

1721 Del Paso Boulevard

Event Space, Live Music Venue, Brewery / Urban Winery, or Restaurant
For Sale or Lease | Sacramento, CA



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



1 THE OPPORTUNITY
1721 DEL PASO BLVD

THE OPPORTUNITY

\$625,000
PURCHASE PRICE

\$91.91
PRICE/SF

\$1.50
SF/MONTH NNN

±6,800
BUILDING SF

±7,405
LOT SF

LOCATED IN THE NORTH SACRAMENTO ARTS & ENTERTAINMENT DISTRICT!
BENEFITS FROM THE CITY'S NORTH SACRAMENTO REVITALIZATION ZONE

Turton Commercial Real Estate is pleased to offer 1721 Del Paso Blvd, a ±6,800 SF freestanding commercial building on a ±7,405 SF parcel in the heart of Sacramento's emerging Del Paso Boulevard Arts & Entertainment District.

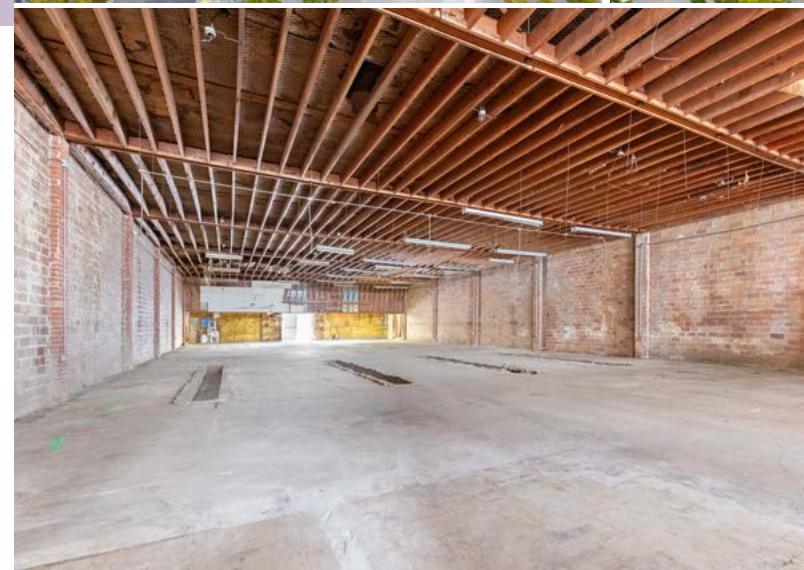
Originally built in 1954, the Property's open-span structure, high ceilings, and commanding frontage make it an ideal

candidate for adaptive reuse as an event space, live music venue, brewery / urban winery, or restaurant.

With C-2 zoning and access to the City's Conditional Use Permit (CUP) process for entertainment and alcohol service, the site can be upgraded into a fully compliant, code-enhanced destination through modest physical improvements, such as ADA restrooms,

fire/life-safety modernization, acoustic treatment, and commercial kitchen infrastructure.

1721 Del Paso Blvd offers a rare chance to merge Sacramento's growing food, beverage, and entertainment energy into one authentic creative landmark.



1 THE OPPORTUNITY
1721 DEL PASO BLVD

Property Highlights

Address: 1721 Del Paso Blvd, Sacramento, CA 95815
APN: 275-0091-011-0000
Zoning: C-2 (General Commercial)
CUP Potential: Alcohol sales, entertainment/live music, brewery/winery production
Price: \$625,000
Price per SF: \$91.91 (based on ± 6,800 SF)
Lease Rate: \$1.50/SF/Month NNN
Year Built: 1954
Total Building SF: ± 6,800 SF
Land Area SF: ± 7,405 SF

UTILITY PROVIDERS

Electricity: SMUD
Gas: PG&E
Water/Sewer/Trash: City of Sacramento

ENVIRONMENTAL / RISK

Flood Zone: Minimal risk (FEMA Map 06067C0200H)
Fault Zone: Not within designated Earthquake Fault Zone

ADDITIONAL FEATURES

- Expansive clear-span interior with high ceilings and exposed trusses
- Rear alley access for deliveries or outdoor patio/beer garden potential
- Excellent visibility and walkability within Del Paso Arts Corridor
- Newly installed wrought iron fencing to create a secure yard space
- Property will be delivered with new electric panels
- Located in the **City's North Sacramento Revitalization Zone** supported by Councilmember Roger Dickinson



AI RENDERING PICTURED

1 THE OPPORTUNITY
1721 DEL PASO BLVD

Adaptive Reuse / Development

The site's C-2 zoning and Residential Mixed-Use designation under the City's 2040 General Plan enable both adaptive reuse and future vertical expansion.

FAR Range:	0.3 - 4.0
Maximum Building Area:	± 29,620 SF (4.0 × 7,405 SF lot)
Potential Uses:	Hospitality and entertainment complex, mixed-use retail / residential, or creative production hub.

Market Snapshot

SACRAMENTO MARKET BITES (2025)

- City of Sacramento launches **North Sacramento Revitalization Plan** for Del Paso Boulevard, championed by Councilmember Roger Dickinson.
- Entertainment and hospitality remain growth leaders in urban revitalization.
- Adaptive reuse and creative manufacturing demand outpacing new construction.
- City façade grants and CUP streamlining favor event, brewery, and restaurant operators.
- ± 600 new residential units in the pipeline within one mile of the site.





CONCEPT 1: EVENT SPACE

Transformative Venue for Art, Culture & Community

Reimagine 1721 Del Paso Blvd as a multi-purpose event and performance venue for art shows, weddings, corporate events, and community gatherings.

Necessary upgrades: fire/life-safety enhancements, ADA restrooms, acoustic treatment, upgraded electrical capacity, and flexible lighting rigs. CUP approval for assembly and entertainment use would enable occupancy of approximately 250–300 guests with rear service access for catering and patio activation.

CONCEPT 2: LIVE MUSIC VENUE

A Purpose-Built Stage for Sacramento's Creative Sound

With its open volume, reinforced construction, and alley egress, the property can be converted into a fully permitted live performance venue.

Physical adaptations include sound insulation, stage and AV build-out, bar infrastructure, and life-safety egress.

Through the City's Entertainment CUP process, operators can host ticketed shows, open mics, and cultural events within Sacramento's designated creative corridor.

CONCEPT 3: BREWERY / URBAN WINERY

Craft Production Meets Community Gathering

The ±6,800 SF building accommodates small-scale brewing or winemaking equipment, Type 1–2 exhaust systems, floor drains, and cold storage with ample space for a public taproom or tasting bar.

CUP authorization for on-site production and alcohol sales is supported by Del Paso's C-2 zoning and City economic development initiatives promoting craft manufacturing.

Rear alley access enables efficient loading and grain/wine deliveries; exterior zones can activate as beer garden or outdoor event space.

CONCEPT 4: RESTAURANT

Culinary Destination with Arts-District Authenticity

Adapt the property into a signature full-service restaurant or multi-operator food concept with roll-up glass doors, exposed trusses, and warm lighting.

Infrastructure allows for Type 1 hood installation, bar and dining zones, and rear patio expansion.

C-2 zoning and alcohol CUPs permit a restaurant-bar hybrid combining dining and performance activation.

THE LOCATION



Located in North Sacramento, the Subject Properties are prominently positioned along Del Paso Boulevard, one of the city's oldest commercial corridors and the historic core of the former City of North Sacramento. Originally developed as a streetcar suburb, the area maintains its traditional grid and urban character while evolving into a vibrant mixed-use destination. The corridor has seen significant revitalization driven by local entrepreneurs, artists, and creative businesses attracted to its accessibility, affordability, and distinctive architecture. This resurgence has established Del Paso Boulevard as a

growing arts and innovation hub with a strong community identity. Situated within the Del Paso Boulevard Arts & Innovation District, 1721 Del Paso Blvd offers a unique owner-user opportunity in the heart of North Sacramento's creative revival. The City of Sacramento—led by District 2 Councilmember Roger Dickinson—has committed targeted funding, façade improvement grants, and zoning incentives to enhance walkability, infrastructure, and small-business growth along the corridor. The Property also benefits from inclusion in the Del Paso Boulevard Partnership PBID, which provides enhanced

maintenance, private security, public art programming, and small-business support across more than 300 parcels. These ongoing efforts have catalyzed reinvestment and strengthened the area's appeal for both business owners and investors. Surrounding amenities include King Cong Brewing Co., Uptown Studios/Art Hotel, the redeveloped Enotria Café, Del Paso Light Rail Station, Lil Joe's, Woodlake Tavern, The Creative Edge, and a growing residential base, all contributing to a dynamic, walkable, and evolving district ideal for an owner-occupied business location.

3
MINS TO
WOODLAKE NEIGHBORHOOD

11
MINS TO
HWY 160

6
MINS TO
COSTCO/REI

11
MINS TO
I-80

7
MINS TO
LIGHT RAIL STOPS

11
MINS TO
CAL EXPO

7
MINS TO
ARDEN FAIR MALL

12
MINS TO
DOWNTOWN SACRAMENTO

8
MINS TO
ARDEN WAY

17
MINS TO
CSUS



SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

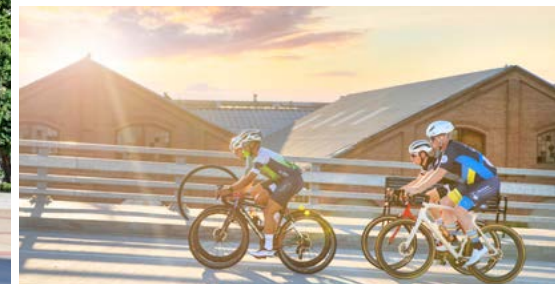
Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fourth-largest economy, Sacramento provides residents with numerous opportunities and resources.

Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



SACRAMENTO DATA BITES

MULTIFAMILY RENTAL TRENDS -URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

* Brand new projects recently completed adding to this vacancy rate.
Studio30, The Richmond, 1928 21st Street

** Under construction: The A.J. (345 Units), Cypress (98 Units)

*** The Sequoia (89 Units)

Past 12 Months, 4/2025
Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,611,868

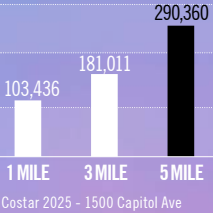
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

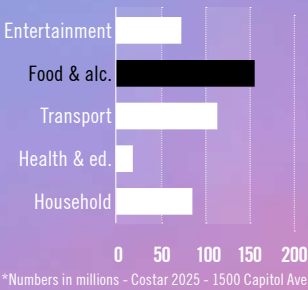
69%

GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO OWNERS VS. RENTERS



GSEC 2025
Applied Geographic Solutions 2024

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



