

1819 E STREET

SACRAMENTO, CA

FOR SALE OR LEASE



Marcus & Millichap

OFFERING MEMORANDUM



1819 E STREET

SACRAMENTO, CA

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

OFFERING SUMMARY

INVESTMENT OVERVIEW

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)



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

1819 "E" Street

PULL

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 ± 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



- 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

FLOOR PLAN

SITE PLAN

PLAT MAP

LOCAL MAP

Marcus & Millichap

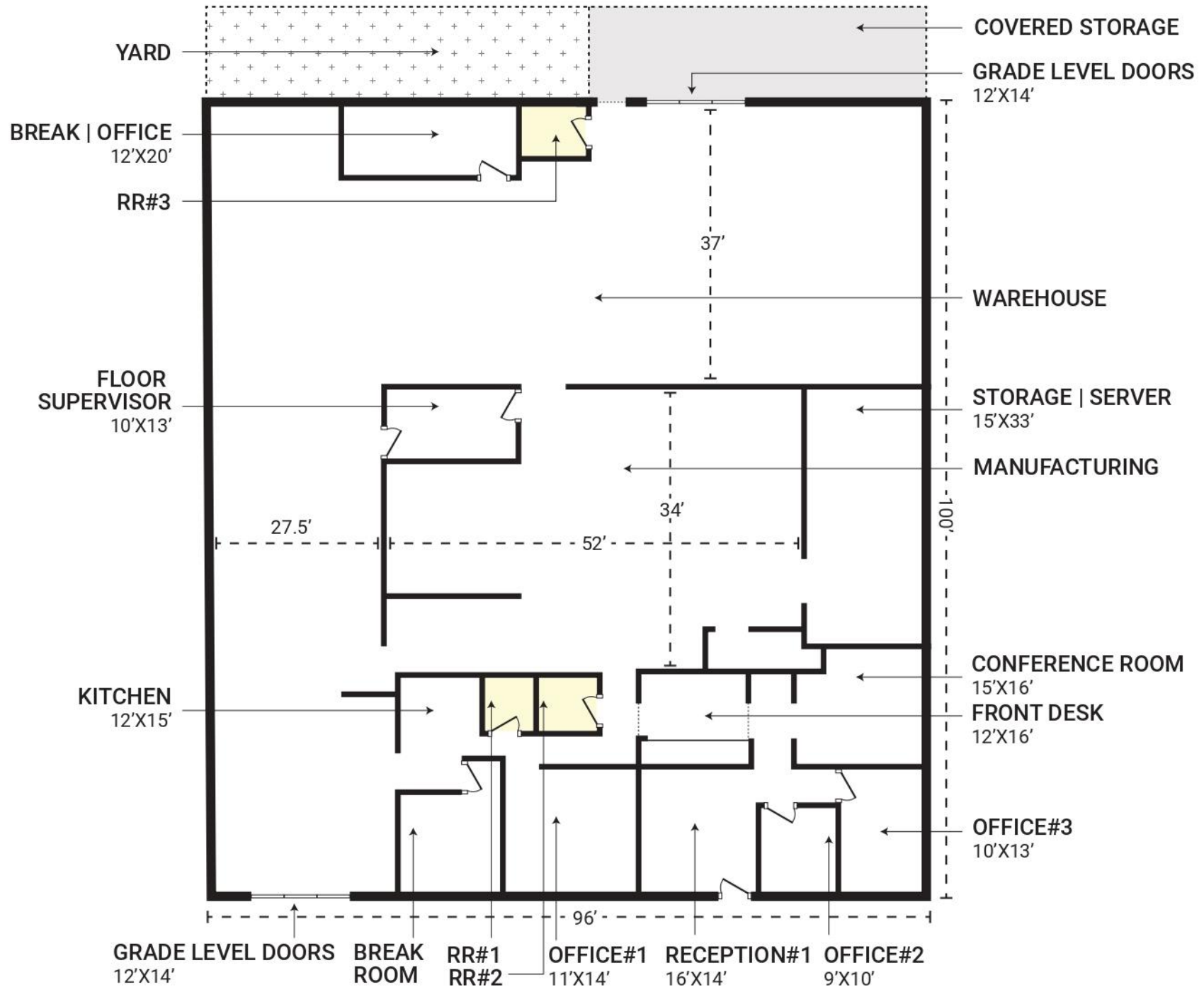
PROPERTY DETAILS

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





SITE PLAN

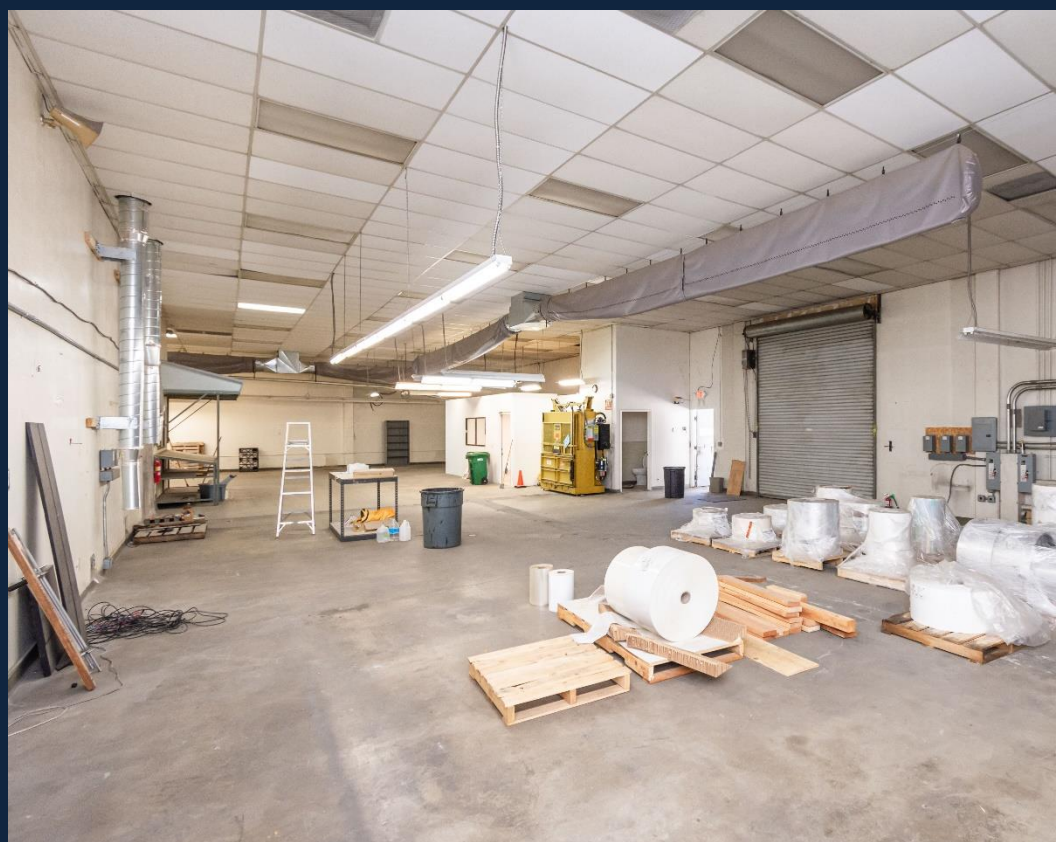
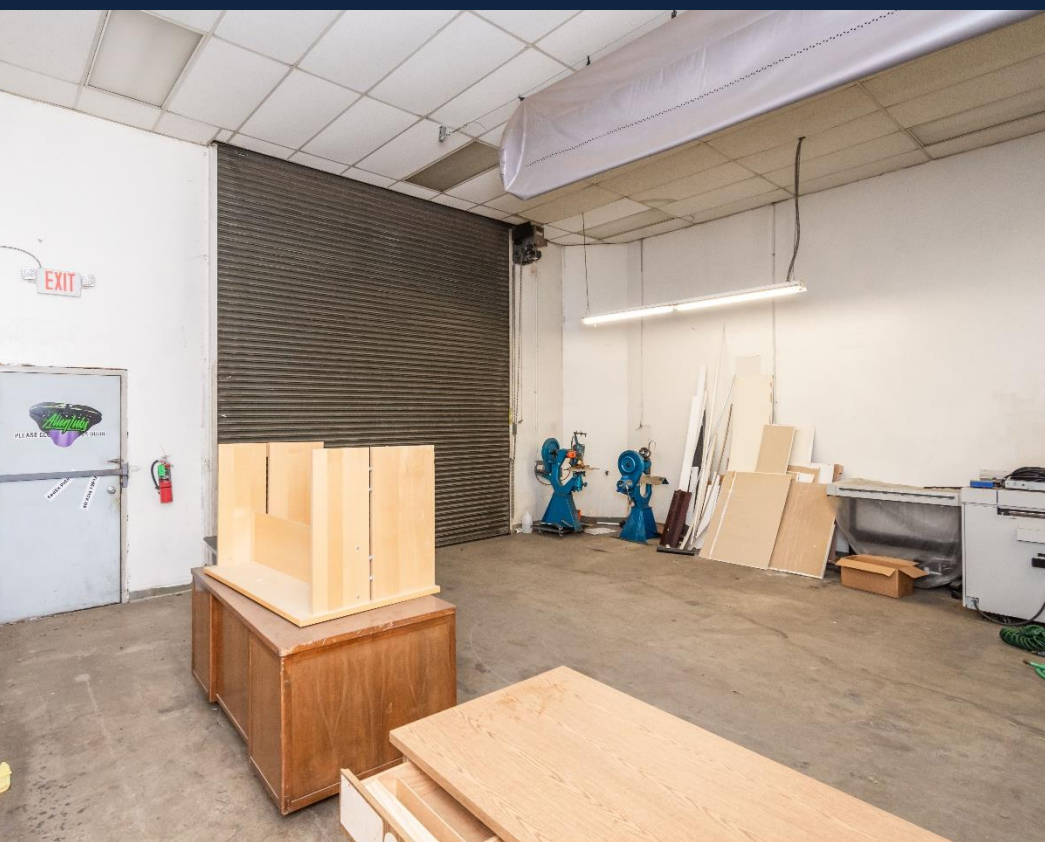


PLAT MAP



LOCAL MAP





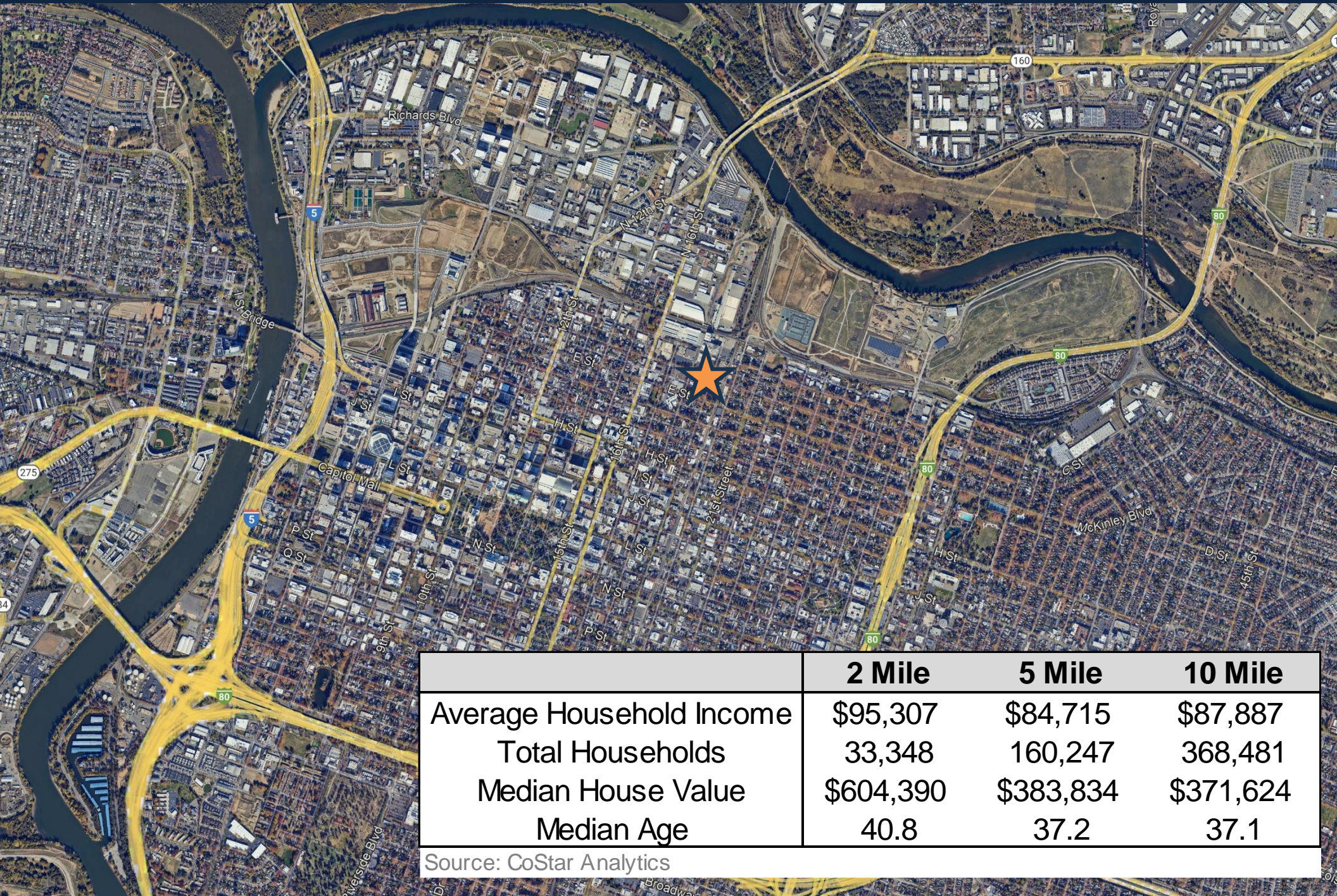
MARKET OVERVIEW

DEMOGRAPHICS MAP & REPORT

MIDTOWN SUBMARKET OVERVIEW

Marcus & Millichap

DEMOGRAPHICS & LOCAL MAP



	2 Mile	5 Mile	10 Mile
Average Household Income	\$95,307	\$84,715	\$87,887
Total Households	33,348	160,247	368,481
Median House Value	\$604,390	\$383,834	\$371,624
Median Age	40.8	37.2	37.1

Source: CoStar Analytics

MIDTOWN, SACRAMENTO

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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