

**FOR SALE**  
**\$199,000**

**500 N ST, SUITE 28**  
**SACRAMENTO, CA 95814**



**Property Highlights:**

- Rare, Downtown Office/Retail Space for sale
- 439 sf , with street level access
- Located within a multistory residential building with 132 residential units
- Walking distance to the State Capitol
- Includes one parking spot in the building garage
- Near DOCO, Capitol Mall, restaurants, retail and downtown attractions
- Immediate freeway access

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# OFFERING MEMORANDUM

**500 N ST, SUITE 28  
SACRAMENTO, CA 95814**

500 N Street, also known as Bridgeway Towers, is a 141 unit (132 residential and 9 commercial) condominium tower located in the heart of Downtown Sacramento, four blocks from the State Capitol and in the immediate vicinity of numerous government and other office buildings, fine dining, theaters, the Golden One Center, Downtown Commons (DOCO) and more.

The subject property is a 439 s.f. office/retail condominium located on the first floor of Bridgeway Towers. It features a reception area, a private office and a conference room. The rooms are separated by glass walls and the suite has an extensive exterior window line, thereby bringing in natural light into the entire suite. The building has a nicely appointed entrance lobby, from which the restrooms serving the suite can be accessed. The suite comes with one parking spot in the open-air garage on the second floor of the building. Bridgeway Towers is adjacent to the Capitol Towers complex, which includes an older 325 unit building and a new, 7-story 436 unit Luxury midrise project that opened in 2022, bringing the total number of residential units in this block to 893 units. One block away is the new 21 story, Dept. of Natural Resources Headquarters which is approximately 875,500 total gross square feet, and includes office, assembly, storage, building support, parking, retail, commercial food service space, and a child care center. The building has the capacity to house 3,450 employees and is within two blocks of 500 N Street.

Easily accessible from highway 5, this offering features a rare small retail/office condominium, on the street level of a multi-story building within the heart of downtown Sacramento. This is an outstanding opportunity for a business that would benefit from close proximity to the Capitol to own and occupy a small office space instead of paying exorbitant and ever increasing downtown rents.

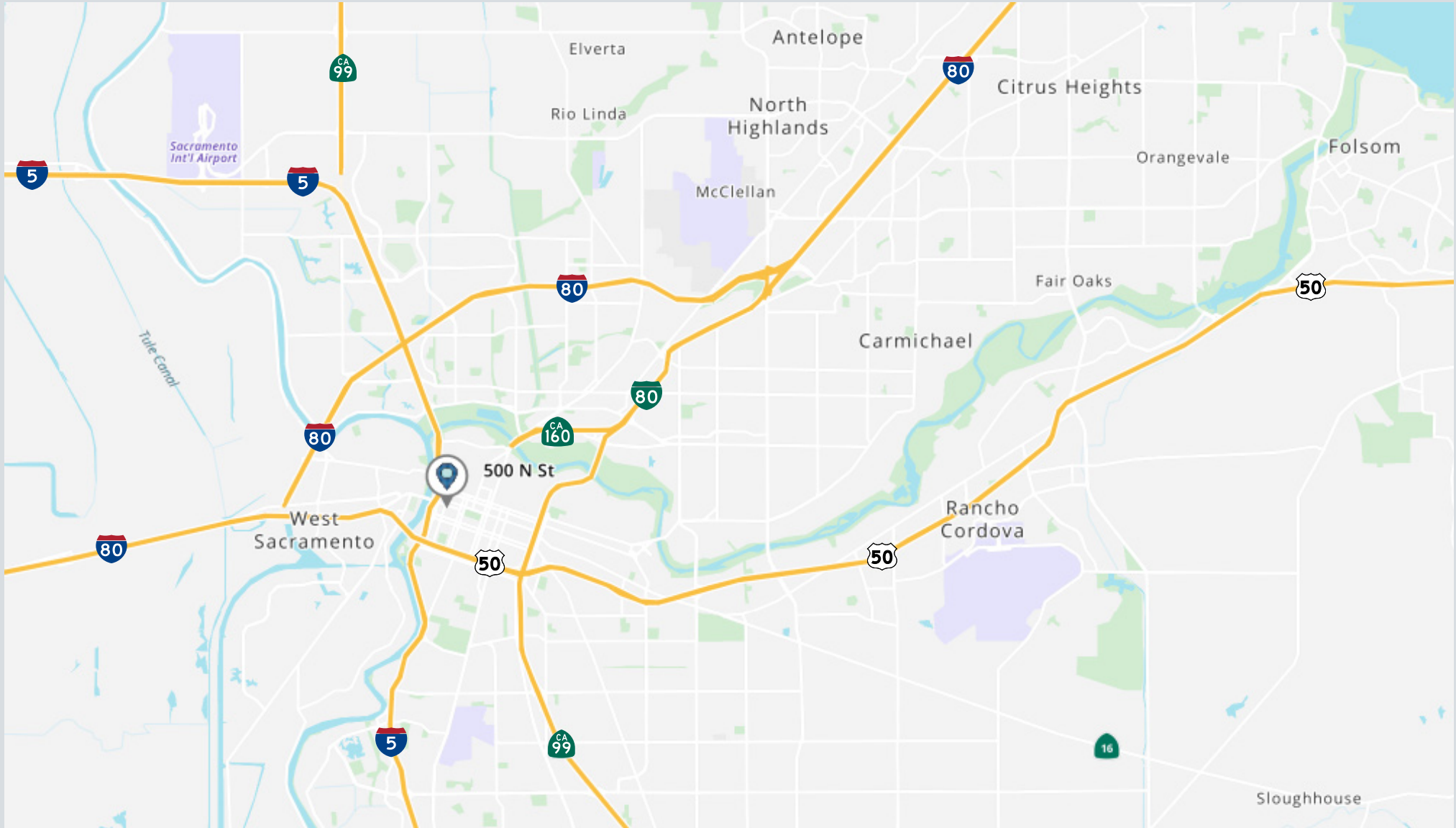
# OFFERING SUMMARY

**500 N ST, SUITE 28  
SACRAMENTO, CA 95814**

<b>Building Address</b>	<b>500 N St, Sacramento, Suite 28, CA 95814</b>
<b>Assessor's Parcel Number</b>	<b>006-0310-001-0003</b>
<b>Jurisdiction</b>	<b>City of Sacramento</b>
<b>County</b>	<b>Sacramento</b>
<b>Property Type</b>	<b>Multistory residential building ,street level commercial</b>
<b>Suite Size</b>	<b>439 sf</b>
<b>Sale Price</b>	<b>\$199,000</b>
<b>Common Area Fees</b>	<b>\$527.17</b>
<b>Year built</b>	<b>1981</b>
<b>Number of stories</b>	<b>15</b>
<b>Zoning</b>	<b>R-5-SPD</b>

# AREA MAP

# 500 N ST, SUITE 28 SACRAMENTO, CA 95814



# VICINITY MAP

# 500 N ST, SUITE 28 SACRAMENTO, CA 95814



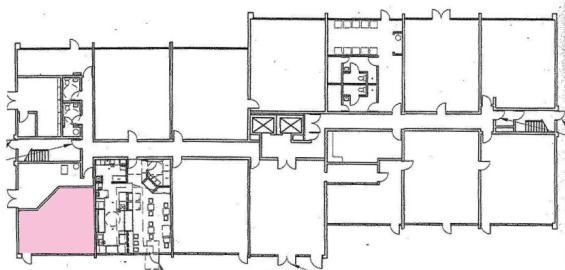
# PROPERTY PHOTOS

# 500 N ST, SUITE 28 SACRAMENTO, CA 95814

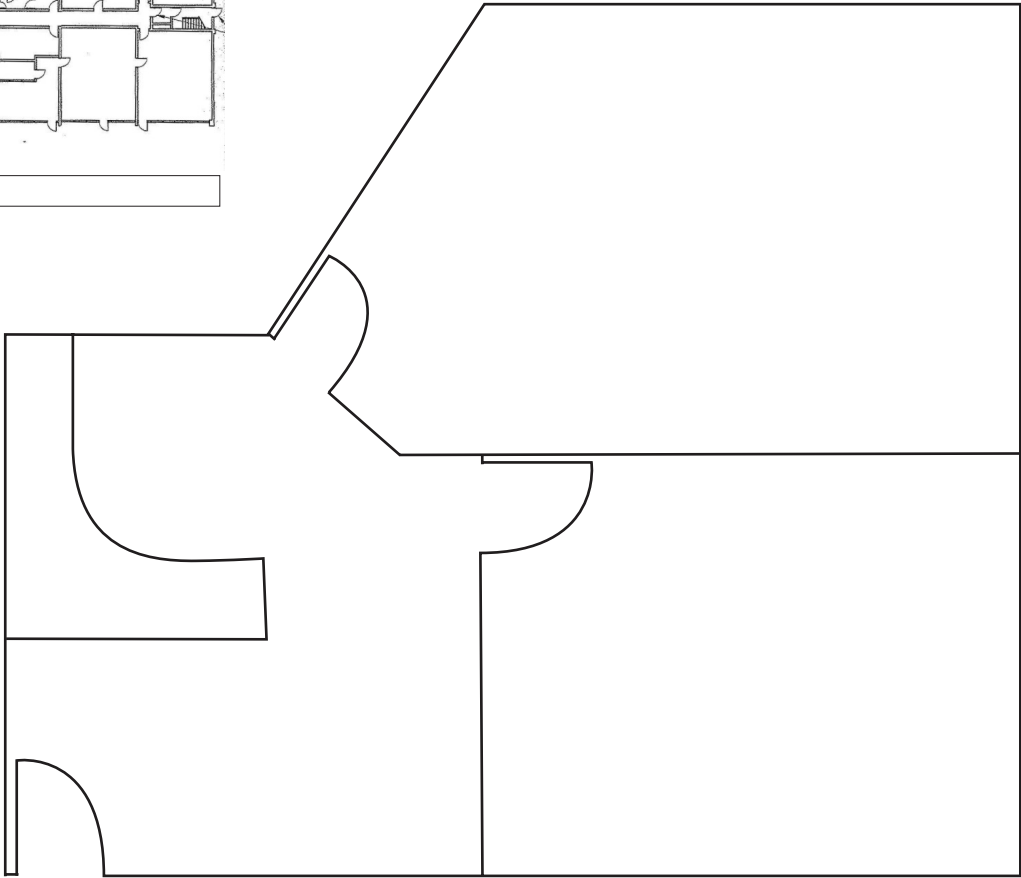


# FLOOR PLAN

500 N ST, SUITE 28  
SACRAMENTO, CA 95814



N Street



# DEMOGRAPHICS

## Key Facts: 5 Mile Radius



**342,373**  
Total Population



**\$72,354**  
Average Household Income



**28,506**  
# Businesses



**274,967**  
Daytime Employees



**60,520**  
Owner Occupied Households



**\$484,237**  
Median Home value

Data obtained from CoStar