

# 1819 E STREET

SACRAMENTO, CA

FOR SALE OR LEASE



Marcus & Millichap

OFFERING MEMORANDUM

# 1819 E STREET

SACRAMENTO, CA

## EXCLUSIVELY LISTED BY

### JAMES BEEGHLY

*Associate, Investments*

Marcus & Millichap

Sacramento, CA

Cell 661.487.7839

Office 916.724.1331

Email [james.beeghly@marcusmillichap.com](mailto:james.beeghly@marcusmillichap.com)

License: CA 02216588

### RUSS MOROZ

*First Vice President, Investments*

Marcus & Millichap

License: CA 01808827

### CHRIS DRAKE

*Senior Associate, Investments*

Marcus & Millichap

License: CA 01963228

### ABDULLAH SULAIMAN

*Associate, Investments*

Marcus & Millichap

License: CA 02122226

### MATT SULAIMAN

*Associate, Investments*

Marcus & Millichap

License: CA 02117270

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**Marcus & Millichap**  
THE MOROZ DRAKE GROUP

# EXECUTIVE SUMMARY

OFFERING SUMMARY

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

Marcus & Millichap

# OFFERING SUMMARY

**SALE PRICE**  
**\$1,950,000**

**LEASING RATE**  
**\$0.85 PSF NNN**

## SALE SUMMARY

Sale Price	\$1,950,000
Price/SF	\$203.13
Leasing Rate	\$0.85 PSF + NNN
Gross Square Feet	9,600
Number of Units	1
Power	600 Amps
Clear Heights	14 feet (to drop ceiling)
Zoning	C-4 SPD (City of Sacramento)

1819 "E" Street

ADMITTANCE BY APPOINTMENT ONLY  
TO SCHEDULE AN APPOINTMENT  
PLEASE CALL (916)444-7788

PULL

NO  
SMOKING

# INVESTMENT OVERVIEW

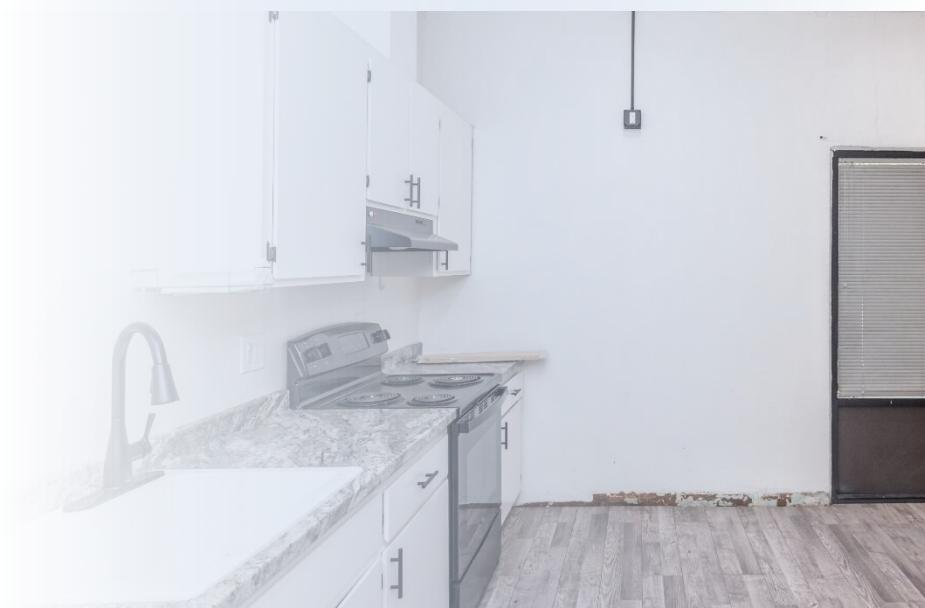
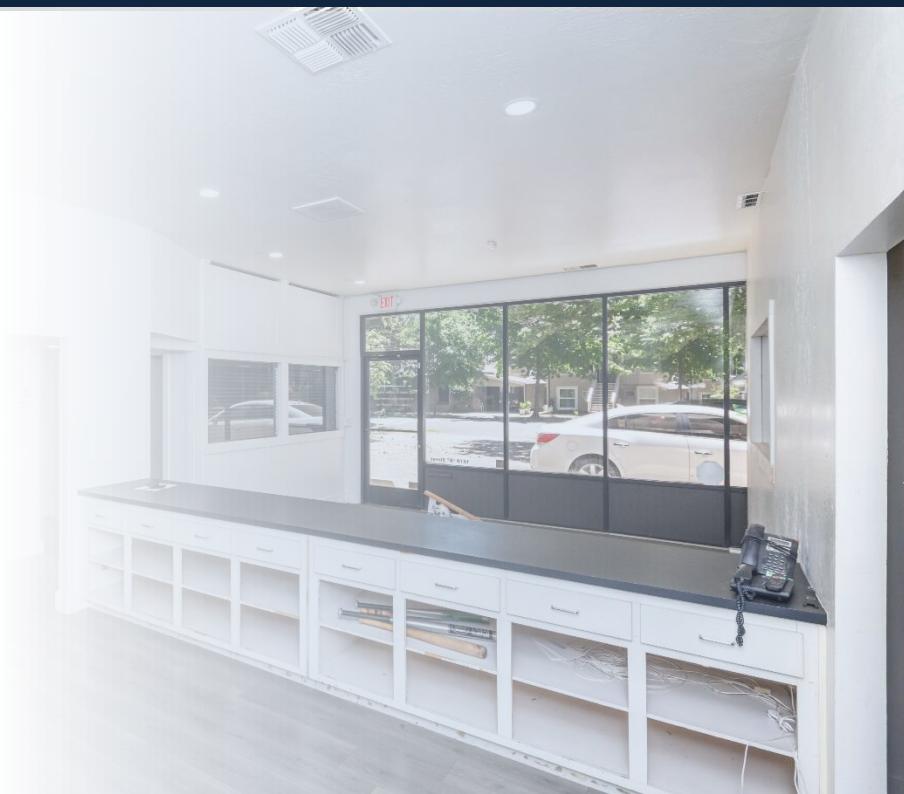
Marcus & Millichap has been selected to exclusively market for sale or lease 1819 E Street, a single-tenant Industrial/Flex building with desirable C-4 Heavy Commercial Zoning (SPD). The property is located in an Opportunity Zone and in the path of progress.

1819 E Street is a  $\pm$ 9,600 Square Foot warehouse on  $\pm$ 0.35 Acres that will be delivered vacant. The warehouse space is insulated, conditioned, and has heavy power; the office has been recently upgraded to look clean and modern. The current build out is  $\pm$ 20% office and  $\pm$ 80% warehouse, though it can be easily reconfigured to suit the needs of the buyer. The building is offered for lease for \$0.85 PSF NNN.

The building features a 12x14 grade level door in the front of the building as well as one in the back. There is a small fenced yard (approximately 1,500 SF) at the rear of the building with access to Democracy Alley.

The property is centrally located in Midtown, Sacramento and offers convenient access to Business-80, Highway 160, and Interstate 5, connecting the property to the greater Sacramento region. Further, the property is a mere twelve miles from the Sacramento International Airport.

This offering represents the rare opportunity to own a high-quality Industrial Flex building with excellent potential for an Investor, Owner-User, or Developer.



# INVESTMENT HIGHLIGHTS

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- C-4 Heavy Commercial Zoning (City of Sacramento)
- Central Location in Midtown Near Business 80, Highway 160, and Interstate 5 Provides Easy Regional Access
- 600 Amp, 120/208 Power
- Fully Insulated & Conditioned Warehouse
- Recently Updated Office Space, & Secured Paved Yard
- Two (2) Grade Level Doors
- Alley Access



# PROPERTY INFORMATION

PROPERTY DETAILS

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FLOOR PLAN

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SITE PLAN

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PLAT MAP

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LOCAL MAP

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# PROPERTY DETAILS

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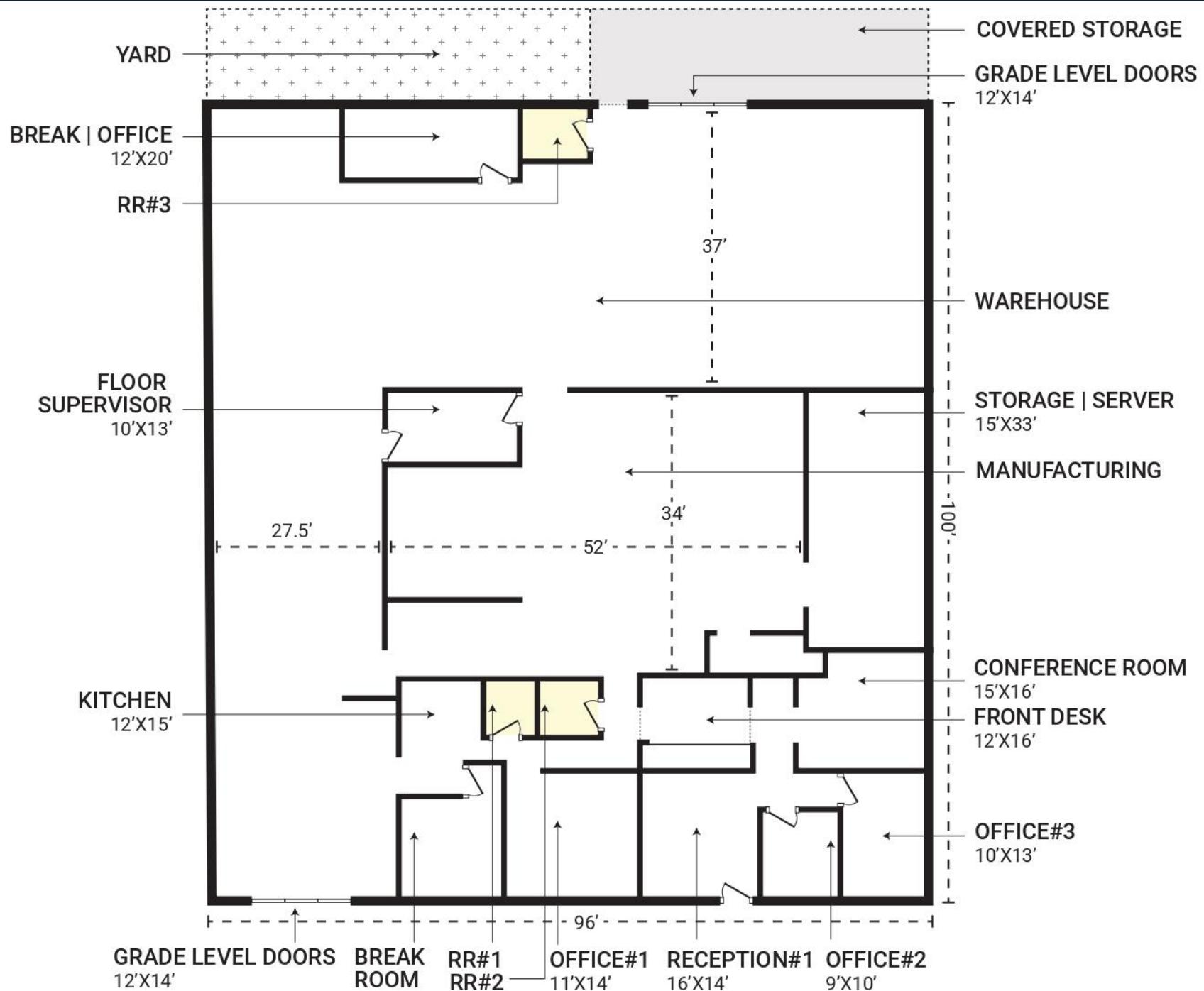
## 1819 E STREET

Assessor Parcel Number	003-0121-027-000
Building Size	9,600 Square Feet
Lot Size	0.33 Acres
Fenced Yard Space	±2.000 Square Feet
Year Built	1966
Zoning	C-4 SPD: Heavy Commercial/Special Planning District (City of Sacramento)
Construction Type	Concrete Tilt Up
Grade Level Doors	2 Doors (12' X 14')
Building Use	Industrial/Flex

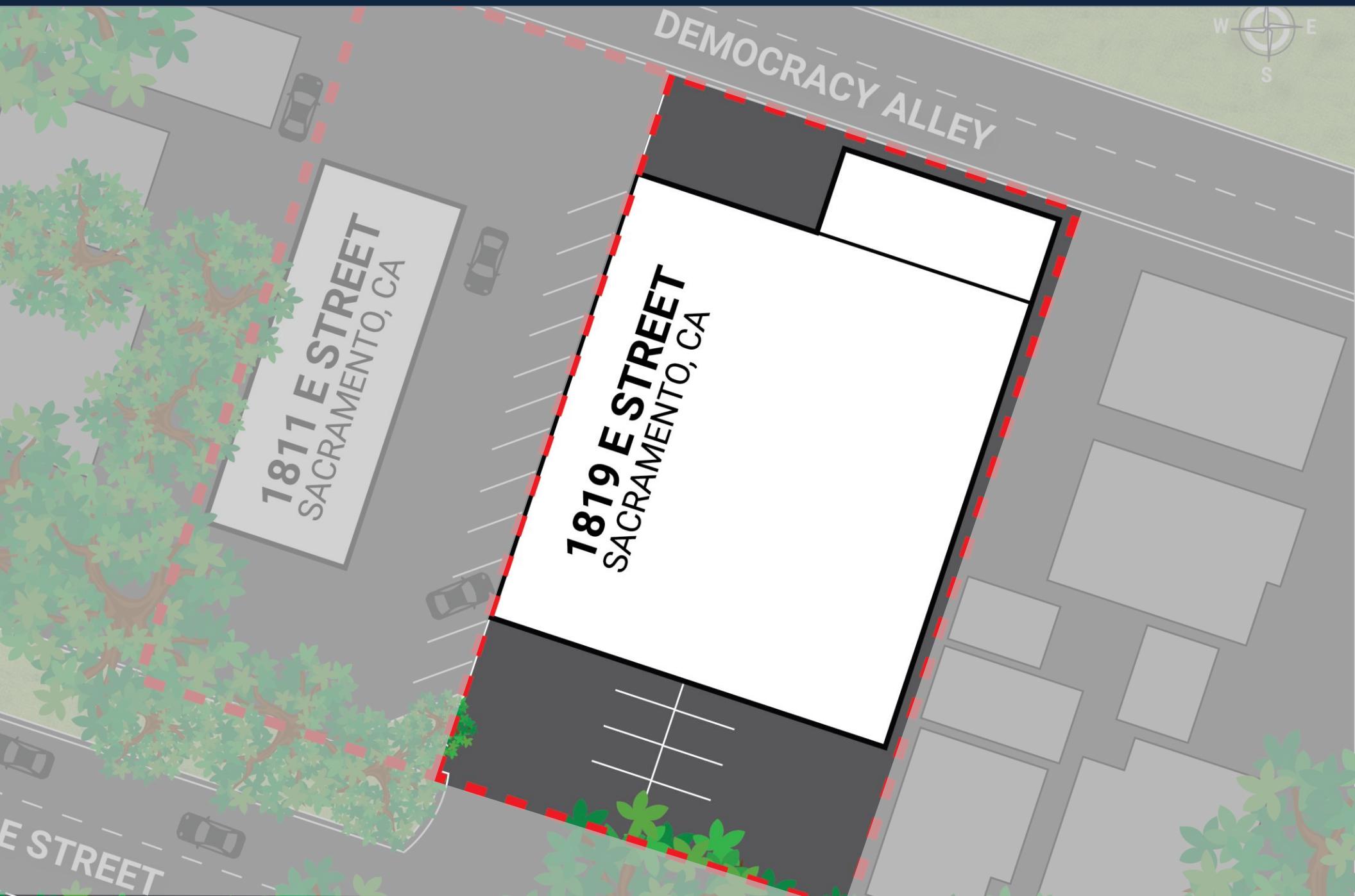
# DOWNTOWN SACRAMENTO



# FLOOR PLAN



# SITE PLAN

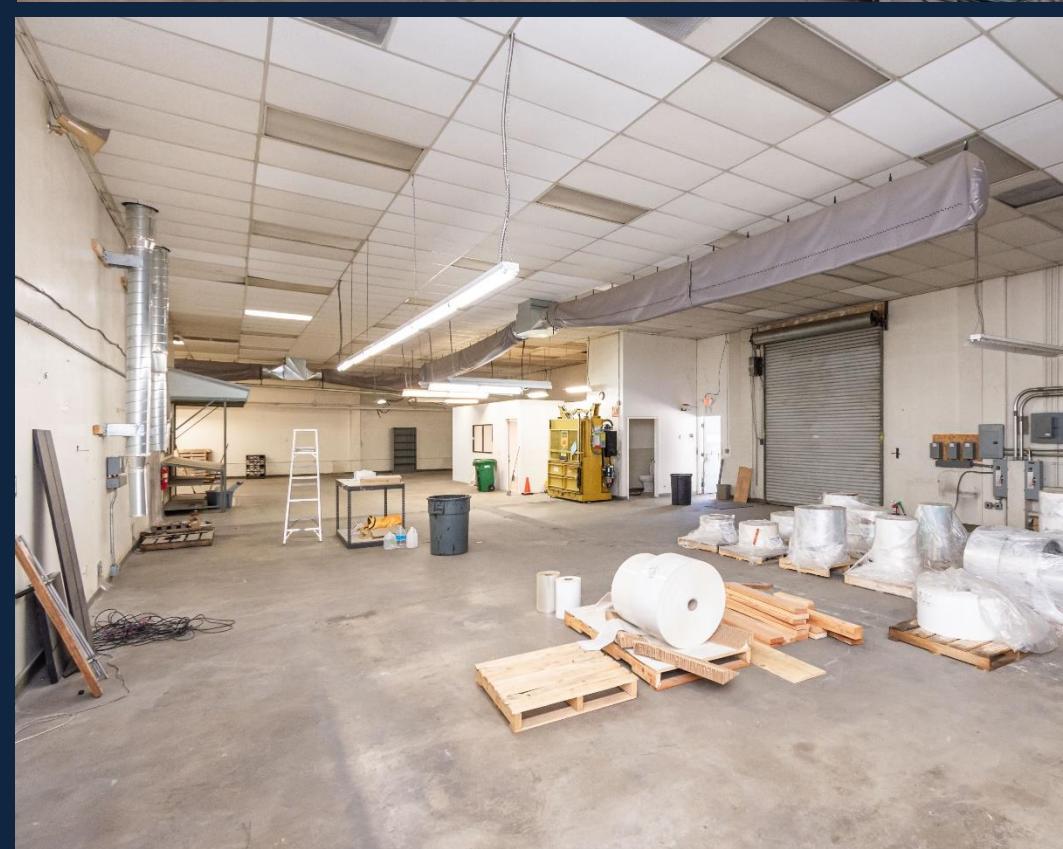
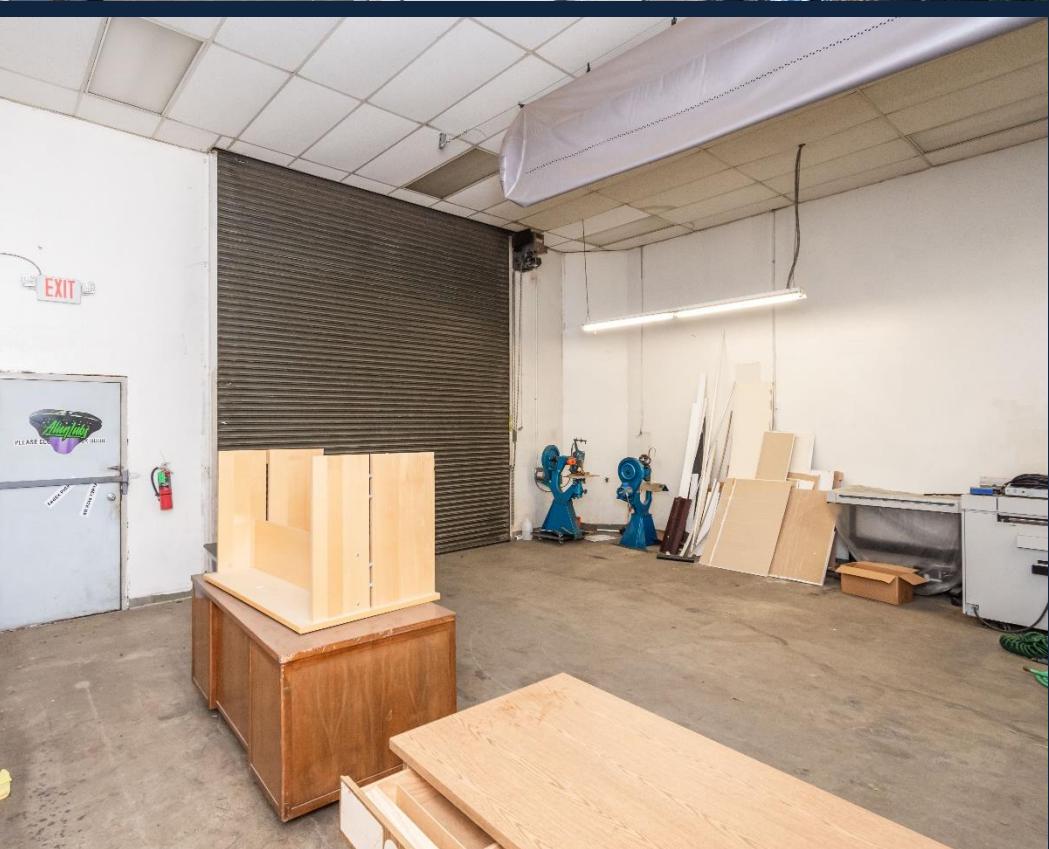


# PLAT MAP



# LOCAL MAP





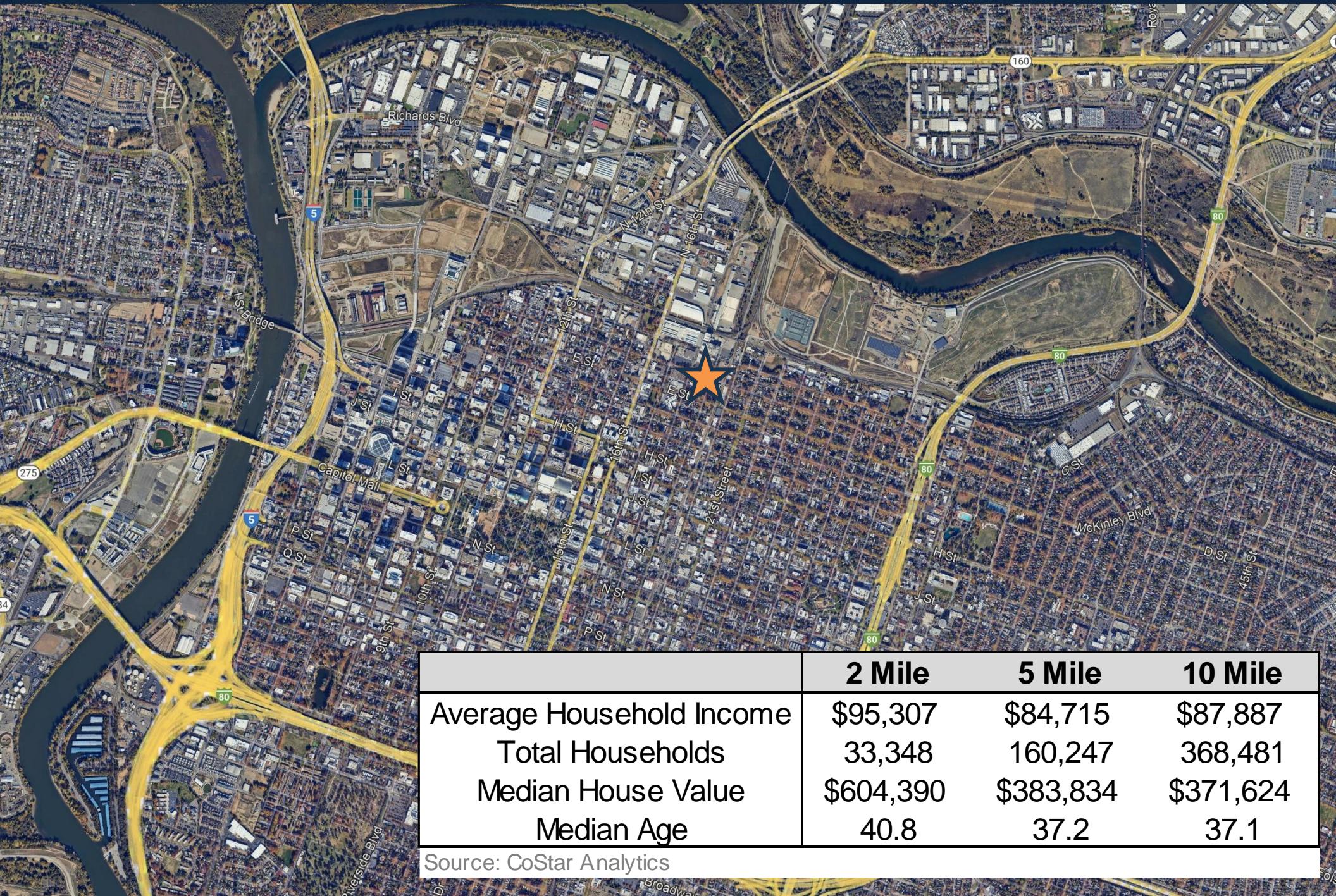
# MARKET OVERVIEW

DEMOGRAPHICS MAP & REPORT

MIDTOWN SUBMARKET OVERVIEW

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# DEMOGRAPHICS & LOCAL MAP



# MIDTOWN, SACRAMENTO

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Located in the center of Sacramento, the Midtown submarket consistently draws high-income residents and stable businesses alike. With easy access to Interstate-5, Business-80, Highway-160, and Highway-50, Midtown is regionally connected, providing access to a stable customer base and easy product distribution channels.

Adjacent to downtown attractions such as the State Capitol, the Downtown Commons (DOCO), the Ice Blocks, the Old Sacramento Waterfront, and many others, Midtown is a desirable place for small businesses to grow.

The vacancy rate for industrial and flex properties in Midtown is a mere 1.2% as of Q3 2024, and market rents have climbed a staggering 27.4% in the last five years (Source: CoStar Analytics). In spite of these favorable ownership conditions, there are virtually no planned developments of industrial and flex space below 20,000 square feet in the region, securing the long-term value of this investment.

The excellent location, low vacancy rates, and rising rents make this an excellent opportunity to purchase a value-add investment property, or for a user to acquire highly improved and well-maintained commercial space.





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