



TURTON
COMMERCIAL REAL ESTATE

*QUEEN ANNE
VICTORIAN FOR
SALE & LEASE
NEAR THE R ST
CORRIDOR*

1903 21st Street

1903 21st

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THE OPPORTUNITY

HISTORIC	OFFICE	\$1.3M	\$1.85/SF	4,200
BUILDING	FOR SALE OR LEASE	ASKING PRICE	MODIFIED GROSS	SF BUILDING

OWNER-USER OR RESIDENTIAL REDEVELOPMENT OPPORTUNITY NEAR R STREET

Turton commercial is pleased to present the opportunity to acquire fee simple interest or lease 1903 21st Street, Sacramento (the “Property”). The Property is a stately and historic “Queen Anne Victorian” building located at the corner of 21st and S Streets in Midtown. While originally constructed as a single-family residence and used as such for nearly a century, the Property was converted to a commercial office building in the 1980s. Since that time, the Property has been predominantly used as a law office. The Property has been meticulously maintained since its construction in 1897 and

still features many of the period-specific details and design aesthetic of that period. The property is being offered for sale as an owner-user opportunity and the entire building is available for lease. The Property can be delivered completely vacant and ready for the buyer to occupy shortly following closely. Alternatively, the entire building can be delivered vacant to a tenant with approximately 60 days’ notice. The Property can also function as an investment. Further, the underlying commercial zoning permits by right single and multi-family residential uses in the building;

therefore, the City of Sacramento would likely support converting the Property back to a residential use. The Property currently features 9 large executive offices across three floors as well as a large conference room, open workspace, three bathrooms (including one full bathroom with shower) and a kitchen. The Property benefits from 8 on-site parking stalls including one ADA stall, with a path of travel directly to the ground floor. The Property also has an ADA lift from the public sidewalk leading to the ground floor entrance.





PROPERTY DETAILS

Address:	1903 21st Street, Sacramento, CA 95811
Asking Price:	\$1,300,000
Asking Rent:	\$1.85/SF/Month MG
	Tenant pays utilities / janitorial
APN:	010-0032-003-0000
Parcel Size:	9,180 SF (.21 Acres)
Building Size:	Approximately 4,200 SF (Buyer to verify)
Ground Floor:	1,700 SF
Second Floor:	1,700 SF
Third Floor:	800 SF
Zoning:	C-2-Special Planning District
Year Built:	1897
Year Renovated:	1980's
Stories:	3
Parking Stalls	8 including 1 ADA Stall
Elevator:	ADA lift to ground floor only
Number of Tenants:	5 month-to-month Tenants





PROPERTY OVERVIEW

1903 21st Street is an approximate 4,200 square foot, three-story office building prominently located at the corner of 21st and S Streets in the “Poverty Ridge” neighborhood in Midtown, Sacramento. The Property is a state-ly Victorian building situated on an elevated berm above 21st Street with visible signage to over 12,000 cars per day. The Property was originally constructed as a single-family residence and was used as such for nearly a cen-tury before it was converted to a commercial office building in the 1980s. At that time, a parking lot was constructed behind the build-ing, restrooms were constructed on each floor, an ADA lift was installed, and the unfinished attic was converted into usable and permitted office space. Despite the conversion, the Prop-erty effortlessly blends historic charm with the functionality of a modern office building,

still featuring beautiful design details such as decorative wood detailing and wall panels, coved ceilings, built-in storage hutches, and pocket doors. Today, the Property is best suited for an own-er-user to occupy all or part of the Property. The entire building can be delivered vacant at closing, or the Buyer may retain the current month-to-month tenants in the building to offset ownership costs. In its current layout, the Property features nine large executive of-fices and a conference room and kitchen on the ground floor. The third floor – the convert-ed attic – measures approximately 800 square feet with three offices and can function inde-pendent of the lower two floors. The Property includes 8 on-site parking stalls (including 1 ADA stall) as well as free 2-hour parking di-rectly outside the building.

Perhaps no aspect of the Property is more valuable, though, than its proximity to all three major residential neighborhoods in City of Sacramento – East Sacramento, Land Park, and McKinley Park. All three neighborhoods are less than 2.5 miles from the Property, making it a convenient location for business owners residing in any of the surrounding areas. Once at the office, the occupants are walking or biking distance to over 40 of the city’s best amenities, restaurants, and coffee shops. The Property is just 2 blocks from a Safeway anchored shopping center and 3 blocks from the transformative Ice Blocks project. From a transportation standpoint, the Property is .5 blocks from two bus stations, 3 blocks from a Light Rail Station, and less than 5 blocks from both Highway 50 and Business 80.



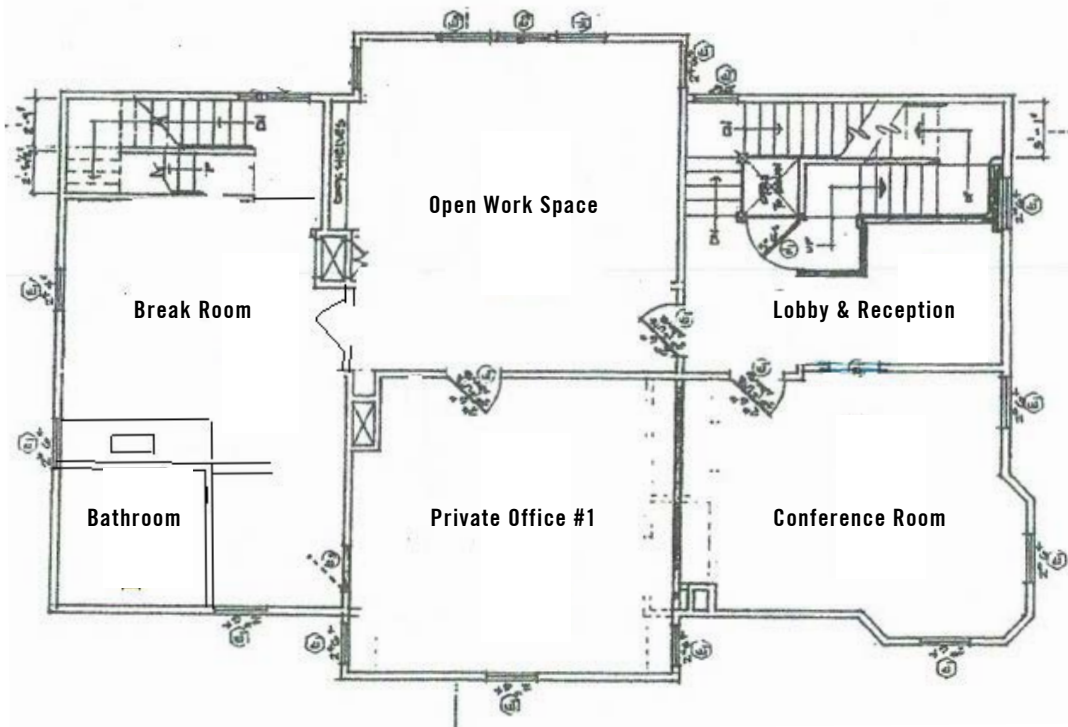


FLOOR PLANS

*Sizes are estimates only and buyer should verify

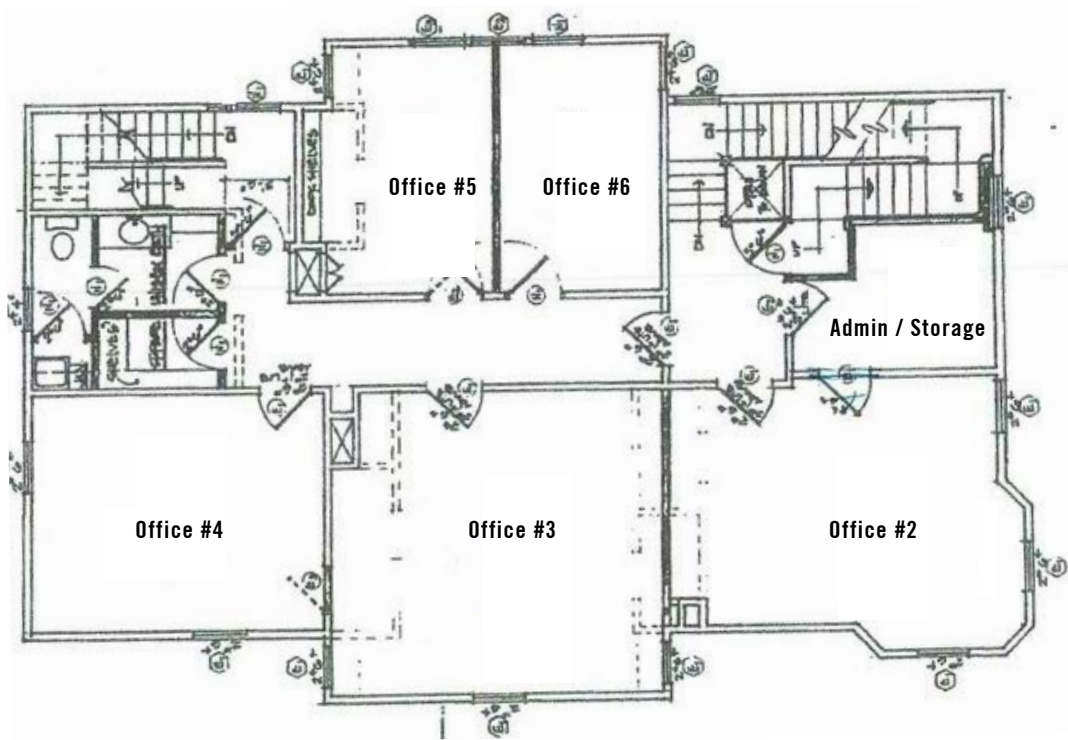
First Floor (1,700 SF)

- Conference Room (20'x15')
- Private Office #1 (15'x15')
- Open Workspace (20'x20')
- Kitchen
- ADA Bathroom
- IT and Storage Closet
- Lobby and Reception



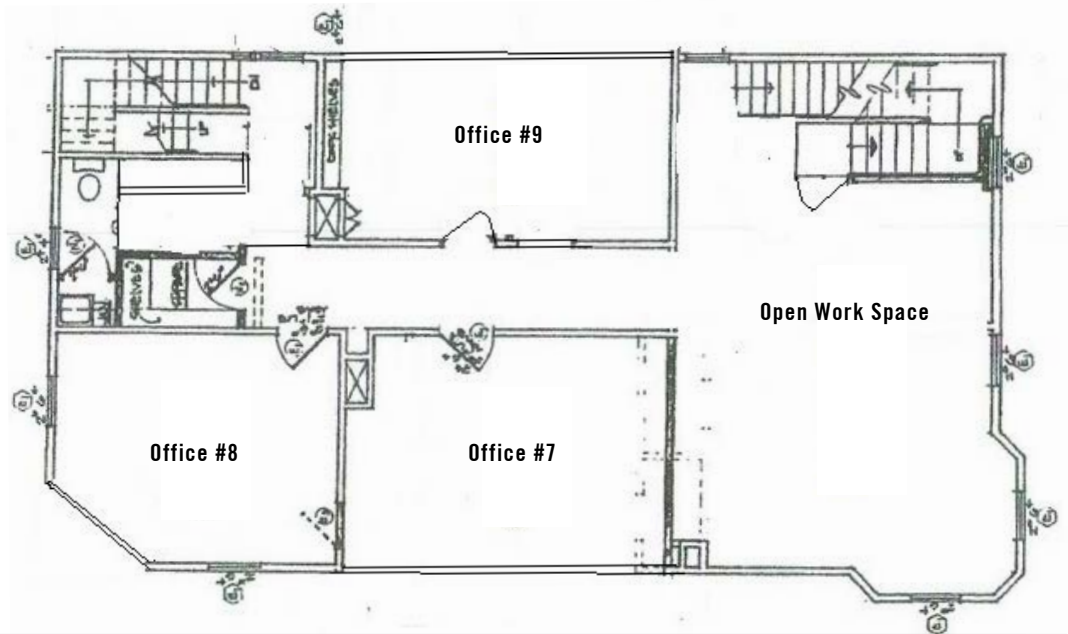
Second Floor (1,700 SF)

- Private Office #2 (19'x13')
- Private Office #3 (16'x16')
- Private Office #4 (13'x15')
- Private Office #5 (14'x9')
- Private Office #6 (14'x9')
- Admin / Storage Office
- Full Bathroom with Shower



Third Floor (800 SF)

- Private Office #7 (10'x12')
- Private Office #8 (10'x10')
- Private Office #9 (13'x9')
- Open Workspace
- Half Bathroom





THE LOCATION



24

BLOCKS



3M

YEARLY VISITS



31

BARS & RESTAURANTS



\$84,04

HOUSEHOLD INCOME

THE R STREET CORRIDOR

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend

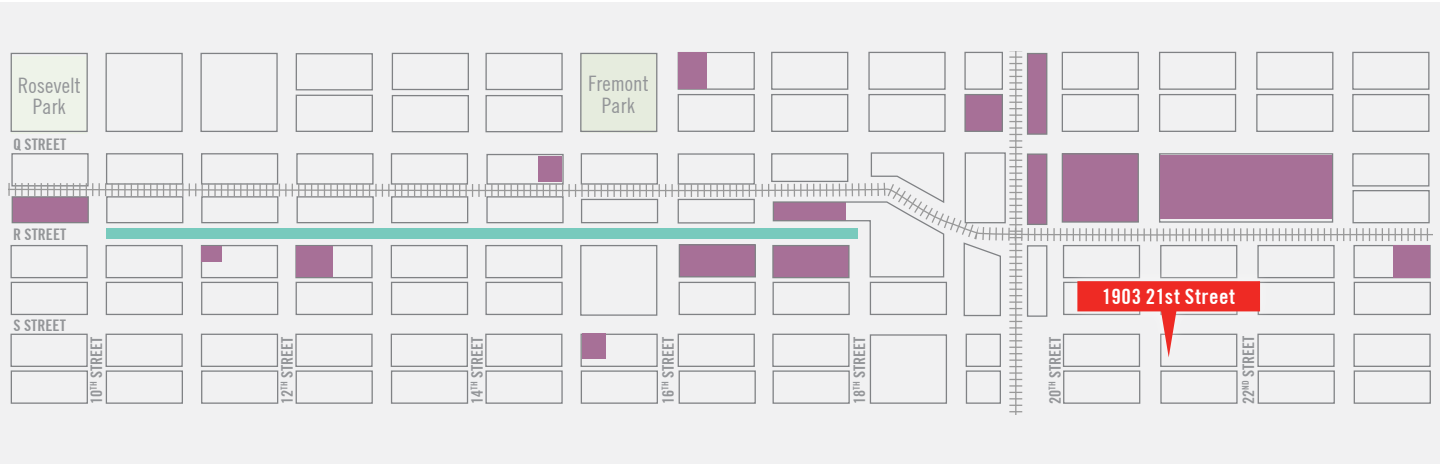
of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture. The corridor's dining scene includes Iron Horse Tavern for innovative dishes and Mendocino

Farms for farm-fresh meals, along with Mas Taco and Bawk for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.



Section Three: The Location





NEARBY DEVELOPMENTS

1903 21st Street is situated in the path of development near R Street. This part of town is expereincing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

Channel 24 - 1800 24th and R Street

Retailtainment:	Occupancy	Completion Date:
42,700 SF	2,300 Seats	TBD

Notes:
Only one block away from 1819 23rd Street and 2311 S Street, the proposed 42,700 SF structure will take the place of an unused industrial/commercial facility and will encompass a stage, ticket booth, foyer, refreshment stands, balcony, as well as facilities for performers including dressing rooms, according to the project proposal. The venue aims to accommodate live music, comedy shows, podcasts, and corporate functions on a biweekly basis.

McClatchy Apartments- 2100 Q Street

Parcel:	Residential:	Completion Date:
687,000 SF	538 Units	TBD

Notes:
5.57 acre apartment development. The McClatchy Apartments will consist of 86 studios, 324 one-bedrooms, and 128 two- bedrooms. The two-block wide property is anchored between 21st Street, 23rd Street, and Q Street- only one block away from 1819 23rd Street and 2311 S Street.



Press @ Midtown Quarter - 21st and Q Street

Retail: 8,600 SF
Residential: 277 units
Completion Date: Q2 2020

Notes:
Situated on the block of 21st Street between Q and R Streets, the corner location benefits from visibility from over 20,000 cars per day. As with cars traveling up Q Street and 21st street, the building is located on the “driver’s side” of the street thus creating maximum exposure for any user.

Q19 - 19th and Q Street

Retail: 1,985 sf
Residential: 68 luxury units
Completion Date: 2019
Other: TCRE sold this project

Notes:
Q19 is Midtown Sacramento’s newest and most progressive Mixed-Use Multi-Family Residential Property. Enjoying a AAA location in the heart of Midtown, Q19 is a 4-story mid-rise project comprised of 33 Studio, 26 one-bedroom and 9 two-bedroom luxury apartment units in addition to 1,985 SF of retail.

20 PQR - 20th and Q Street

Retail: None
Residential: 32 townhomes
Completion Date: 2017

Notes:
The 20PQR community consists of 32 detached townhomes, complete with a unique roof deck option for skyline views and private outdoor living. 20PQR townhomes range in size between 1700-1900 square feet and are priced from the low-mid \$600,000’s.

1717 S Street - 17th and S Street

Retail: TBD
Residential: 159 units
Completion Date: 2021/22

Notes:
A new mixed-use residential project, 1717 S, is slated to be a housing project that will provide 159 mixed income units. Spearheaded by the late Ali Youseffi, who also developed projects such as the Warehouse Artists’ Lofts and The Hardin, 1717 S will add to the much needed inventory of affordable housing.

Ice Blocks - 17th and R Street

Retail: 75,000 SF
Residential: 148 units
Office: 97,000 SF
Completion Date: 2018

Notes:
Three block project at 16th through 18th Streets on R Street. The Ice Blocks consist of six buildings with retail on the ground floor and is anchored by West Elm. Other retailers include Title Boxing Club, Device Brewing Company, Mendocino Farms and Curry Up Now.



