

1623 & 1625

DEL PASO BLVD.

SACRAMENTO

PRICE REDUCED: \$925,000

FOR SALE

Prime Owner User Opportunity Standalone Flex Building



NEWMARK | PACIFIC

MIKE CHERNIOGLO
M 916-389-4027
mike.chernioglo@nmrk.com
CA RE Lic# 02283460

IRINA SHPYRKA
M 916-477-7384
irina.shpyrka@nmrk.com
CA RE Lic# 02037207

1623 & 1625 DEL PASO BLVD.

INVESTMENT OVERVIEW



Flex Building Featuring $\pm 4,200$ Square Feet

Sales Price	\$1,350,000 \$1,100,000 \$925,000 REDUCED PRICE!
Property	Single tenant, freestanding building with turn key buildout
Zoning	C-2
Opportunity Zone	Yes
SF	4,200
Frontage	$\pm 58'$ on Del Paso Blvd.
Year Built	1930
Land Area	0.26 acres
Parcels (2)	275-0088-003 & 275-0088-004
Parking	3 Spaces (1 Handicapped) with ample street parking
Newly Installed	HVAC System throughout, Security Storm Shutters, Security System
Restrooms	3



[CLICK HERE TO READ ABOUT SACRAMENTO COUNTY OPPORTUNITY ZONES](#)

1623 & 1625
DEL PASO BLVD.



arden fair



Exposition Blvd



BUILDING HIGHLIGHTS:

Turn Key Buildout

Existing CUP in Place for Retail Cannabis (Storefront & Delivery)

Newly Installed HVAC System throughout building

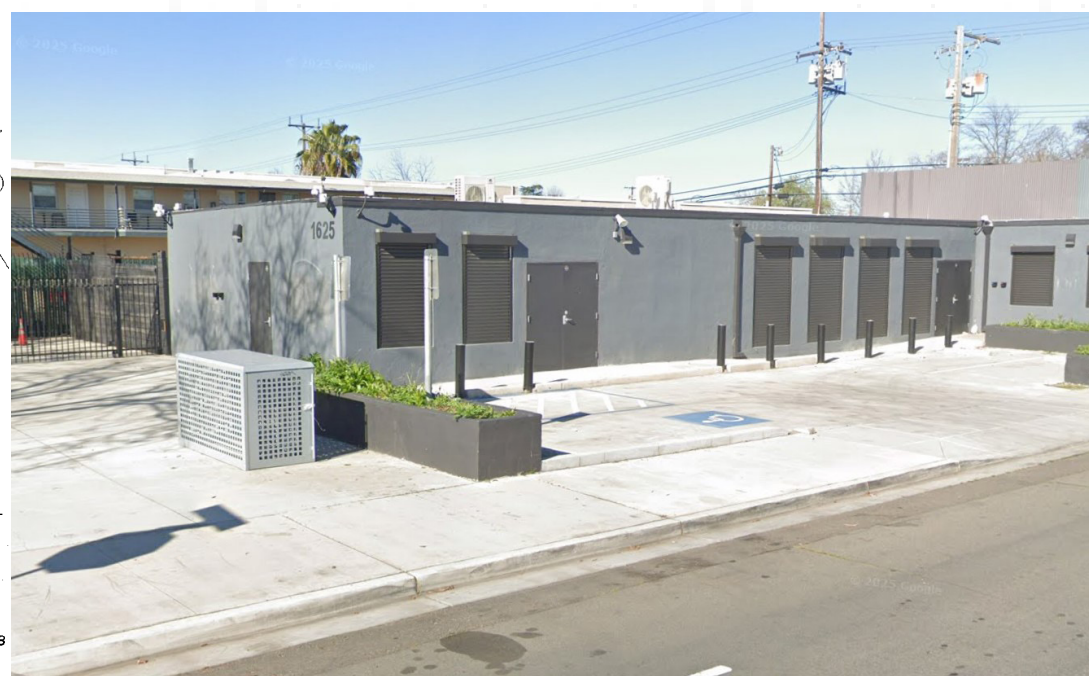
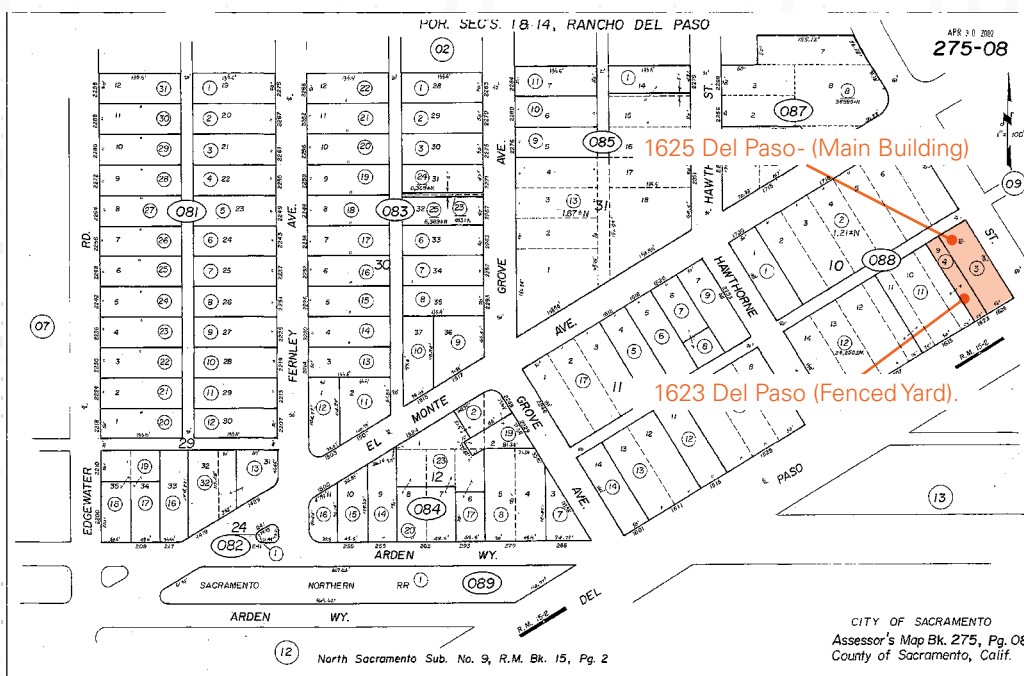
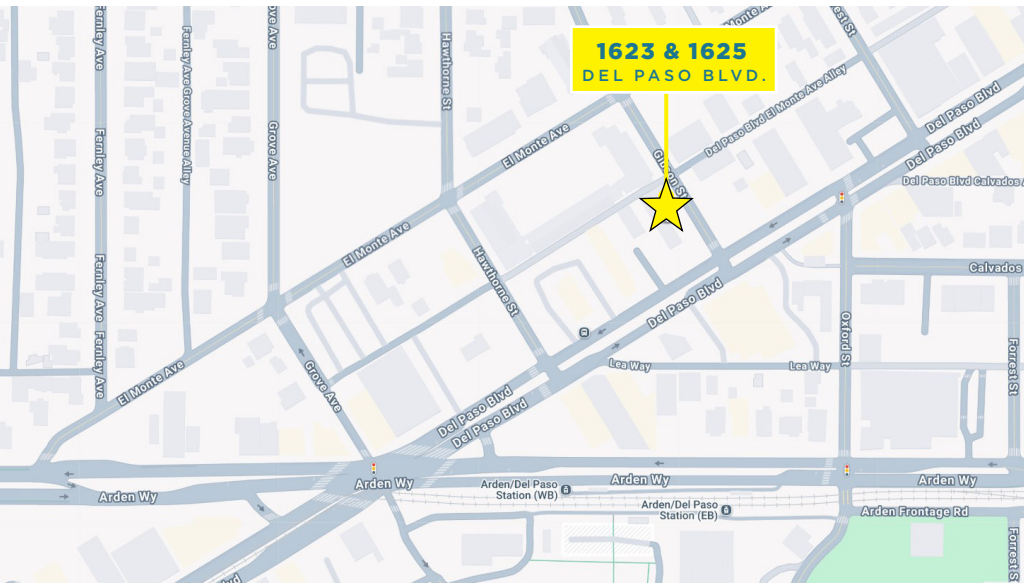
Newly Installed Security Storm Shutters

Newly Installed Security System

Wired for Cameras

Centrally Located in the Uptown Arts District just 1.5 Miles from Downtown Sacramento

1623 & 1625 DEL PASO BLVD. MAPS





1623 & 1625

DEL PASO BLVD.

SACRAMENTO

NEWMARK | PACIFIC

MIKE CHERNIOGLO

M 916-389-4027

mike.chernioglo@nmrk.com

CA RE Lic# 02283460

IRINA SHPYRKA

M 916-477-7384

irina.shpyrka@nmrk.com

CA RE Lic# 02037207

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Newmark Pacific Corporate License

#01796698 7/2026