



1117 J Street

J STREET

12TH STREET

Downtown Land for Sale 1117J STREET

LISTING PRICE
\$3,175,000 | \$189 PSF

SIZE
±16,800 Square Feet

ZONING
C-3-SPD
The purpose of the C-3 zone—also known and referred to as the central business district (CBD)—is to provide for the most intense residential, retail, commercial, and office developments in the city.

OPPORTUNITY ZONE

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1117 J Street Sacramento, CA

LAND FOR SALE



J STREET

11TH STREET

12TH STREET

I STREET



1117 J Street

LAND FOR SALE

1117 J Street is a fantastic location for Sacramento's next great development.

16,800 square feet of commercial land is ideally located in the heart of the CBD, directly in Downtown.

Located within Sacramento's Civic Center District, 1117 J is down the street from the Memorial Auditorium and 2 blocks from the newly built Safe Credit Union Convention Center & Safe Credit Union Performing Arts Center.

Patrons at 1117 J can enjoy a lunchtime stroll around the California State Capitol Building on their way to enjoy over 300 restaurants nearby. Key nearby developments include DOCO and the NBA's Golden 1 Center, the upcoming MLS Stadium at the Railyards development, and the Ice Blocks, a shining example of demand for speculative hotel or residential construction.

300+ NEARBY RESTAURANTS

2,000+ WALKABLE HOTEL ROOMS

87.1K+ CENTRAL CITY WORKFORCE

Out & About

Urban Lifestyle

SACRAMENTO'S MOST LIVELY NEIGHBORHOODS

Downtown and Midtown are Greater Sacramento's cultural center. Within the 500+ blocks known as "the Grid," some of the city's best restaurants, shops and attractions are easily explored via foot, bike or electric scooter.



WALKING DISTANCE

> 10 MIN

> 20 MIN

> 30 MIN

- | | | |
|--|-----------------------------|---------------------------------|
| A Golden 1 Center | K Railyards District | S Sutter's Fort |
| B Kimpton Sawyer Hotel | L Southside Park | T Matsui Waterfront Park |
| C Punch Bowl Social | M Capitol Park | U The Ice Blocks |
| D DOCO | N Sutter Health Park | V The Press |
| E Old Sacramento Historic Waterfront | O Bridge District | |
| F State Capitol | P Drakes the Barn | |
| G Cesar Chavez Park | Q Tower Bridge | |
| H Amtrak Station | R R Street Corridor | |
| I Crocker Art Museum | | |
| J The Frederic | | |
| W Safe Credit Union Convention Center | | |

Moving & Shaking

Great Housing Value

Sacramento was the most popular migration destination this year, with more than half of home searches from buyers outside the area.¹ Affordability has made Sacramento a desirable location for many looking to move. The region continues to **rank in the top 5** for net inflow based on searches made through Redfin's website.²

Lower housing costs and property tax rates maximize value. The cost-effective housing options are why Sacramento is one of the most popular cities for millennial and transplants.

Median Home Price By Metro

Below shows the median home price and the average cost of property taxes.

PROPERTY TAX	MEDIAN HOME PRICE
\$8,944	San Jose \$1,200,523
\$7,272	San Francisco \$1,120,498
\$5,180	Seattle \$543,523
\$2,715	Denver \$448,001
\$3,654	Greater Sac \$435,548
\$4,490	Portland \$426,019
\$2,779	Salt Lake City \$391,450
\$6,296	Austin \$349,169

Greater Sacramento Figures

\$435,000

Median Home Price in the Area

\$1,800

Median Rent Rate for Millennial Neighborhoods

1%

Capped California Property Tax

Sacramento Was the Most Popular Migration Destination in 2021

Urban Sacramento

Approximately 30% of downtown and midtown residents are aged 25-34. Downtown and midtown has a similar urban density to popular streets and neighborhoods in Portland and Austin⁴

Most Popular Suburban Residential Areas³



EAST SACRAMENTO
2br/1ba, 1,300 sf | ±\$435,000



ROSEVILLE
3br/2.5ba, 1,800 sf | ±\$436,000



FOLSOM
2br/2ba, 1,500 sf | ±\$500,000

¹ <https://www.prnewswire.com/news-releases/sacramento-was-the-most-popular-migration-destination-in-july-with-more-than-half-of-home-searches-from-buyers-outside-the-area-301120128.html>

² Redfin Q2 2020

³ Realtor.com active listings May 13,2020; Zillow April 2020; Zillow Rents April 2020; Smart Asset Mortgage Calculator by State 2020

⁴ EMSI Economic Modeling, MigrationPolicy.org



Opportunity Zone

1117 J STREET IS LOCATED WITHIN A QUALIFIED OPPORTUNITY ZONE:

WHAT IS AN OPPORTUNITY ZONE?

Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities.

HOW IT WORKS:



1. Capital Gain Event

An investor has an eligible capital gain



2. Investment in 180 days

An investor has 180 days to invest following the date of the capital gains event to select a Qualified Opportunity Zone Fund ("QOFZ")



3. QOFZ Develops Properties

Investments raised are used to develop properties in a designated OZ



4. Buildings Completed and Leased

OZ Fund Manager completes and leases developed buildings.



5. 10 Year Sale

OZ Fund Manager sells all the properties after 10 years and generates returns for investors



6. Capital Gains Taxes Due



7. Refinance Event Anticipated 2026

OZ Fund Manager refinances projects