERT DINER, See's CANDIES, CANTINA ALEA, BARWEST, 23rd & N.

Logos for: MORTON'S THE STEAKHOUSE, house, FRANK FAT'S, Il Fornaio, CAMDEN, OLD SOUL CO.

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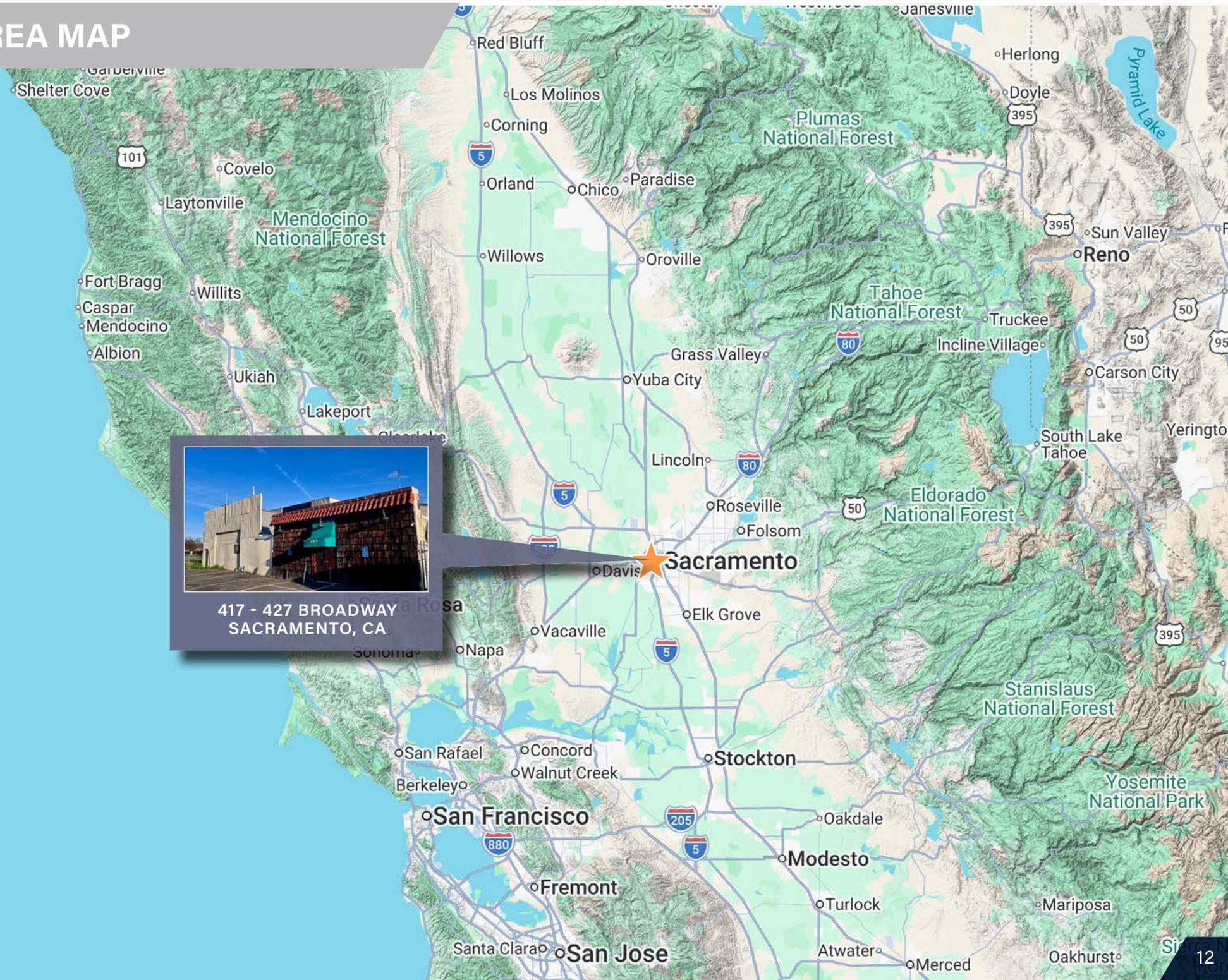


Logos for: IRON HORSE TAVERN, MENDOCINO FARMS sandwich market, CAFE BERNARDO, west elm, Spitz Coffee, STARBUCKS COFFEE, MAS TACO BAR, H&L, SAFEWAY, pressed juicery, FISHFACE, CAMELLIA COFFEE ROASTERS, Uncle Vitas, BAWK, Device BREWING COMPANY, Ryujin, FOX & GOOSE PUBLIC HOUSE, BOTTLE AND MOTOR, THE SNUG, ERNESTO'S MEXICAN FOOD, SHAKE SHACK.

Logos for: ALARO, Bombay, JACK'S, KUPROS, Zeldas, CHASE.

Logos for: TEMPLE COFFEE ROASTERS, REVOLUTION WINERY - KITCHEN, SACRAMENTO WHEEL FOOD CO., CAFE BERNARDO, PUSHKIN'S, STARBUCKS COFFEE, IDENTITY COFFEES, PARABARY'S.

AREA MAP



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SACRAMENTO, CA

417-427
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