

WEST SACRAMENTO

917 - 923

DREVER STREET

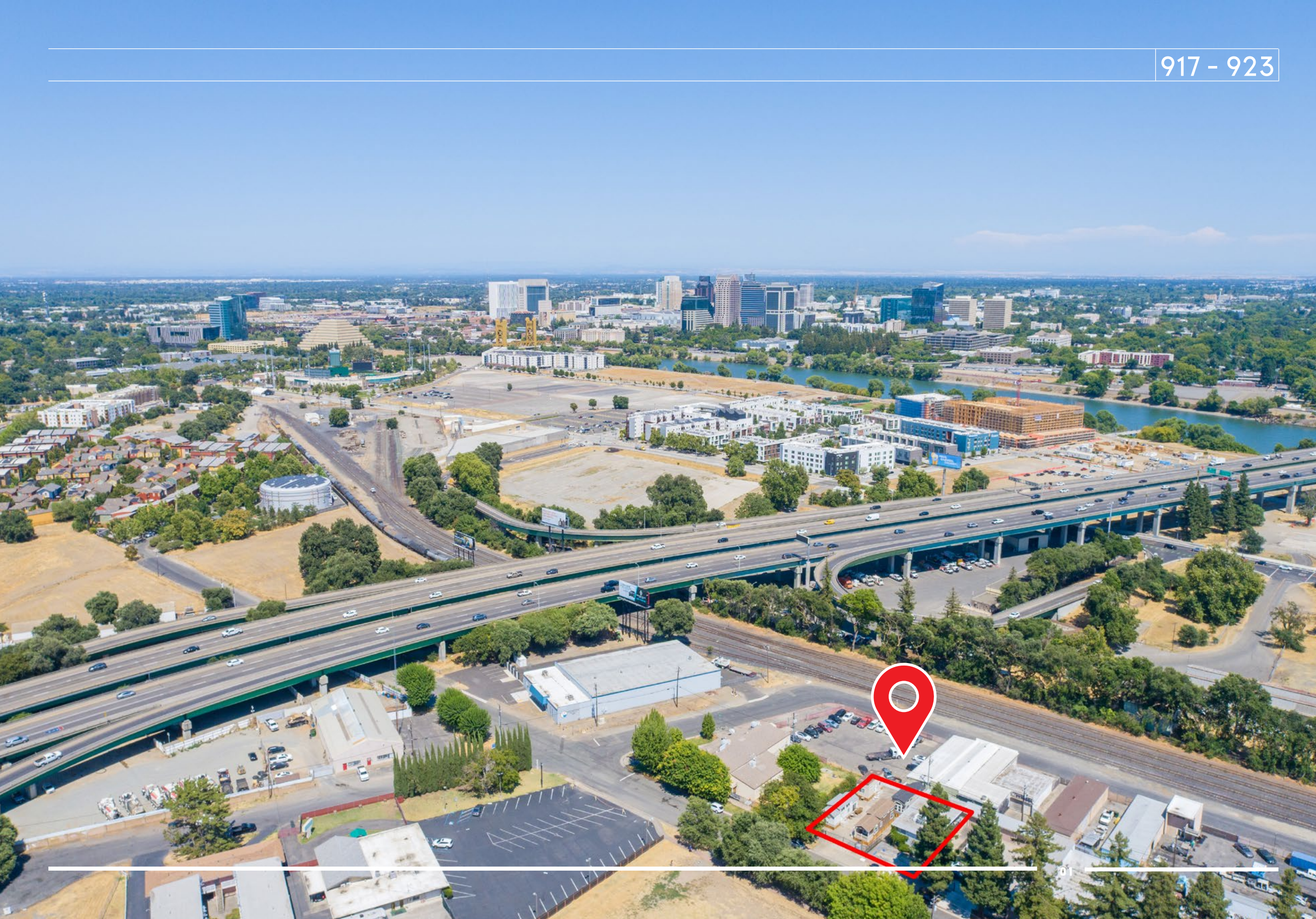
MIXED-USE PROPERTY IN OPPORTUNITY ZONE  
INVESTMENT OR OWNER-USER OPPORTUNITY

*SELLER FINANCING*



**TURTON**  
COMMERCIAL REAL ESTATE





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# THE PROPERTY

**\$1,169,000**  
PURCHASE PRICE

**3,120**  
BUILDING SF

**10,000**  
SF PARCEL

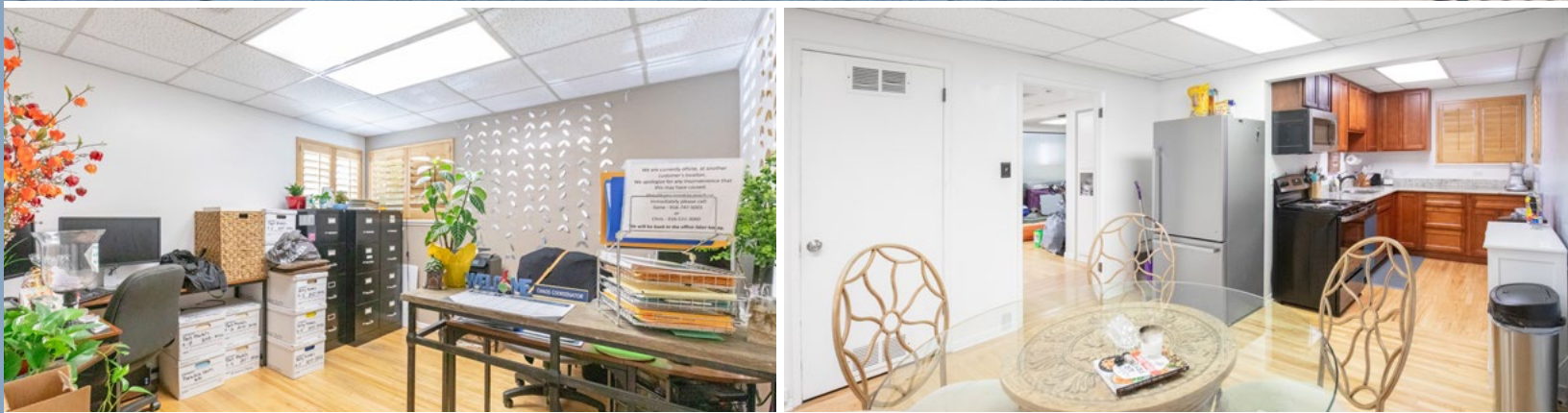
**SELLER**  
FINANCING

Turton Commercial Real Estate is pleased to present 917–923 Drever Street (“The Property”), the only micro mixed-use commercial asset for sale in West Sacramento’s Opportunity Zone, an unmatched value-add investment with owner-user potential. 917–923 Drever Street is one of the most adaptable properties in the growing West Sacramento submarket. The Property comprises of a two-story mixed-use building featuring, a ± 1,560 SF upper-level residential unit and a ± 1,560 SF lower-level office leased to Reliable Home Solutions through January 31, 2029, flanked by an adjacent ± 5,000 SF yard currently used by

Reliable Home Solutions. Combined, the three parcels total approximately ± 10,000 SF. Thanks to its unique construction, with plumbing and drains stubbed out to four separate locations equally distributed between the two floors and grandfathered zoning, the Property can be configured anywhere from a large singular office to four individual residential units, with the upstairs immediately available as a residence or office. Positioned on Jefferson Avenue, West Sacramento’s main artery, this Opportunity Zone offering sits just 1.5 miles south of the region’s two largest public employers: the California

Department of General Services and the California State Teachers’ Retirement System. Nearly 60,000 residents live within a two-mile radius, including in newer developments such as The Block, The Foundry, Park Moderns, Kind West, 980 Central, Edge, and Habitat Apartments. Additionally, The Barn draws in over 110,000 locals and visitors a year (Placerai 2025). Sutter Health Park, the new home of MLB’s Oakland Athletics for the next few years, is less than one mile away. As West Sacramento continues to flourish and develop, don’t miss your chance to acquire 917–923 Drever Street and plant your stake in the heart of the action.

**SELLER FINANCING**





SELLER FINANCING

PROPERTY  
DETAILS

Address	917-923 Drever Street, West Sacramento, CA 95691
Parcel Number	058-015-004-000 058-015-003-000 058-015-002-000
Parcel Size	± 10,000 SF
Building Size	± 3,120 SF
Stories:	2
Year Built:	1990
Water:	PG&E
Gas:	PG&E
Electricity:	PG&E
Zoning	C Commercial
Opportunity Zone	Yes
Purchase Price	\$1,169,000

INVESTMENT  
HIGHLIGHTS

Total Building Area:	± 3,120 SF
Residential:	± 1,560 SF Washer / Dryer Hook-ups Separate HVAC
Commercial:	± 1,560 SF Easily Divisible into Two Spaces Prime Street Visibility Break Room
Yard:	± 5,000 SF Fully Fenced







# OPPORTUNITY ZONE

917–923 Drever Street is situated in the heart of the Downtown Opportunity Zone, an economic development tool enacted by the Tax Cuts and Job Acts of 2017. The Opportunity Zone program provides a federal tax incentive for those who invest in real estate projects and operate businesses located in designated communities through deferral and partial tax reductions of reinvested capital gains

and forgiveness of tax on new capital gains. Normally associated with low-income communities, the program also extends to many well developed and robust submarkets in Sacramento, such as the Property's Capitol Mall corridor. This creates a dream opportunity where investors and developers are able to capitalize on prime locations like 917–923 Drever Street, while

reaping economic benefits that allow them to offset development cost and increase margins. To qualify for these incentives, an investor must make improvements equal to the purchase price of the property within 30 months of the purchase of the property. The program is indifferent to whether the use of funds is ground up development or redevelopment of an existing project.

## TAX BENEFITS OF AN OPPORTUNITY ZONE

### TEMPORARY DEFERRAL

Deferral of the original capital gains taxes invested in a qualified opportunity fund until 2026 or upon the sale of the investment, whichever is first.

### PERMANENT EXCLUSION

Tax free appreciation on the original capital gains if an investment is held for at least 10 years. The investor will pay no capital gains taxes on appreciation in

the investment above the original capital gains investment.





# INVESTMENT STRATEGIES

**Upstairs single residential unit, downstairs office lease with existing tenant**

Under this scenario, and with market rate rents for a singular residential unit\*, the pro forma cap rate on the acquisition price is 6.34%.

**Property as a fourplex with four (4) ± 750 square foot apartments.**

Under this scenario, and with market rate rents for four residential units\*, the pro forma cap rate on the acquisition price is 7.88%.

*\*Assuming \$1,920 per month for a 750 square foot apartment*





lease vs. purchase

917-923 Drever Street

building purchase and sale assumptions		mortgage assumptions		leased space assumptions	
purchased square feet	3,120	amortization years	25	leased square feet	1,560
sf occupied by purchaser	1,560	down payment	25.00%	leased ti amortized per sf	\$0.00
building purchase price per sf	\$374.68	interest rate	6.50%	leased ti interest rate	0.00%
purchase improvement costs per sf	\$0	down payment	\$292,250	lease based rent increases	3.00%
building appreciation	2.50%	total loan amount	\$876,751	lease parking cost psf	\$0.00
building sales costs	5.00%	payment per year	\$71,039	lease parking increases	0.00%
vacancy reserve	5.00%	payment per month	\$5,919.89	leased space free rent months	4
purchase relocation costs per sf	\$5.00	payment per sf per month	\$1.897	lease relocation costs per sf	\$5.00
total purchase price	\$1,169,001.60			lease base rent per sf NNN	\$2.00
total purchase price per sf	\$375				

leasing costs									
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9
nnn rent per sf per month	\$2.00	\$2.06	\$2.12	\$2.18	\$2.25	\$2.32	\$2.39	\$2.46	\$2.53
expenses per sf per month	\$0.78	\$0.80	\$0.83	\$0.85	\$0.88	\$0.90	\$0.93	\$0.96	\$0.99
gross rent per sf per month	\$2.78	\$2.86	\$2.95	\$3.03	\$3.12	\$3.22	\$3.31	\$3.41	\$3.52
ti amortized per sf per month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
parking cost per sf per month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
gross rent per sf per month w/ ti	\$2.78	\$2.86	\$2.95	\$3.03	\$3.12	\$3.22	\$3.31	\$3.41	\$3.52
total months	8	12	12	12	12	12	12	12	12
square feet	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560
leasing costs per period	\$34,645	\$53,527	\$55,133	\$56,787	\$58,491	\$60,245	\$62,053	\$63,914	\$65,832
leasing relocation costs	\$7,800								
total leasing costs									

purchase costs									
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9
payment per sf per month	\$1.90	\$1.90	\$1.90	\$1.90	\$1.90	\$1.90	\$1.90	\$1.90	\$1.90
expenses per sf per month	\$0.78	\$0.80	\$0.83	\$0.85	\$0.88	\$0.90	\$0.93	\$0.96	\$0.99
gross payments per sf per month	\$2.68	\$2.70	\$2.72	\$2.75	\$2.77	\$2.80	\$2.83	\$2.85	\$2.88
total months	12	12	12	12	12	12	12	12	12
sf occupied by owner	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560
gross payments	\$100,169.04	\$101,042.95	\$101,943.08	\$102,870.22	\$103,825.16	\$104,808.76	\$105,821.86	\$106,865.36	\$107,940.16
leased space base rent per sf	\$2.00	\$2.06	\$2.12	\$2.18	\$2.25	\$2.32	\$2.39	\$2.46	\$2.53
leased space income	\$37,403.04	\$38,525.13	\$39,680.89	\$40,871.31	\$42,097.45	\$43,360.37	\$44,661.19	\$46,001.02	\$47,381.05
gross payments net of leased income	\$62,766	\$62,518	\$62,262	\$61,999	\$61,728	\$61,448	\$61,161	\$60,864	\$60,559
purchase relocation costs	\$7,800								
leased space improvement costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
total purchase costs									

summary			
	average per sf per month	average per month	average per year
gross payments	\$3.33	\$5,194.58	\$62,334.99
less reduction in building equity	\$1.05	\$1,643.08	\$19,716.94
less appreciation on building net of selling costs	\$1.35	\$2,104.99	\$25,259.82
less depreciation	\$0.64	\$1,998.29	\$23,979.52
net cost of ownership	-\$0.18	-\$551.78	-\$6,621.30
leasing costs over 10 years	\$3.18	\$4,885.29	\$58,623.49
net savings of purchase over 10 years	\$3.36	\$5,437.07	\$65,244.79

operating exp. assumptions	
property taxes per sf	\$0.36
utilities & cam	\$0.08
janitorial per sf	\$0.00
electrical psf	\$0.25
insurance per sf	\$0.09
total per sf	\$0.78

year 10	total
\$2.61	\$2.29
\$1.02	\$0.89
\$3.62	\$3.18
\$0.00	\$0.00
\$0.00	\$0.00
\$3.62	\$3.18
12	116
1,560	1,560
\$67,807	\$578,435
	\$7,800
	\$586,235

year 10	total
\$1.90	\$1.90
\$1.02	\$0.89
\$2.91	\$2.79
12	12
1,560	1,560
\$109,047.21	\$1,044,333.80
\$2.61	\$2.29
\$48,802.48	\$428,783.94
\$60,245	\$615,550
	\$7,800
\$0	\$0
	\$623,350

over 10 year period
\$623,349.86
\$197,169.43
\$252,598.24
\$239,795.20
-\$66,213.00
\$586,234.88
\$652,447.88

ECONOMICS

With the upstairs suitable for residential or office, it begs the question:

“What would a small business save over a ten-year period by purchasing rather than leasing?”





# THE LOCATION

- 4 MINS  
TO SUTTER HEALTH PARK
- 7 MINS  
TO DOWNTOWN SAC
- 7 MINS  
TO OLD SAC WATERFRONT
- 9 MINS  
TO MIDTOWN SAC

## LOCATED NEXT TO THE BRIDGE & WASHINGTON DISTRICTS

Located in Yolo County, the City of West Sacramento has emerged as one of the most forward-looking municipalities in Northern California. Once known primarily for its industrial and port activity, the city has undergone a major transformation over the past two decades. Focused investment along the riverfront, particularly within the Washington and Bridge Districts, has redefined the city's identity and positioned it as a central player in the region's urban development narrative.

Under longtime mayor Christopher Cabaldon, who served from 1998 to 2020, West Sacramento built a national

reputation for progressive city-building, public-private partnerships, and waterfront revitalization. That legacy continues today through strategic infrastructure upgrades, new housing, and a wave of mixed-use development along the Sacramento River. The result is a rare blend of livability, urban potential, and relative affordability—drawing interest from developers, employers, and residents seeking walkable, connected communities.

The site's location, near the edge of the Sacramento River and just across from Downtown Sacramento, offers seamless access to some of the region's most

prominent destinations. Within minutes are Golden 1 Center, Old Sacramento Waterfront, and the expanding Sacramento Railyards, one of the largest urban infill projects in the country. The area is also home to the California State Capitol, the SAFE Credit Union Convention Center, and the SAFE Credit Union Performing Arts Center, reinforcing the city's importance as the political, cultural, and entertainment heart of the region. As Sacramento's urban core continues to grow, West Sacramento has become a natural extension of that momentum, offering room to build, riverfront visibility, and immediate regional connectivity.





# WEST SACRAMENTO'S WATERFRONT DEVELOPMENT PROJECTS



**The Block - 52 Units** (Completed)  
52 unit apartment building with a communal rooftop shared space. This building also includes ground-floor retail.



**Kind West - 156 Units** (Completed)  
Two identical three-story buildings. Each building consists of 78 units for a total of 156 housing apartments for rent. Affordable by design without income restrictions.



**Edge - 67 Units** (Completed)  
Edge is the latest addition to the neighborhood with 67 units that hugs a communal backyard space with seating and barbecues.



**The Foundry - 69 units** (Completed)  
Home to 69 modern residences. Woven into the design are communal bocce courts, an edible landscape, outdoor decks and 59 parking spaces.



**980 Central - 55 Units** (Completed)  
Architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes. Offers its tenants a beautiful semi-private courtyard and communal fireplace.



**Habitat Apartments - 96 Units** (Underway)  
The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk.



**Park Moderns - 32 Single Family Homes** (Completed)  
These 32 single-family homes surround Garden Park to create the sense of an outdoor room. Development was designed with California Urban Core living in mind.



**The Barn** (Completed)  
Designed by Dutch designer Jerry van Eyck and his urban design and landscape architecture firm !Melk, The Barn provides 9,100 SF under canopy shade while patrons enjoy craft drinks by Drake's Brewing.



**CalSTRS Tower** (Completed)  
275,000 SF expansion of the CA State Teachers' Retirement System headquarters connected to the 15-year-old headquarters by a skybridge called The Link.



**Four40 West Single Family Homes** (Completed)  
106 home sites, the tri-level single-family homes offer a fresh take on modern living. Includes luxurious pool lounge, outdoor kitchen, fire pit, and



**BioSpace - Life Science Campus** (Underway)  
A 1,400,000 SF mixed-use development that will anchor the Sacramento Region's Life Science initiatives.



**River One - 95 Units** (Proposed)  
River One will feature two seven-story buildings: a 193-room hotel, a 57-room condo tower overlooking the Sacramento River and a five-story building with 95 apartment units.



**I Street Bridge Replacement** (Underway)  
Bridge upstream of the existing I St Bridge. Will provide a new connection across the River between the Railyards and Washington Neighborhood planned developments.







## THE WASHINGTON DISTRICT

The revitalization of the City’s most historic, walkable, riverfront mixed-use district is well underway with new homes, parks, trails, streetscaping and public art. The West Sacramento River Walk is the neighborhood jewel – a 1.2 mile recreational trail along the

Sacramento River that links offices with nearby homes, retail and restaurants. New street segments now connect the City’s two riverfront districts – the Bridge District and the Washington District with Downtown Sacramento, Golden One Center and the State

Capitol. A new Sacramento River Bridge at C Street will improve pedestrian, bicycle and transit access for downtown workers and residents and enhance vital connections between West Sacramento and Downtown Sacramento.

## THE BRIDGE DISTRICT

The Bridge District is a waterfront orientated urban mixed-use district located along the West Sacramento side of the Sacramento River. This district includes recreational amenities such as River Walk Park, Raley Field, Mill St. Pier,

The Barn, and the newly installed Subtile art piece. The housing market is booming with the addition of Capitol Yards, Park Moderns, Habitat apartments, and the newly constructed 980 Central apartments. At development capacity,

The Bridge District has the potential to house 12.5 million square feet of residential and commercial development (5,210 residential units and 7,290,000 square feet of commercial development).







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