

520 - 530 9TH ST

DOWNTOWN SACRAMENTO
FOR SALE OR LEASE

OWN YOUR HEADQUARTERS.
OFFSET YOUR OCCUPANCY.



TURTON
COMMERCIAL REAL ESTATE



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THE OPPORTUNITY

20,012	17,412	5	9,888	\$6.15M	\$2.40-2.50
RSF	SF OFFICE SPACE	RESIDENTIAL UNITS	SF OWNER-USER	PRICE	PER SF/MO FSG

RARE OWNER-USER, MOVE-IN READY HEADQUARTERS PRESENCE IN CBD

520 - 530 9th Street offers a rare ownership opportunity in the heart of Downtown Sacramento's Central Business District, a two-story creative-office building distinguished by a central lightwell, generous skylights, and uninterrupted window lines that flood the interior with natural light. The architecture reads more loft than tower: human-scaled, character-rich, and well-suited to organizations that want a headquarters with a point of view rather than a generic high-rise floorplate. The property comprises of 20,012 rentable square feet: 17,412 SF of office space, 5 residential units, and

32 covered parking stalls, a parking ratio almost unheard of for a Downtown asset of this caliber. In addition, the office and residential components each has its own private and separate entrances. Within the office program, 9,888 contiguous square feet is currently available for an incoming owner-user, providing a move-in-ready headquarters footprint while the balance of the building remains income-producing through in-place office, residential, and parking tenants. The property provides a unique ability for an owner to establish a long-term headquarter

presence while materially offsetting occupancy costs through stable income generated by leased office space, residential units, and parking revenue. This dual dynamic, control of real estate coupled with income support, positions the asset distinctly between a traditional owner-user building and an investment property. The practical effect is a more durable cost basis: ownership of a distinctive, light-filled creative-office address typically reserved for institutional tenants, paired with diversified rental income that meaningfully reduces the effective carrying cost of occu-

pancy and provides optionality as the organization grows into the building over time. The most likely buyer is not a pure passive investor. Rather, the ideal purchaser is an association, nonprofit, professional services group, education-related organization, labor group, public affairs organization, or regional business seeking a long-term Downtown headquarters. For these mission-driven and access-driven organizations, proximity to the State Capitol, the County Courthouse, the Railyards, and the broader civic core is not a convenience, it is a strategic asset. 520 - 530 9th Street places them within

walking distance of the full arc of state and county decision-making, while the rapidly emerging Railyards district immediately to the north — Sacramento's largest infill redevelopment, anchored by Sutter Health Park, the Kaiser Permanente medical campus, and a fast-growing residential, retail, and entertainment base — extends the address's gravity into the next generation of Downtown growth. With distinctive creative-office architecture, contiguous owner-user space, secured covered parking, on-site residential units, and a location within walking distance of

the Capitol, the courts, City Hall, the Railyards, and Downtown's growing restaurant and hotel core, 520 - 530 9th Street represents an increasingly rare combination of character, scale, and location. For the right organization, the building is more than a real estate transaction, it is the foundation of a multi-decade headquarters strategy housed in a building with genuine architectural identity and supported by a built-in income stream. Available for sale or lease, the property invites principals to define their Downtown presence on their own terms.



PROPERTY DETAILS

Address: 520-530 9th Street
Sacramento, CA 95814

Asking Price: \$6,150,000

APN: 002-0104-011

Rentable Building Area: ± 20,012 SF

Available Space for Lease or Owner/User: ± 9,888 SF

Gross Building Area: ± 35,910 (including parking)

Parking Stalls: 32 total

Year Built: 1945

Parcel Size: ± 18,444 SF

Zoning: RO-SPD

UTILITY DETAILS

Electricity: SMUD

Gas: PG&E

Water/Sewage/Trash: City of Sacramento

Storm Drain: City of Sacramento

Seismic & Flood: NOT in earthquake fault zone, liquefaction zone, or landslide zone, per California OES

Flood Zone: Zone X, per FEMA, 06067C0180J

NEIGHBORING PROPERTY USES

North: Commercial

East: Commercial

South: Residential

West: Commercial

PRICING DETAILS*

Suite 230: ± 2,628 RSF
\$2.40/SF/Month FSG

Suite 220: ± 1,961 RSF
\$2.50/SF/Month FSG

Suite 240: ± 5,299 RSF
\$2.50/SF/Month FSG

Availability: 1/12027

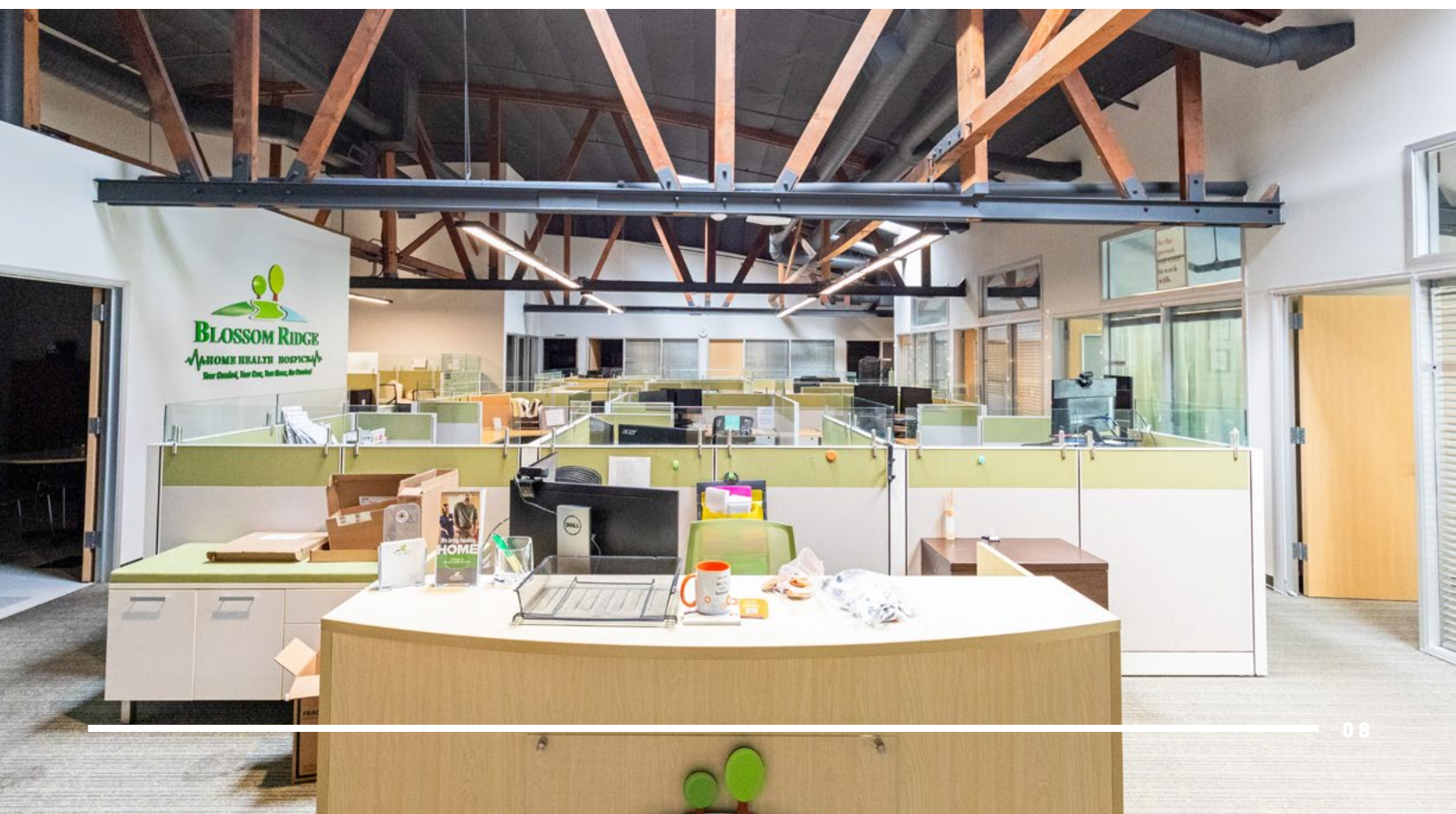
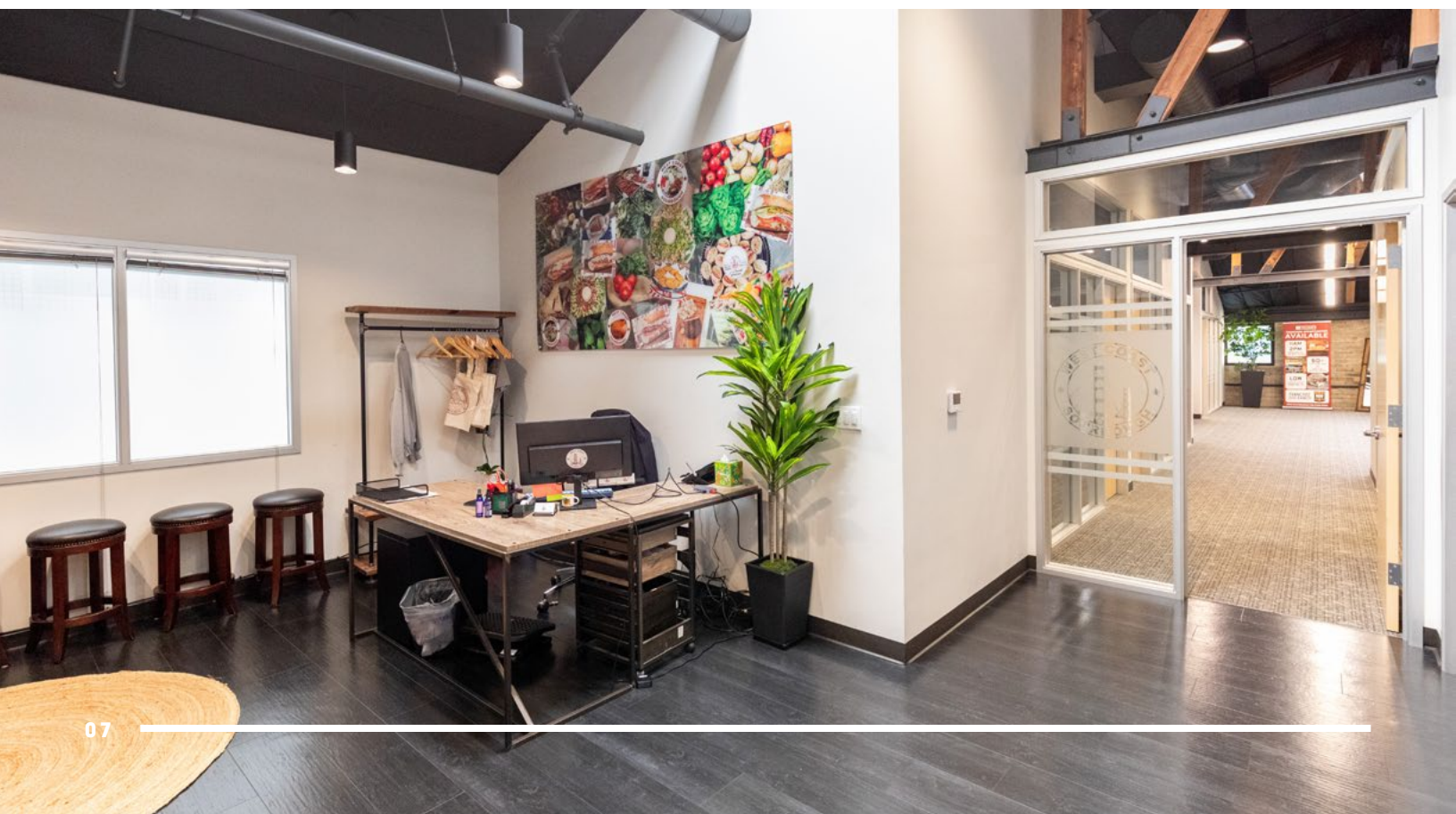
**All suites can be combined for a total of 9,888 SF*







The Railyards
Infill Project: In Progress
~2 blocks away

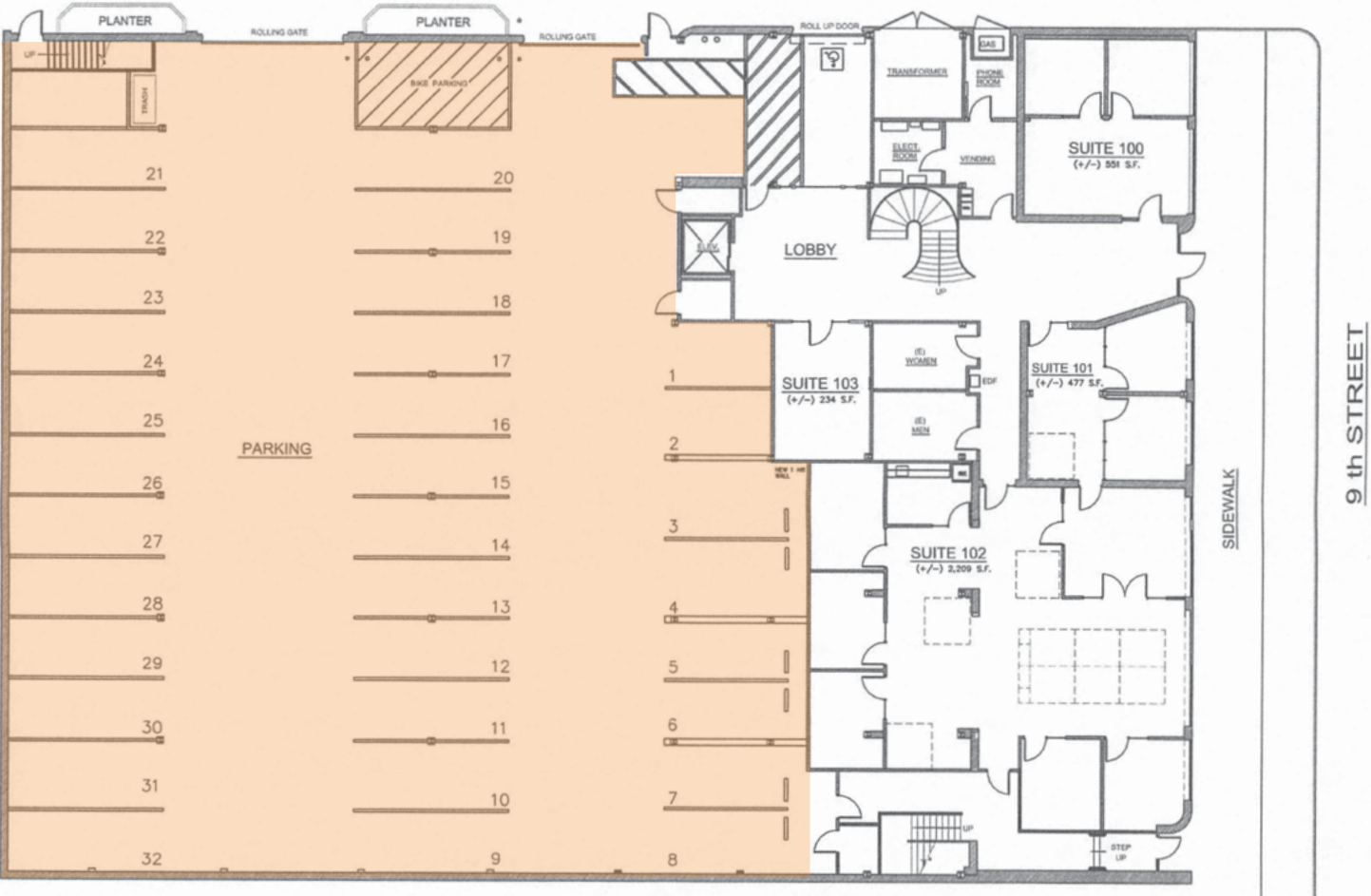


FLOOR PLANS

GROUND FLOOR

± 32 COVERED PARKING STALLS

SUITES 100, 101, 102, & 103 = LEASED



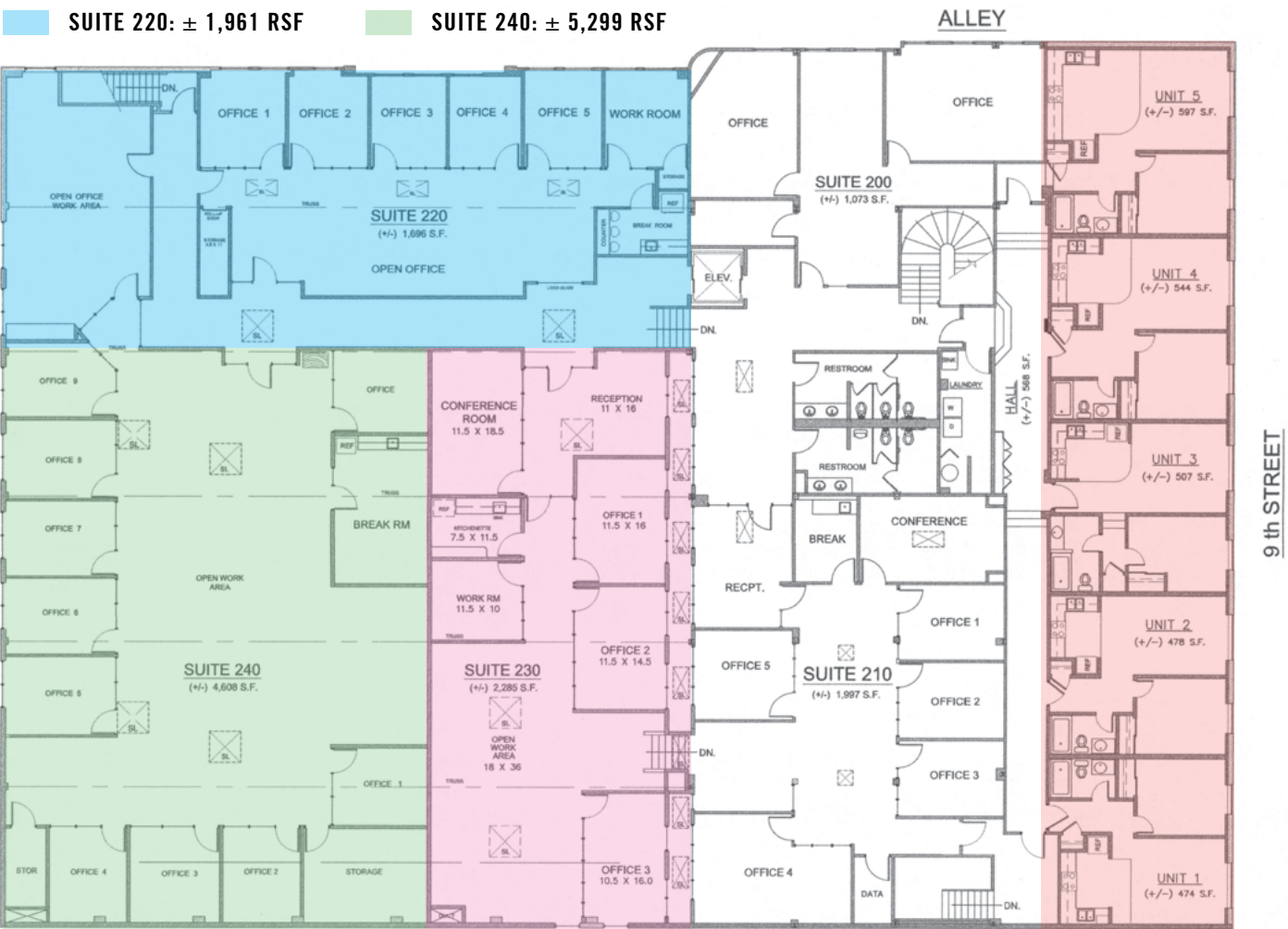
2ND FLOOR: ± 9,888 SF TOTAL (CAN LEASE SEPARATELY OR TOGETHER)

SUITE 230: ± 2,628 RSF

5 RESIDENTIAL UNITS

SUITE 220: ± 1,961 RSF

SUITE 240: ± 5,299 RSF



ECONOMICS

OWNER/USER PRO FORMA

SCHEDULED REVENUE - OFFICE

Space	Tenant	Size (SF)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)	Notes
Suite 100	California Black Health Network, Inc.	634	\$2.39	\$1,513.38	\$18,160.56	Lease expiration of 9/30/2026.
Suite 101, 102 and 103	OnTrack Program Resources	3,359	\$2.26	\$7,606.00	\$91,272.00	Lease expiration of 3/31/2027.
Suite 200	Anguiano Law Firm, P.C.	1,234	\$1.90	\$2,344.60	\$28,135.20	Lease expiration of 9/30/2028.
Suite 210	Bard Cards Only, Inc.	2,297	\$1.90	\$4,364.30	\$52,371.60	Lease expiration of 7/31/2028.
Suite 220	Vacant/MTM	1,961	\$2.50	\$4,902.50	\$58,830.00	Available for owner/user.
Suite 230	Vacant/MTM	2,628	\$2.40	\$6,307.20	\$75,686.40	Available for owner/user.
Suite 240	Vacant/MTM	5,299	\$2.50	\$13,247.50	\$158,970.00	Available for owner/user.
Subtotal		17,412		\$40,285.48	\$483,425.76	
Gross Scheduled Revenue w/ 3% Vacancy Reserve					\$468,922.99	

SCHEDULED REVENUE - RESIDENTIAL

Space	Tenant	Size (SF)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)	Notes
Unit 1	Orland Misael	474	\$3.10	\$1,468.00	\$17,616.00	Leased.
Unit 2	Jonathan Wang	478	\$3.17	\$1,515.00	\$18,180.00	Leased.
Unit 3	Corneceia Mattix	507	\$2.93	\$1,483.00	\$17,796.00	Leased.
Unit 4	VACANT	544	\$2.78	\$1,515.00	\$18,180.00	Available.
Unit 5	Imani Lewis	597	\$2.43	\$1,450.00	\$17,400.00	Leased.
Subtotal		2,600		\$7,431.00	\$89,172.00	
Gross Scheduled Revenue w/ 3% Vacancy Reserve					\$86,496.84	

PRO FORMA REVENUE - PARKING

Item	Stalls	Rate Per Month	Monthly Parking Rent	Annual Parking Rent	Notes
Parking	32	\$150.00	\$4,800.00	\$57,600.00	Assumes owner/user utilization, existing tenants and residential
Subtotal		32	\$4,800.00	\$57,600.00	
Gross Scheduled Revenue w/ 3% Vacancy Reserve				\$55,872.00	

OPERATING EXPENSES

Item	Cost Per SF	Annual Cost	Notes
Real Estate Taxes		\$73,369.50	Pro forma taxes at \$6,150,000 at 1.193% mill rate.
Insurance		\$9,850.00	
Electric Service		\$26,850.00	
Gas Service		\$5,400.00	
Water/Sewer/Storm Drain		\$6,000.00	
Trash		\$10,200.00	
Fire Sprinkler		\$1,500.00	
Internet		\$1,625.00	
Repairs & Maintenance		\$20,000.00	
Property Management		\$15,500.00	
Administrative		\$750.00	
Contract Services		\$52,500.00	
Subtotal		\$223,544.50	
Office Share		\$194,501.14	Pro rata share based on square footage.
Residential Share		\$29,043.36	Pro rata share based on square footage.

2025/2026 VALUE SUMMARY

Item	Cap Rate	NOI	Value	Value Per SF	Notes
Office	7.00%	\$274,421.85	\$3,920,312.09	\$225.15	
Residential	5.25%	\$57,453.48	\$1,094,352.02	\$420.90	
Parking	5.00%	\$55,872.00	\$1,117,440.00	N/A	
Total			\$6,132,104.11	\$306.42	

THE LOCATION

 **>100,000**
DAYTIME EMPLOYEES

 **± 2.4M**
RESIDENTS

 **LEGAL & CIVIC**
CORRIDOR

INTERSECTION OF PUBLIC-SECTOR ACCESS & PRIVATE-SECTOR AMENITY

DOWNTOWN SACRAMENTO

Downtown Sacramento is the civic, cultural, and commercial heart of California's capital region. As the seat of state government and the workplace of more than 100,000 daytime employees, the district anchors a metropolitan area of approximately 2.4 million residents and serves as the gateway between the Bay Area, the Central Valley, and the Sierra Nevada. Over the last decade, Downtown has undergone one of the most ambitious urban reinvention efforts of

any mid-sized U.S. city — anchored by the Golden 1 Center, the DOCO mixed-use district, the Kimpton Sawyer Hotel, the ongoing Railyards redevelopment, and a steady inflow of restaurants, residential towers, and creative-office conversions. The result is a true 24-hour environment where government, professional services, hospitality, and residential life converge across a compact, highly walkable street grid. Within that grid, 520 - 530 9th Street sits at the intersection of public-sector access

and private-sector amenity. The property is within walking distance of the State Capitol, City Hall, the federal courthouse, the Convention Center, and the Downtown Commons (DOCO), and is surrounded by dozens of restaurants, coffee shops, hotels, and fitness operators. Light rail, bike infrastructure, and the I-5 / Capital City Freeway interchange place the entire region within easy reach — and Sacramento International Airport is roughly fifteen minutes away.



NEAR THE COUNTY COURTHOUSE

520 - 530 9th Street is positioned squarely within Downtown's legal and civic corridor, a short walk from the Gordon D. Schaber Sacramento County Courthouse and within easy reach of the Robert T. Matsui U.S. Courthouse, the Sacramento County Administration buildings, and the State Capitol. This concentration of judicial, legislative, and executive activity creates

an unusually deep and durable demand base for office space, drawing attorneys, lobbyists, government affairs firms, court reporters, mediators, expert witnesses, and the broader network of professional services that orbit them. Few Sacramento addresses offer this level of proximity to the full arc of state and county decision-making — and almost none offer it with on-site covered parking, a meaningful

daily advantage in an environment otherwise defined by metered streets, paid garages, and tight surface supply. For an organization whose work depends on showing up at the courthouse, the Capitol, or a state agency, 520 - 530 9th Street puts the front door of public Sacramento within minutes of the office.

NEARBY AMENITIES

520 - 530 9th Street sits inside one of the densest amenity clusters in Northern California. Within a short walk, occupants and residents have access to the Capitol grounds, the Downtown Commons (DOC), Cesar Chavez Plaza, and a deep bench of restaurants, coffee shops, hotels, fitness operators, and entertainment venues — supplemented by quick access to Midtown's restaurant row and the R Street Corridor.

CIVIC & CULTURAL

- California State Capitol & Capitol Park
- Gordon D. Schaber Sacramento County Courthouse
- Robert T. Matsui U.S. Courthouse
- Sacramento City Hall
- Crocker Art Museum
- Old Sacramento Historic Waterfront

SPORTS, ENTERTAINMENT, & HOSPITALITY

- Golden 1 Center (Sacramento Kings) & DOCO
- SAFE Credit Union Convention Center & Performing Arts Center
- Sutter Health Park (across the Tower Bridge)
- Kimpton Sawyer Hotel, Hyatt Regency, The Citizen Hotel, AC Hotel by Marriott
- The Park Ultra Lounge, Ace of Spades
- The Railyards

DINING

- Ella Dining Room & Bar, The Kitchen, Mayahuel, Frank Fat's
- Mikuni, Cafeteria 15L, Hawks Provisions, Chando's Tacos
- Temple Coffee, Creme Coffee, Estelles Bakery

TRANSPORTATION & ACCESS

- Sacramento Valley Station (Amtrak / Capitol Corridor) and SacRT light rail
- Direct access to I-5, US-50, and the Capital City Freeway
- Sacramento International Airport approximately 15 minutes away
- Walk Score: 84 / Transit Score: 64 / Bike Score: 99





TURTON
COMMERCIAL REAL ESTATE