



LEASE

Classic Midtown Office Building

2001 P St, Sacramento, CA 95811



Property Highlights

- » Owner-user/Investment opportunity in the heart of Midtown
- » Statement building with great signage on the NE corner of 20th and P Street. Zoning is C-2-NC
- » This premier property was completely reconstructed to a modern office building and earned an architectural award
- » Interior improvements with high end custom furniture and cabinetry. Quality teleconference equipment, and communications
- » Building has large basement for storage. Also outdoor patio and seating
- » * Surrounded by some of Midtown's best restaurants and entertainment amenities. Walk Score®: Walker's Paradise (91)

Sale Price: \$2,400,000

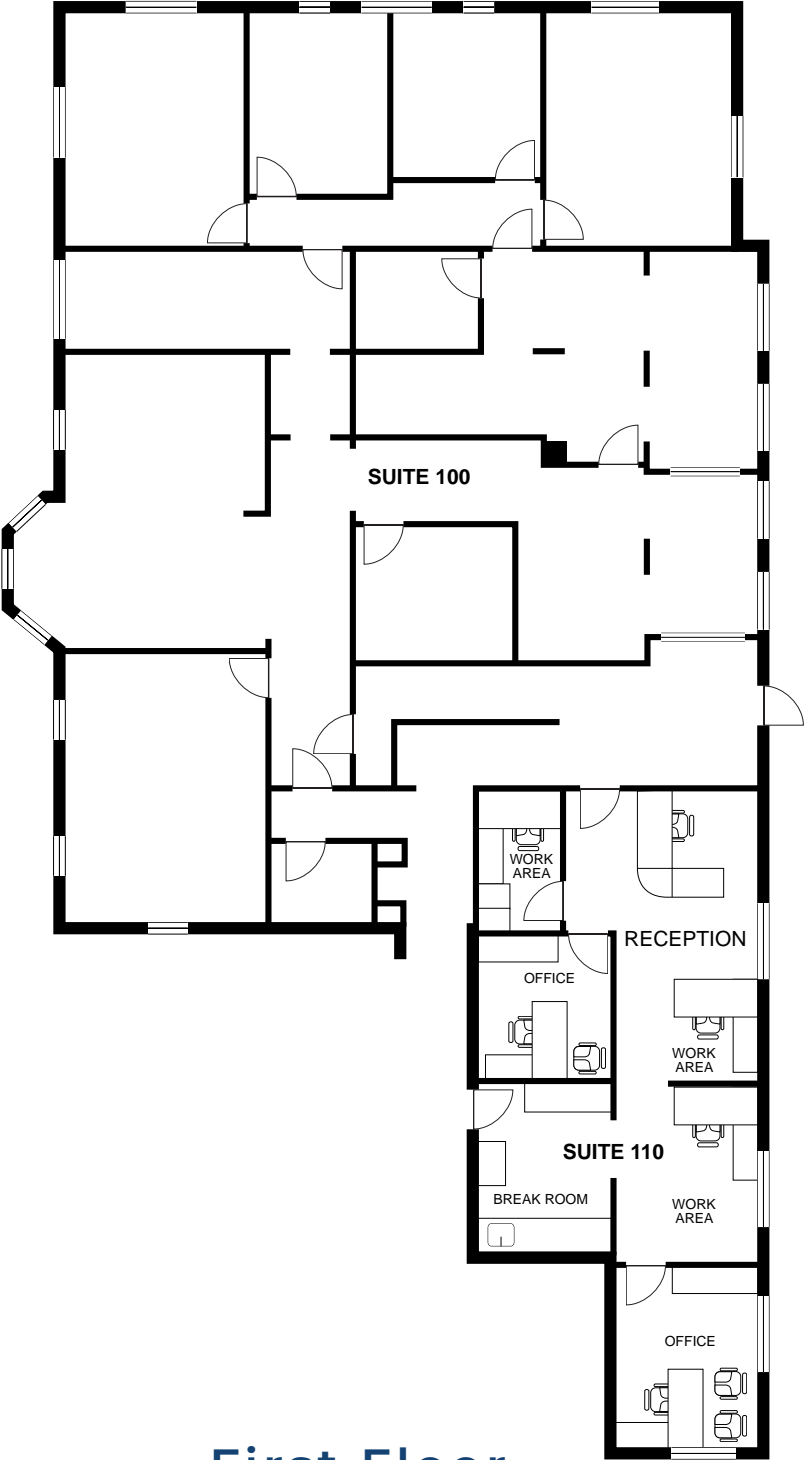
Building SF: ±8,814 SF (±1,400 SF Basement)

Total SF: ±10,214 SF

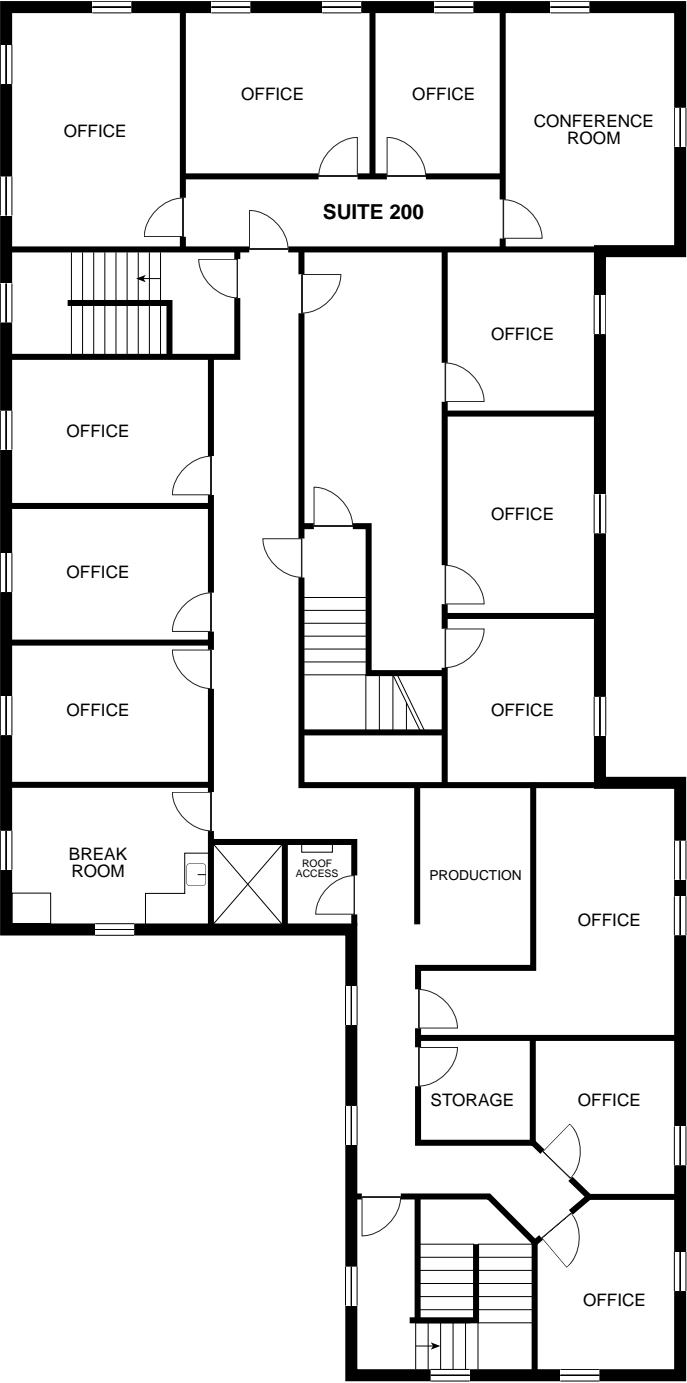


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Floorplans



First Floor



Second Floor

Property Photos



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Property Photos



Interior Photos



Interior Photos



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Interior Photos



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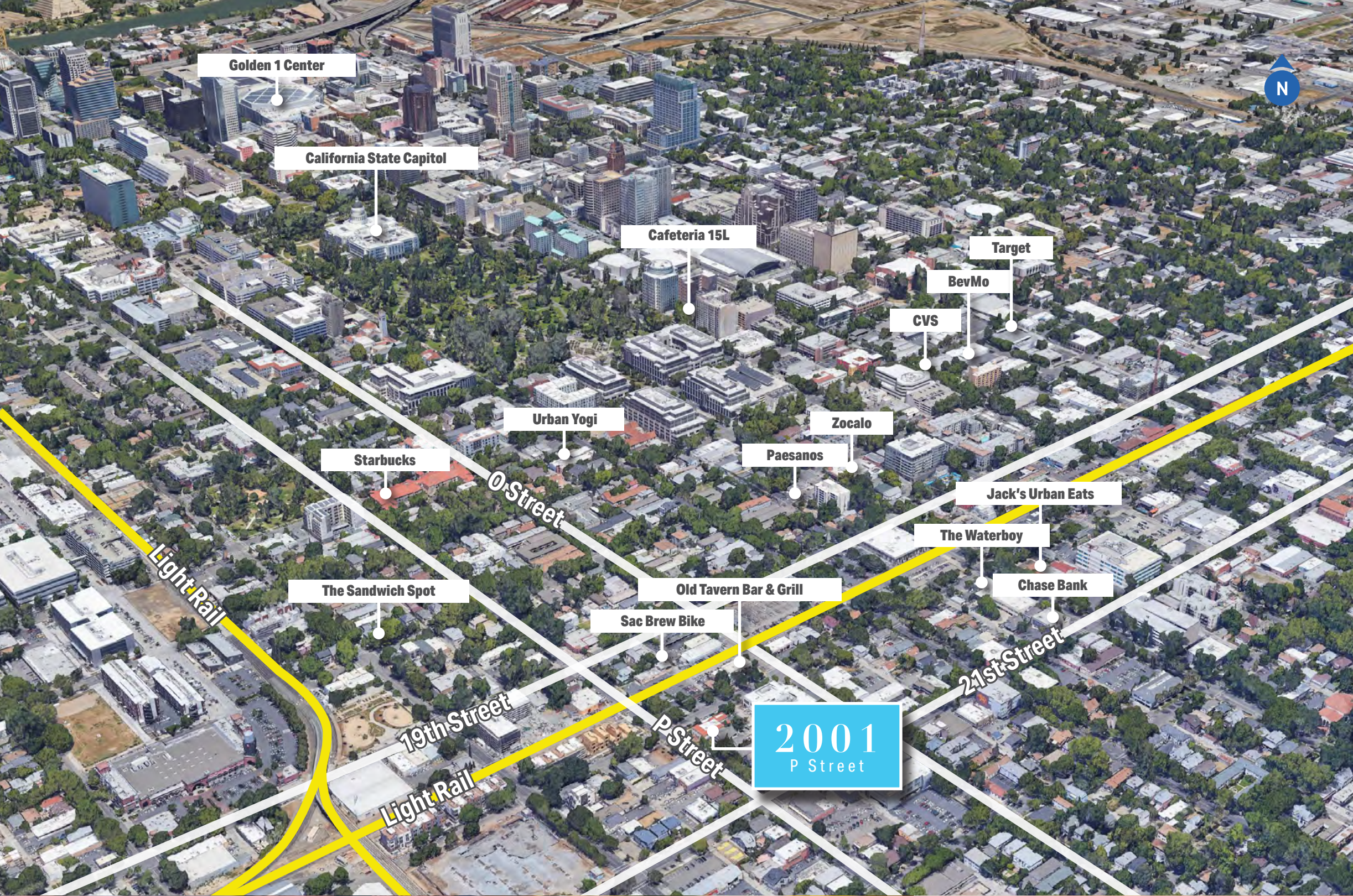


Interior Photos



Nearby Amenities

2001 P Street is situated in Midtown Sacramento, a vibrant and eclectic neighborhood known for its historic charm, cultural attractions, and walkability. The area features tree-lined streets, a mix of Victorian homes and modern developments, and a thriving arts scene. Residents enjoy a variety of dining options, coffee shops, and local boutiques, all within walking distance. The neighborhood is also well-connected by public transit, making it convenient for commuting and exploring the city.



Demographics (2024)

	1 MILE	3 MILES	5 MILES
Total Population	29,225	154,295	401,832
2023-2028 Annual Rate	1.31%	1.27%	0.74%
Households	16,995	67,216	156,393
Median Household Income	\$78,331	\$84,812	\$76,053
Median Home Value	\$680,184	\$649,721	\$554,706
Median Age	34.9	37.8	36.1

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