

J Street Jewel For Sale

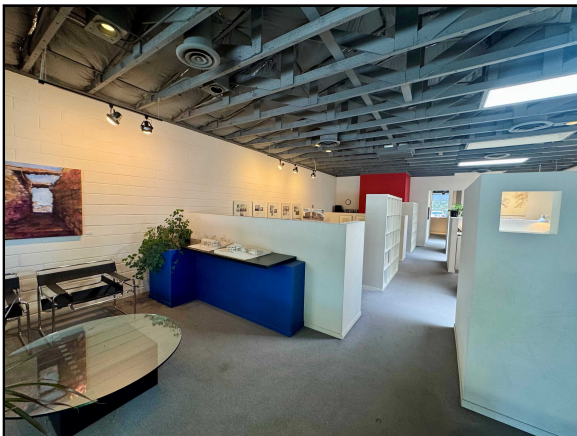
1725 J Street, Mldtown Sacramento



1725 J Street

Property Highlights

- 1882 SF, Single Story
- 4225 Sf Lot
- 8 on site parking spaces
- Open and airy layout
- Retail, Office, Gallery or Bar?
- A+ Location
- Currently an Architect Office
- Commercial Zoning
- \$1,100,000





Property Summary

Price:	\$1,100,000
Building SF:	1,882
Floors:	1
Lot Size:	4225 SF
Signage:	Yes
Year Built:	1950
Access:	Steet and Alley
Parking:	8
Parking Ratio:	6/1000
Zoning:	C-2-SPD
Amenities	Surrounded
Neighbor	Target & Mikuni's
Walking Disr	To Everything

Property Overview

This single-story, 1882 SF office building is in the heart of Midtown Sacramento. Just two blocks from Mikuni's and in close proximity to a planned major development. An Architecture firm occupies the Creative Office Space, but most retail businesses will thrive at this prime location, in Midtown, Sacramento's dynamic business hub

Surrounded by Amenities – dining, shopping, entertainment, and cultural attractions just steps away

Location Overview

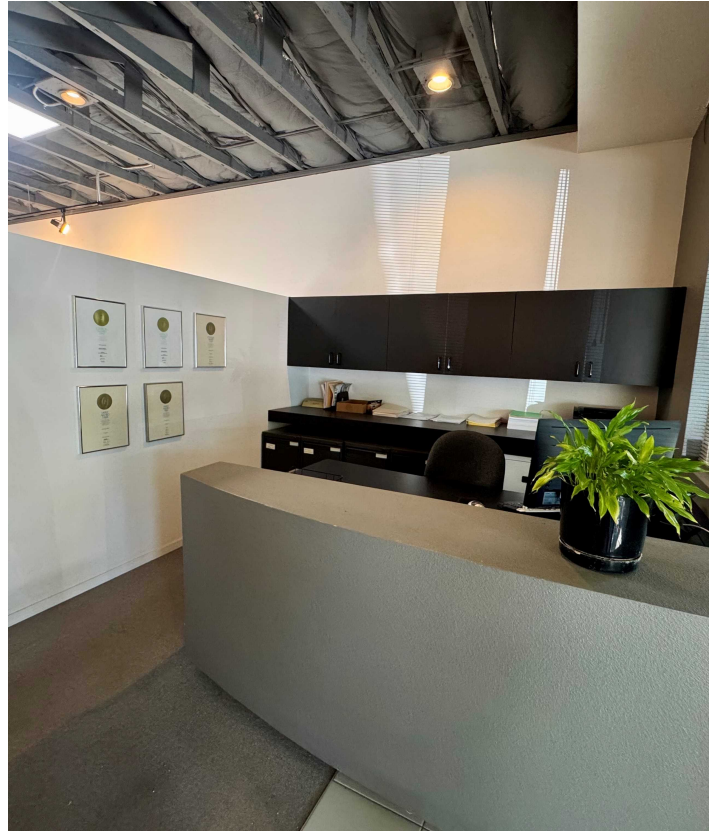
A+ Location. J Street is the primary retail corridor that spans from Old Sac to the Capitol City Freeway near the Lime Light and McKinley Park.

Immediately to the west of the property is a significant mixed-use development; rumor has it that a Whole Foods is planned there. The buyer paid about \$200 PSF for the land that included the former restaurant, Lucca. Less than a block away to the west are Mikunis and Memorial Auditorium.

J Street happens to be the primary street into and out

Property Photos

Graber | Rasmussen

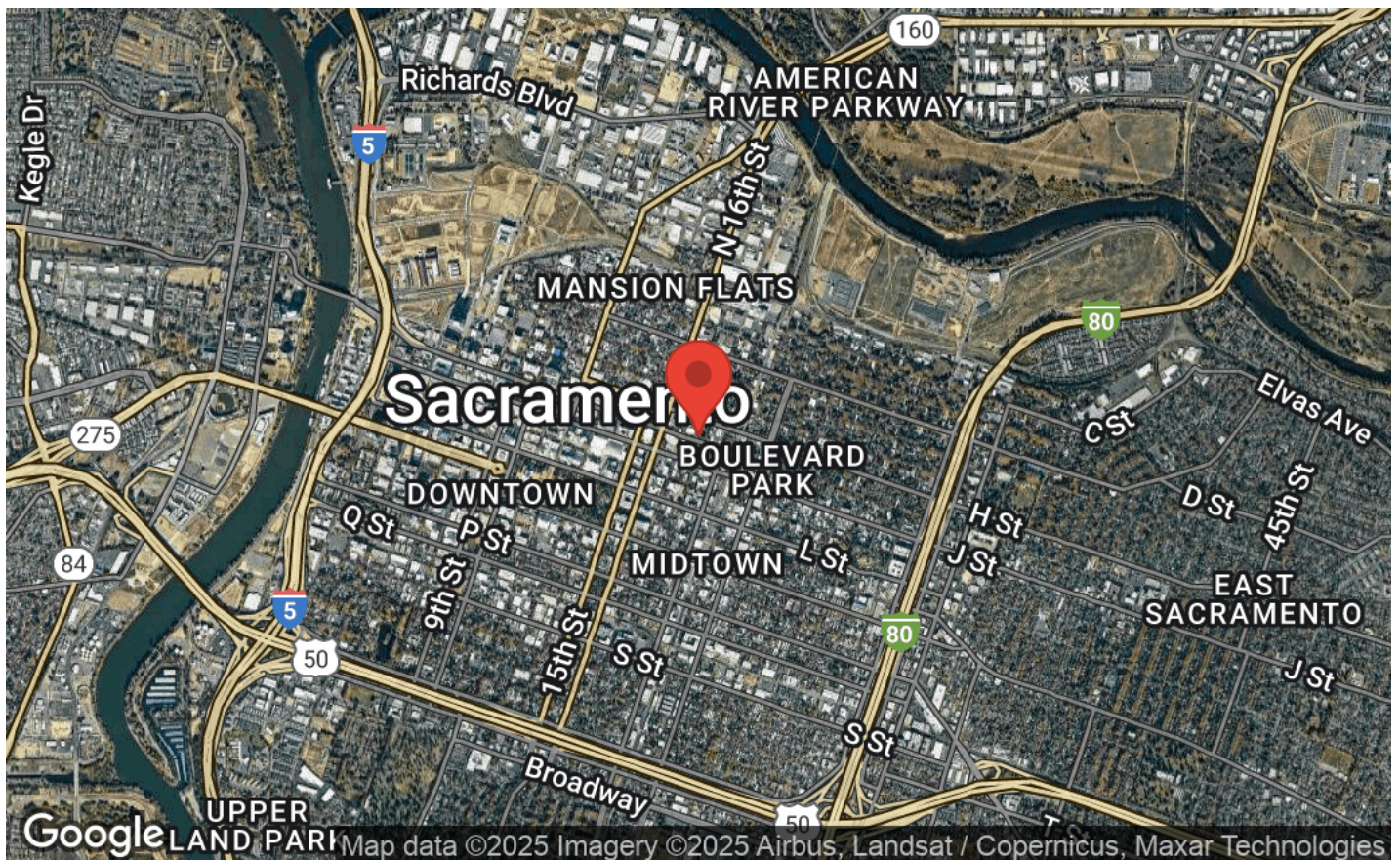
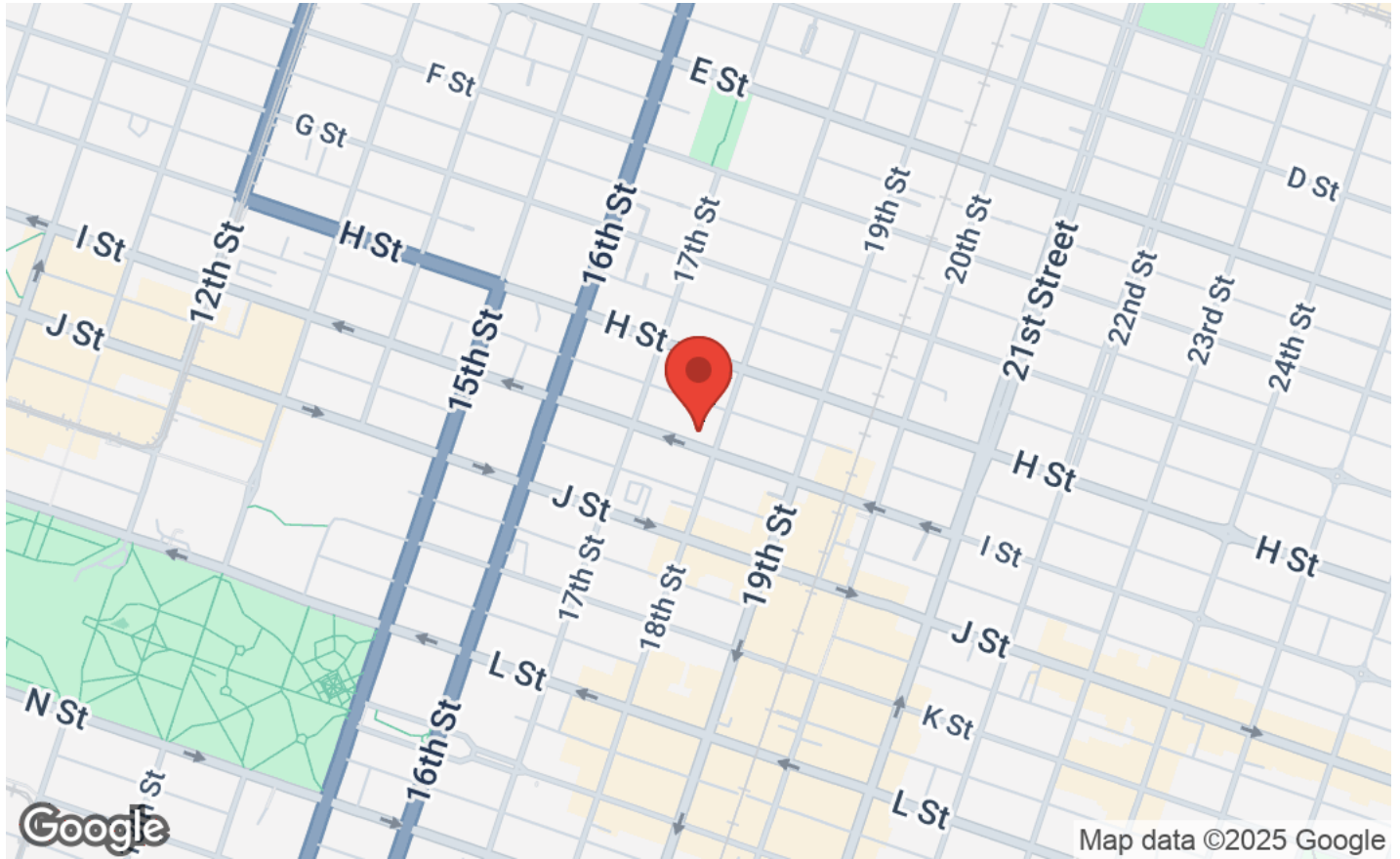


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Location Maps

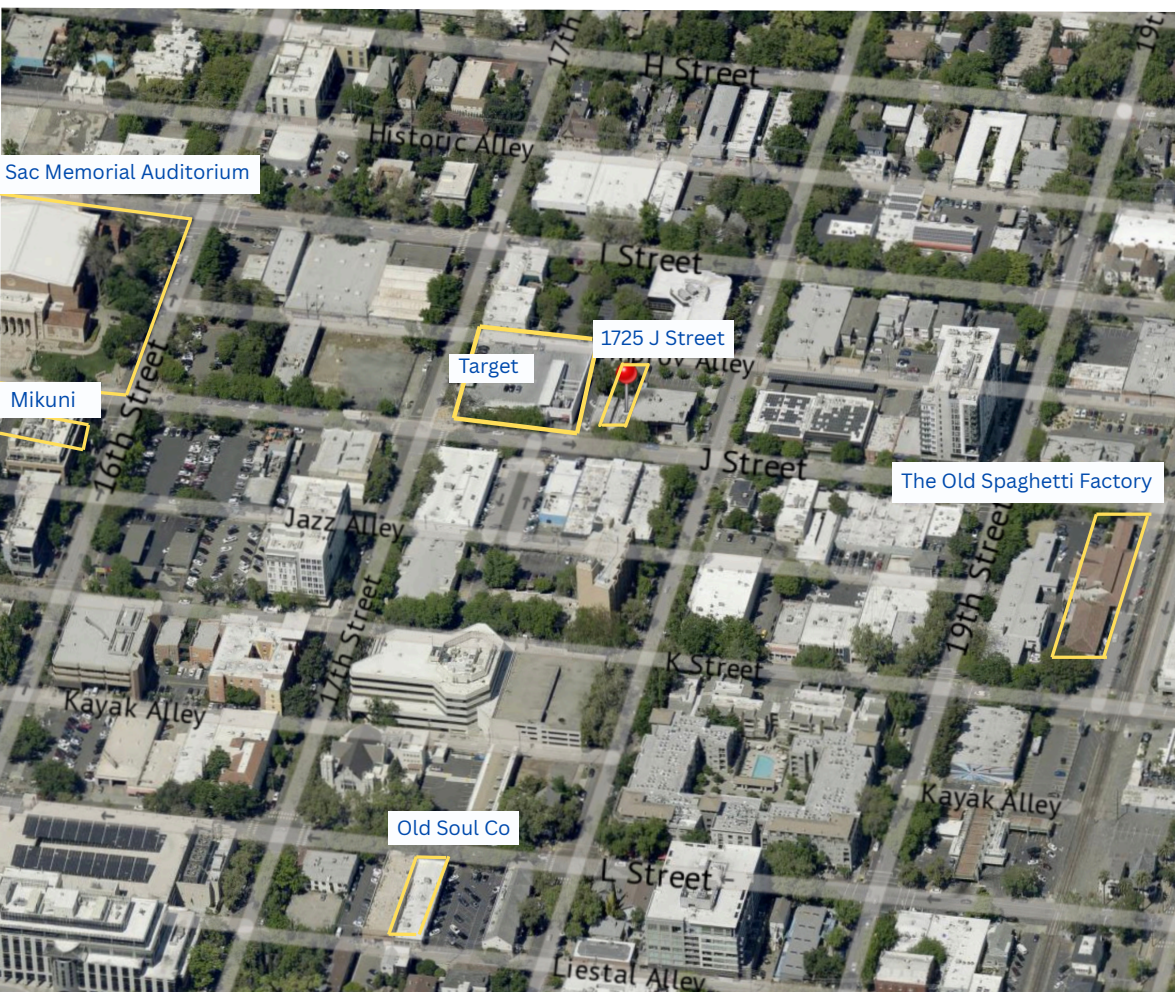
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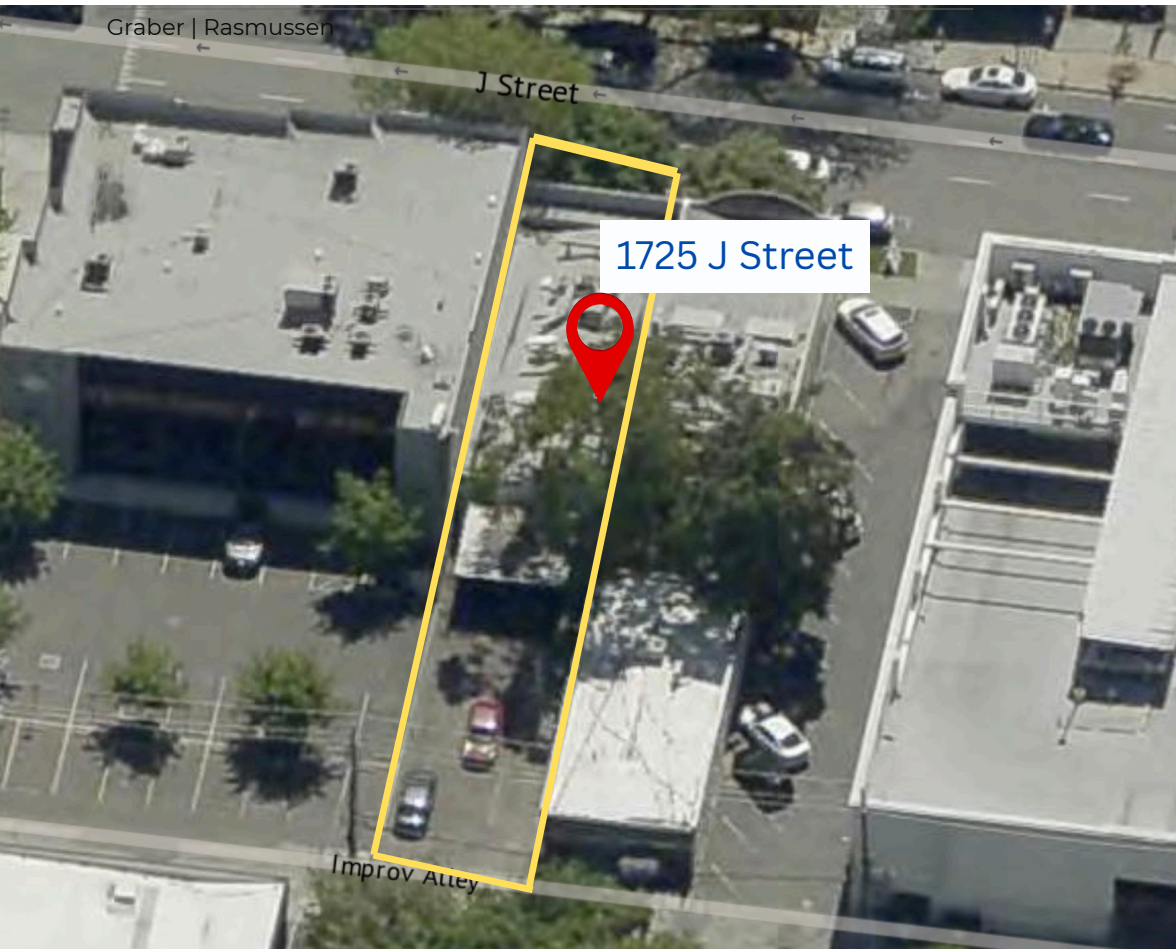
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THE NEIGHBORHOOD



Aerials

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1725 J St

Sacramento, CA 95811 (Sacramento County) - Midtown Submarket



Office

Active	145 Days on Market	Built	1950
Asking Price	\$1,100,000 (\$584.48/SF)	Land Area	4,225 SF/0.10 AC
RBA (% Leased)	1,882 SF (100%)	Parcel Numbers	006-0066-007



1905-1907 16th St

Sacramento, CA 95811 (Sacramento County) - DTown/Midtown/E Sac Submarket



Retail

Sold	9/18/2025	Land Area	3,049 SF/0.07 AC
Sale Price	\$850,000 (\$566.67/SF)	Sale Comp Status	Research Complete
GLA	1,500 SF	Sale Comp ID	7353439
Price Status	Full Value	Parcel Numbers	009-0094-003
Built	1960	Sale Conditions	Purchase By Tenant



Type	Name	Location	Phone
Recorded Buyer	Oat Milk Llc	-	-
True Buyer	Scorpio	Sacramento, CA 95811	(916) 822-4241
Recorded Seller	Gail Fong Trust	-	-
True Seller	Mona & Sandra	Arcadia, CA 91006	(626) 446-9106



2801 Q St

Sacramento, CA 95816 (Sacramento County) - Midtown Submarket



Office

Sold	8/13/2025	Land Area	3,426 SF/0.08 AC
Sale Price	\$767,500 (\$479.69/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	1,600 SF (100%)	Sale Comp ID	7293009
Price Status	Confirmed	Parcel Numbers	007-0343-021
Built	1975		



Type	Name	Location	Phone
Recorded Buyer	2801 Q Street Llc	-	-
True Buyer	Teddy Accounting	San Diego, CA 92109	(858) 274-5573
Recorded Seller	Daniel Burton Muldavin	-	-
Recorded Seller	Muldavin Anne Tobin	-	-
Recorded Seller	Muldavin Living Trust	-	-
Recorded Seller	Muldavin	-	-
True Seller	Muldavin Chiropractic	Sacramento, CA 95816	(916) 455-5404



701-703 19th St - Coffee Shop

Sacramento, CA 95811 (Sacramento County) - DTown/Midtown/E Sac Submarket



Retail

Sold	7/25/2025	Land Area	3,485 SF/0.08 AC
Sale Price	\$1,300,000 (\$361.11/SF)	Sale Comp Status	Research Complete
GLA	3,600 SF	Sale Comp ID	7277050
Price Status	Full Value	Parcel Numbers	003-0174-004
Built	1950		



Type	Name	Location	Phone
Recorded Buyer	Mar Ventures 701, LLC	Sacramento, CA 95819	-
True Buyer	La Costa Cafe	Sacramento, CA 95811	(661) 871-3656
Recorded Seller	Gustavo Wolfe Holdings LLC	-	-
True Seller	Brian Townsend	Sacramento, CA 95864	(916) 816-7549



2601 Capitol Ave

Sacramento, CA 95816 (Sacramento County) - Midtown Submarket



Office

Sold	8/1/2025	Built	1960
Sale Price	\$650,000 (\$309.52/SF)	Land Area	3,049 SF/0.07 AC
RBA (% Leased)	2,100 SF (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7273125



Type	Name	Location	Phone
Recorded Seller	Victoria Family Limited-liability Partnership	-	-
True Seller	Erica and Michael Tomlinson	Sacramento, CA 95816	(916) 446-8080



2320-2322 J St

Sacramento, CA 95816 (Sacramento County) - Midtown Submarket



Office

Sold	7/16/2025	Land Area	6,534 SF/0.15 AC
Sale Price	\$1,436,500 (\$288.74/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	4,975 SF (40.7%)	Sale Comp ID	7264634
Price Status	Full Value	Parcel Numbers	007-0095-007
Built	1960		



Type	Name	Location	Phone
Recorded Buyer	Wheeler Family Holdings Llc	-	-
True Buyer	The Wheeler Co.	Sacramento, CA 95814	(916) 442-3245
Recorded Seller	Franc Blackbird Revocable Trust	-	-
True Seller	Blackbird Associates	Sacramento, CA 95816	(916) 446-6227



500 22nd St

Sacramento, CA 95816 (Sacramento County) - DTown/Midtown/E Sac Submarket



Retail

Sold	8/28/2025	Land Area	3,049 SF/0.07 AC
Sale Price	\$915,000 (\$242.71/SF)	Sale Comp Status	Research Complete
GLA	3,770 SF	Sale Comp ID	7327033
Price Status	Full Value	Parcel Numbers	003-0132-009
Built	1904	Sale Conditions	Purchase By Tenant



Type	Name	Location	Phone
Recorded Buyer	River City Recovery Center Inc	-	-
True Buyer	River City Recovery Center	Sacramento, CA 95816	(916) 442-3979
Recorded Seller	Ramirez Juan G	-	-
True Seller	Clean Harbors Environmental Services, Inc.	Sacramento, CA 95828	(916) 248-8241



1412 20th St

Sacramento, CA 95811 (Sacramento County) - DTown/Midtown/E Sac Submarket



Retail

Sold	7/3/2025	Land Area	6,534 SF/0.15 AC
Sale Price	\$1,130,000 (\$226.00/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	5,000 SF (0%)	Sale Comp ID	7242246
Price Status	Confirmed	Parcel Numbers	007-0243-011
Built	1900	Sale Conditions	High Vacancy Property +1



Type	Name	Location	Phone
Recorded Buyer	Treehouse Collective Llc	Reno, NV 89519	(916) 716-9832
True Buyer	Treehouse Collective Llc	Reno, NV 89519	(916) 716-9832
Recorded Seller	Buena Vista Rancheria of Me-Wuk Indians	Sacramento, CA 95826	(916) 491-0011
True Seller	Buena Vista Rancheria of Me-Wuk Indians	Sacramento, CA 95826	(916) 491-0011



2025 P St - 2025 P Street

Sacramento, CA 95811 (Sacramento County) - Midtown Submarket



Office

Sold	6/17/2025	Land Area	6,534 SF/0.15 AC
Sale Price	\$700,000 (\$203.78/SF)	Sale Comp Status	Public Record
RBA (% Leased)	3,435 SF (100%)	Sale Comp ID	7216683
Built/Renovated	1907/2002	Parcel Numbers	007-0246-005



Type	Name	Location	Phone
Recorded Buyer	2025 P St Partners Llc	-	-
Recorded Seller	Midtown Nurse Midwives	-	-

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	1
Sold Transactions	\$650,000	\$888,500	\$733,750	\$1,436,500	4
RBA					
For Sale & UC/Pending	1,882 SF	1,882 SF	1,882 SF	1,882 SF	1
Sold Transactions	1,600 SF	3,028 SF	2,768 SF	4,975 SF	4
Price per SF					
For Sale & UC/Pending	\$584.48	\$584.48	\$584.48	\$584.48	1
Sold Transactions	\$203.78	\$293.48	\$299.13	\$479.69	4
Actual Cap Rate					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	145	145	145	145	1
Sold Transactions	162	197	164	265	3
Sale Price to Asking Price Ratio					
Sold Transactions	87.25%	93.14%	93.14%	99.03%	2
General Retail					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	\$850,000	\$1,048,750	\$1,022,500	\$1,300,000	4
Center Size					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,500 SF	3,468 SF	3,685 SF	5,000 SF	4
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	\$226.00	\$302.45	\$301.91	\$566.67	4
Actual Cap Rate					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-



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Quick Stats Report

		Low	Average	Median	High	Count
Totals						
For Sale & UC/Pending Sold Transactions	Asking Price Total:		\$1,100,000			Total For Sale Transactions: 1
	Total Sales Volume:		\$7,749,000			Total Sales Transactions: 8
	Total Included in Analysis:		\$8,849,000			Total Included in Analysis: 9
Survey Criteria						
<p>basic criteria: Type of Property - Office, Retail, Sports & Entertainment; Property Size - 1,000 - 5,000 SF; Sale Price - \$500,000 - \$2,000,000; Sale Date - from 5/10/2025; Sale Status - Sold, Under Contract/Pending; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Midtown (Sacramento), East Sacramento (Sacramento)</p>						

Demographics

Graber | Rasmussen



Population	1 Mile	3 Miles	5 Miles
Male	21,325	86,422	206,879
Female	14,074	78,833	198,976
Total Population	35,399	165,255	405,855

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,820	23,720	68,204
Ages 15-24	3,083	18,603	54,790
Ages 25-54	21,110	80,472	183,159
Ages 55-64	3,930	17,868	42,606
Ages 65+	4,455	24,594	57,094

Race	1 Mile	3 Miles	5 Miles
White	16,942	73,340	152,155
Black	3,731	16,162	43,873
Am In/AK Nat	230	843	1,786
Hawaiian	120	843	3,612
Hispanic	8,110	44,718	120,701
Asian	3,710	18,905	59,782
Multi-Racial	2,060	9,139	21,510
Other	496	1,306	2,395

Income	1 Mile	3 Miles	5 Miles
Median	\$77,708	\$89,431	\$83,306
< \$15,000	2,819	8,148	16,864
\$15,000-\$24,999	1,226	3,859	9,326
\$25,000-\$34,999	1,155	3,610	9,789
\$35,000-\$49,999	1,523	5,683	14,397
\$50,000-\$74,999	2,623	10,550	24,024
\$75,000-\$99,999	2,555	9,567	22,578
\$100,000-\$149,999	3,351	12,844	28,386
\$150,000-\$199,999	1,775	8,116	16,902
> \$200,000	2,221	12,369	21,536

Housing	1 Mile	3 Miles	5 Miles
Total Units	20,339	78,847	171,872
Occupied	19,249	74,747	163,803
Owner Occupied	2,603	27,308	67,877
Renter Occupied	16,646	47,439	95,926
Vacant	1,090	4,099	8,069