

2700 L STREET

RELIGIOUS FACILITY OFFERED IN THE HEART OF MIDTOWN FOR SALE



REDUCED PRICE



TURTON
COMMERCIAL REAL ESTATE

DOWNTOWN
≤ 8 MINS AWAY

MIDTOWN CENTRAL
≤ 3 MINS AWAY



28th Street

L Street: >15.5k cars/day

SUTTER'S FORT



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THE OPPORTUNITY

\$3,200,000
PURCHASE PRICE

RARE
OWNER-USER OPPORTUNITY

IRREPLACEABLE
ARCHITECTURE

350-400
SANCTUARY SEATING CAPACITY

ONE-OF-A-KIND RELIGIOUS FACILITY IN THE HEART OF MIDTOWN

Turton Commercial real estate is pleased to offer to market 2700 L Street (the "Property"), a 2 story, 19,400 gross square foot church facility in Midtown, Sacramento's most valuable submarket. This historic 1926 structure was modernized as recently as 2020 including electrical, HVAC and elevator upgrades. The primary sanctuary features 15 solid beam trusses and 18 stunning stained glass windows which are irreplaceable and likely worth as much as 50% of the asking price.

Currently owned and operated by Pioneer Congregational United Church of Christ, 2700 L Street also features an abundance of flexible support spaces including administration offices, classrooms, meeting rooms, a full commercial kitchen, theatre, and fellowship areas. Its layout is well-suited to accommodate a variety of ministry needs such as worship services, children's programs, community outreach, and administrative operations.

Located directly across the street from

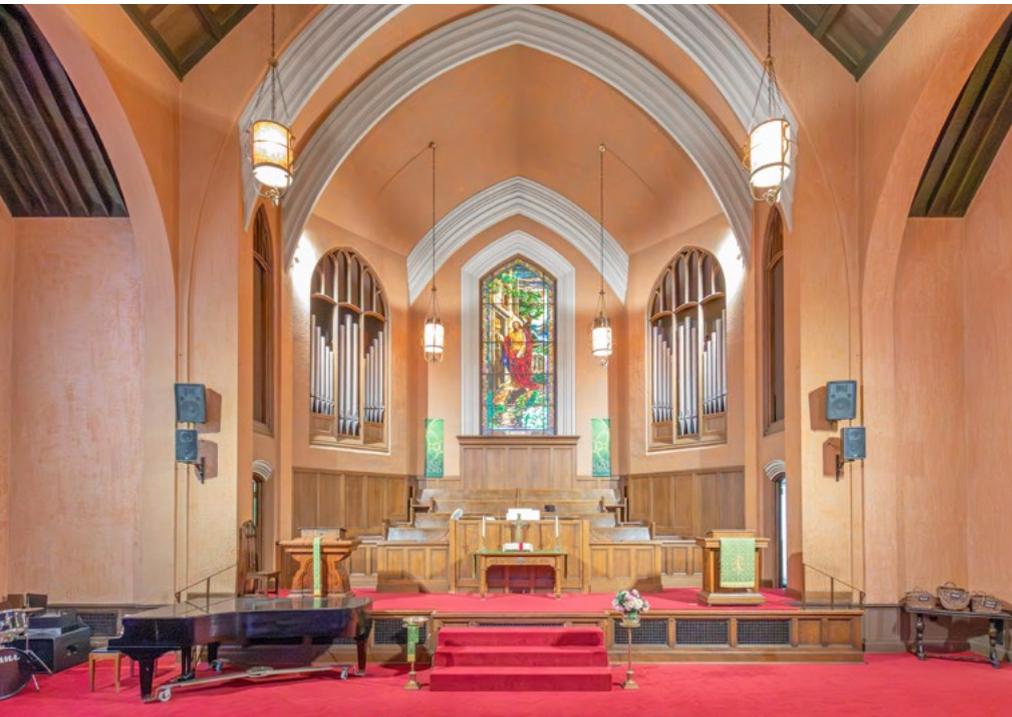
Sutter's Fort and in one of Midtown's most walkable areas, the church is easily accessible to parishioners from across the region, with excellent proximity to freeways and ample nearby amenities. With its combination of history, presence, and adaptability, 2700 L Street is an exceptional opportunity for a congregation looking to establish or expand in Sacramento's urban core. The Property is being offered for sale at \$3,200,000, equating to \$165 per square foot.



1 THE OPPORTUNITY
2700 L STREET

PROPERTY DETAILS

Address: 2700 L Street, Sacramento, CA 95816
APN: 007-017-100-1000
Lot Size: 0.45 Acres
Building Size: 19,440 SF
Year Built: 1926
Sanctuary Seating Capacity: 350 - 400 people
Additional Income in Place: \$6,795 per month*



**Subject to change*



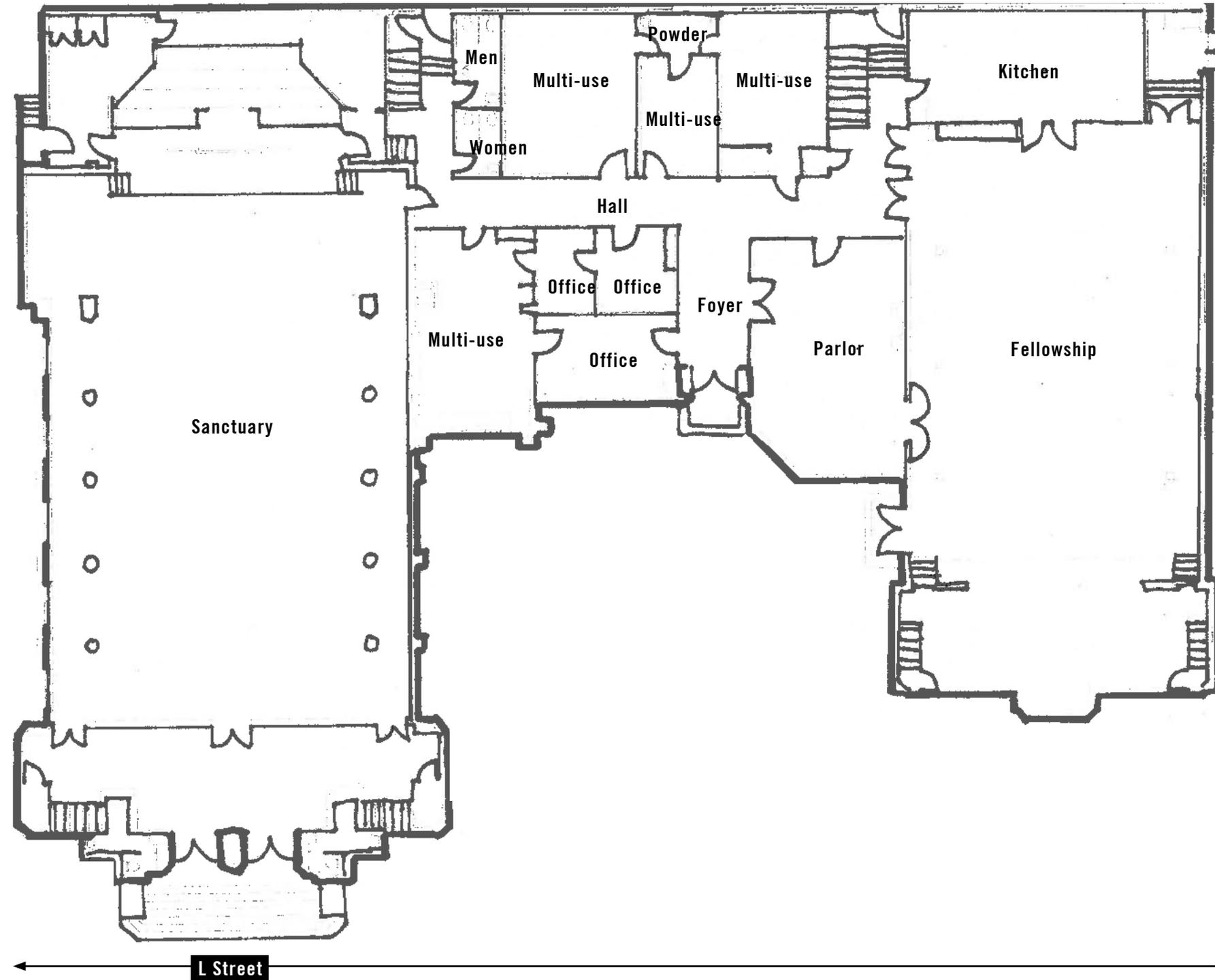
FEATURES:

- Sanctuary
- Bell Tower
- Gathering Rooms
- Private Offices
- Communal Kitchen
- Theatre
- Classrooms
- Basement
- Courtyard



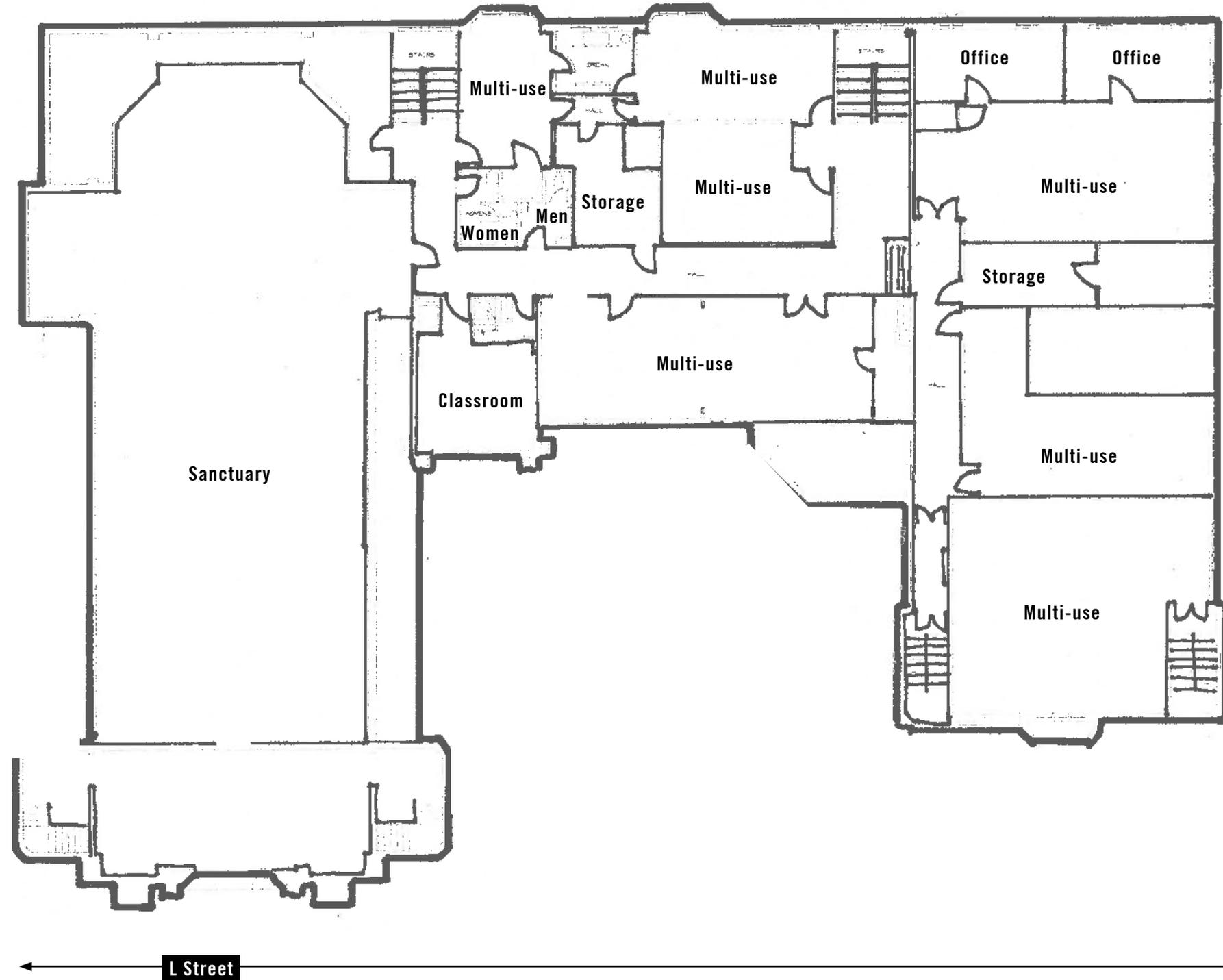
FLOOR PLANS

1ST FLOOR



FLOOR PLANS

2ND FLOOR



THE LOCATION



VIEWS
OF SUTTER'S FORT



QUICK
FREEWAY ACCESS



>15.5K
DAILY CARS ON L STREET

LOCATED IN ONE OF MIDTOWN'S MOST WALKABLE AREAS

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and

fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.

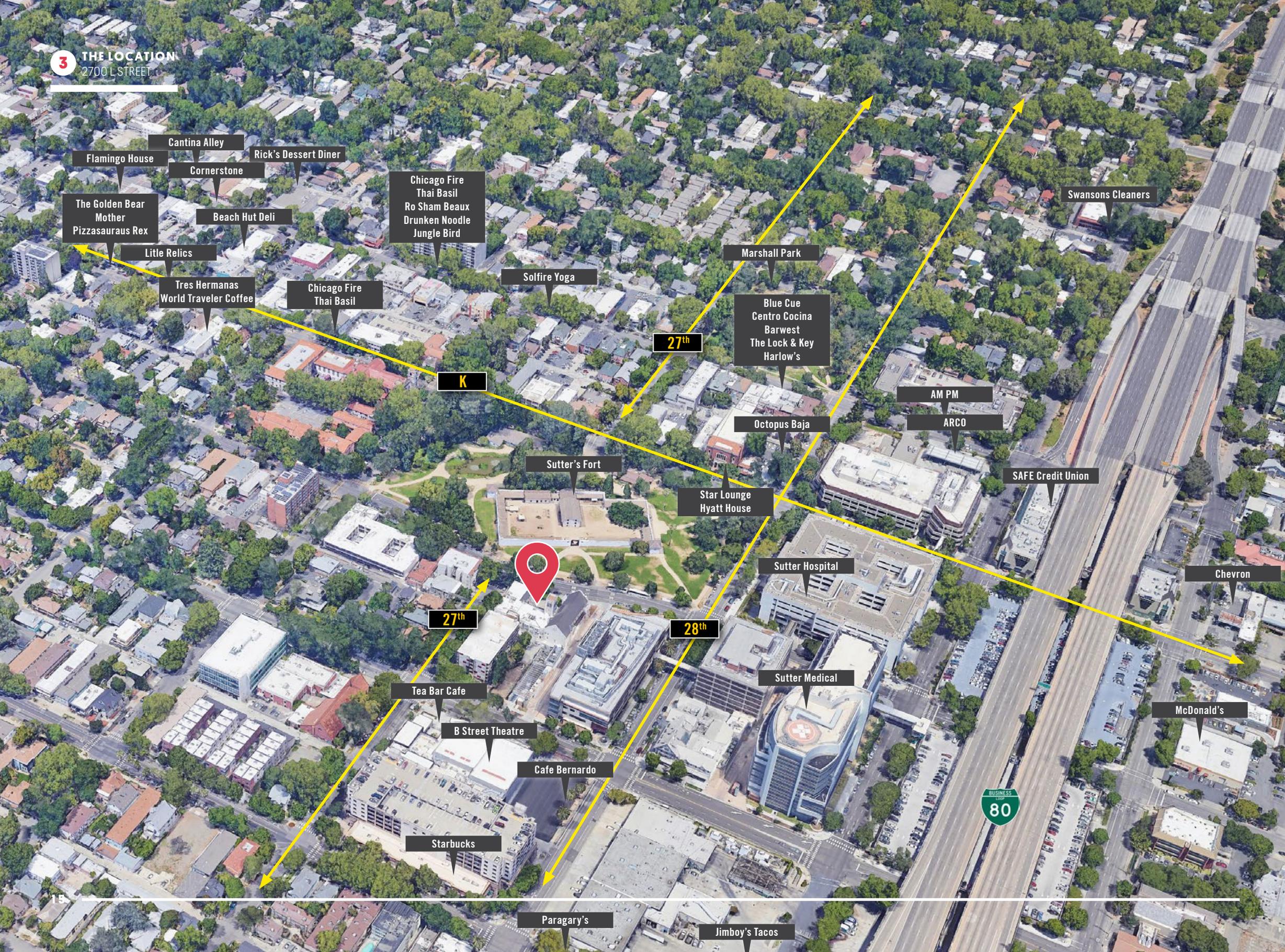
Midtown has emerged as one of the submarket's hottest micro-markets. 2700 L Street is near the epicenter of Midtown,

which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 2700 L Street is also located only a couple blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50.

The Downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.



3 THE LOCATION
2700 L STREET



- Flamingo House
- Cantina Alley
- Rick's Dessert Diner
- Cornerstone
- The Golden Bear
- Mother
- Pizzasaurus Rex
- Beach Hut Deli
- Chicago Fire Thai Basil
- Ro Sham Beaux
- Drunken Noodle
- Jungle Bird
- Little Relics
- Tres Hermanas
- World Traveler Coffee
- Chicago Fire Thai Basil
- Solfire Yoga
- Marshall Park
- Blue Cue
- Centro Cocina
- Barwest
- The Lock & Key
- Harlow's
- Swansons Cleaners
- AM PM
- ARCO
- Octopus Baja
- Sutter's Fort
- Star Lounge
- Hyatt House
- SAFE Credit Union
- Sutter Hospital
- Sutter Medical
- Chevron
- Tea Bar Cafe
- B Street Theatre
- Cafe Bernardo
- Starbucks
- McDonald's
- Paragary's
- Jimboy's Tacos



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized 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

2,623,204

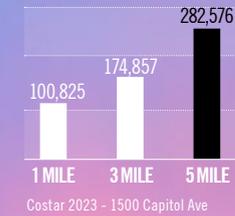
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

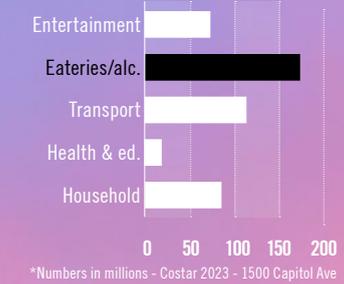
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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: | 18.68% less |
| Housing will cost: | 52.93% less |
| Utilities will cost: | 17.94% less |
| Transportation will cost: | 9.30% less |
| Healthcare will cost: | 12.58% less |

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

| | | |
|-----------------------------------|--------|---------|
| Office & Administrative Support | 14.20% | 115,931 |
| Sales | 10.91% | 89,063 |
| Executive, Managers & Admin | 10.58% | 86,391 |
| Food Preparation, Serving | 6.12% | 49,978 |
| Business and Financial Operations | 5.94% | 48,500 |

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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 and 2025

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE