



**1730
CAPITOL
AVENUE**

— SACRAMENTO, CA —



TURTON
COMMERCIAL REAL ESTATE

**Midtown Owner-user office building for sale along
the most prestigious address in Urban Sacramento**



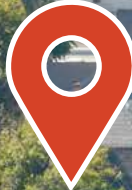
Frog & Slim
Ike's
Maydoon
Thai Canteen
Anchor & Tree Coffee
Chicha Peruvian
+ much more!

State Capitol

Cafeteria 15L
Petra Greek
Field-n-Flame, + more!

DOWNTOWN
≤ 3 MIN AWAY

Grocery Outlet



Old Soul Co
Velo Trap Bicycle Store
Mattie Groves Brewery

Crepeville
Pazza Notte
Aioli
The Rind
Saigon Alley, + more!

CAPITOL AVENUE
>> 6.9K CARS/DAY

Paesanos

Zócalo
Fieldwork Brewing
58 Degrees & Holding



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THE OPPORTUNITY

± 1,789
TOTAL SF

VICTORIAN
FULLY IMPROVED

\$990,000
PURCHASE PRICE

RARE
CAPITOL AVENUE ADDRESS

SCARCE VICTORIAN OFFICE BUILDING ALONG SAC'S MOST PRESTIGIOUS ADDRESS

1730 Capitol Avenue is the only Victorian office building under 2,000 SF that is for sale along the renowned Capitol Avenue corridor. This classic, 3-story, fully improved Victorian building is situated on the corner of Capitol Avenue and 18th Street in the heart of Midtown.

The Property is completely saturated by Midtown's most successful restaurants which includes but not limited to Zócalo's, Paesano's, Fieldwork Brewing, Waterboy, Federalist Pizza, and Mulvaney's, all within 2 blocks from the

office! On top of this, the Property is next to Grocery Outlet, 2 blocks from the north side of the State Capitol, 4 blocks from the Midtown Farmer's Market (voted #1 in CA, #3 nationally 2024 and 2025) that goes on every Saturday, and 5 blocks from the MARRS retail and dining center. The next owner will be able to capitalize on the best of what Midtown has to offer and be in proximity to the most famous landmark in Downtown - the State Capitol.

The Property is 3 levels totaling 1,789 SF, with 5 offices, 1 conference

room, a kitchen, multiple storage areas, 2 bathrooms, and open space. The Property has Capitol Avenue frontage and potential building signage available to the street's ± 6,900 vehicles per day. 1730 Capitol Avenue is a historical Victorian with extensive window lines and maintained landscaping surrounding the building, creating an elegant and contemporary feel. If you are a business that wants to take advantage of the scarce opportunity to obtain the most sought after address in the city, this is your building.

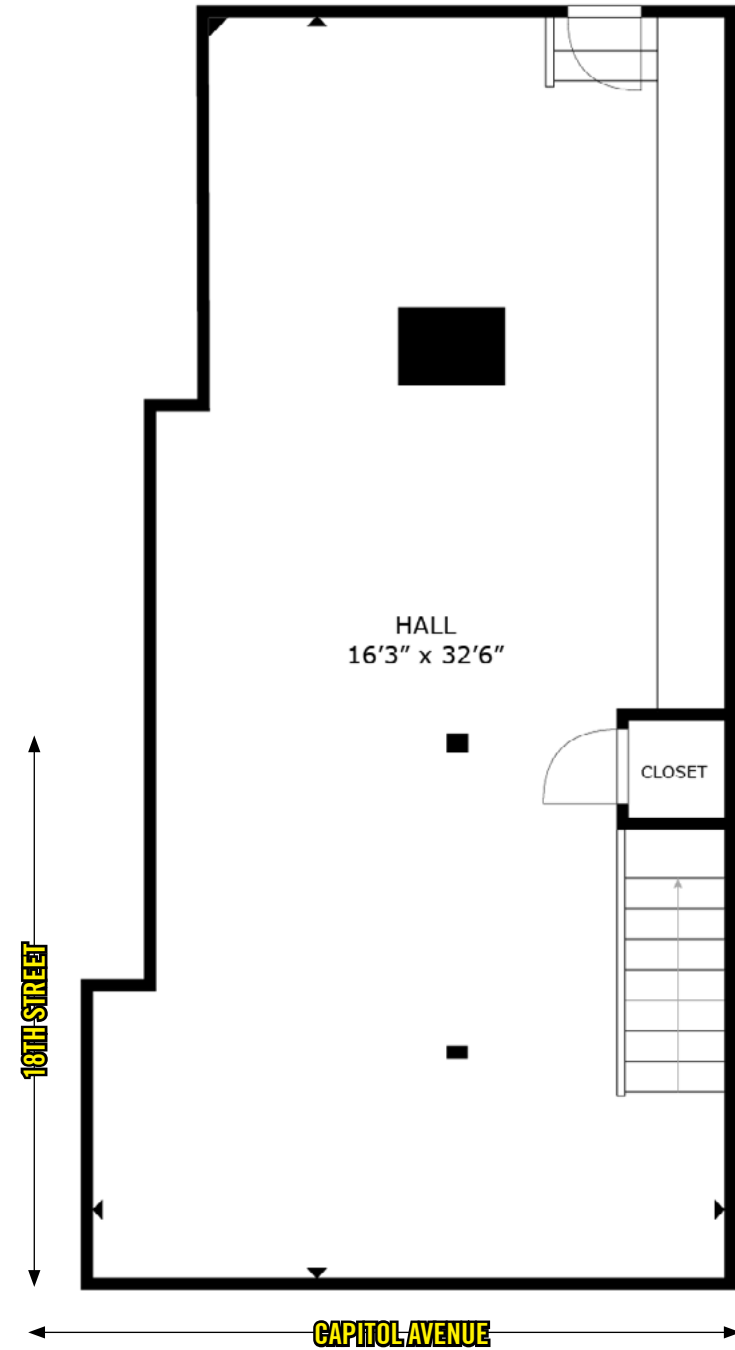


PROPERTY DETAILS

Address:	1730 Capitol Ave, Sacramento, CA 95811
Use:	Office
SF:	± 1,789 SF
Price:	\$990,000 (\$553 per SF)
Midtown PBID Services:	Yes
# of Floors:	3 (including basement)
Year Built:	1870 (Converted to commercial in 1975)
New Roof:	2024
New HVAC:	2025
Restroom:	2
Kitchen:	Yes
Parking:	Public parking in Liestal Alley (between Capitol and L Street, accessible from 17 th or 18 th Street), Grocery Outlet, or street parking
Furniture:	Negotiable

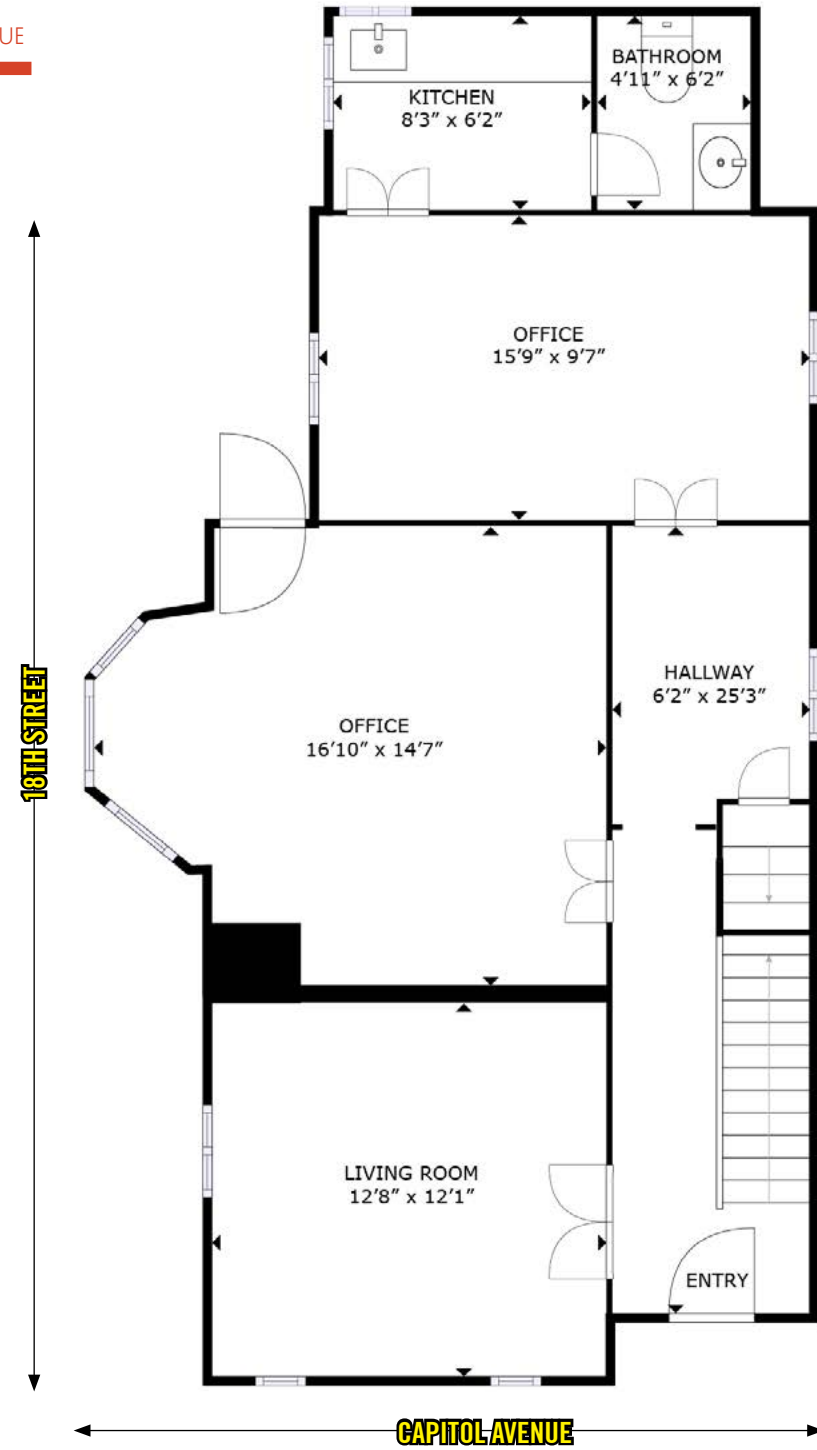


FLOOR PLANS



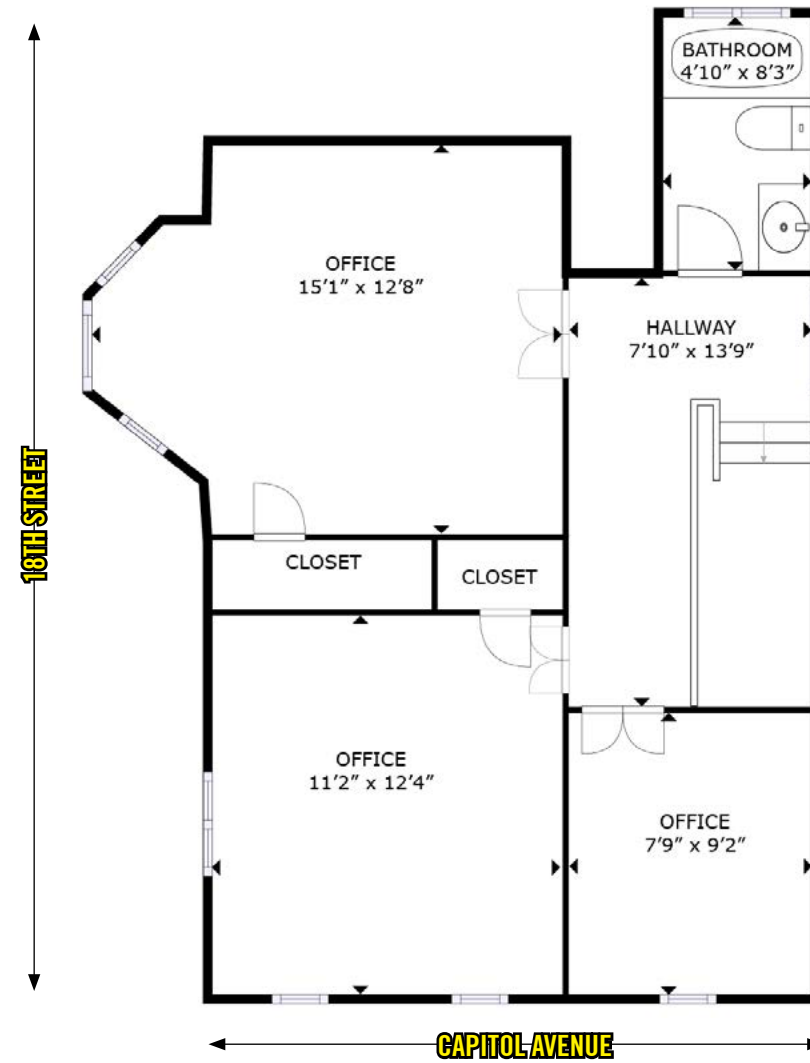
BASEMENT: 441 SF

**cannot be leased separately*



1st Floor: 784 SF

*cannot be leased separately



2nd Floor: 563 SF

*cannot be leased separately

THE LOCATION

THE MOST SOUGHT AFTER ADDRESS IN URBAN SACRAMENTO

This location scarcely sees bite-sized office buildings come to market. The Capitol Avenue address is a rare prestige that few business owners can say they have throughout the entire city. This is due to its proximity to the Capitol and various government offices, the Capitol Mansions District, its elegant tree-lined streets and historical architecture, and being saturated by the one of the most walkable neighborhoods in all of Sacramento: Midtown. Midtown's central location appeals to creative offices, professional services, and destination retailers drawn to the area's walkability, strong daytime population, and established identity as Sacramento's business and cultural core.

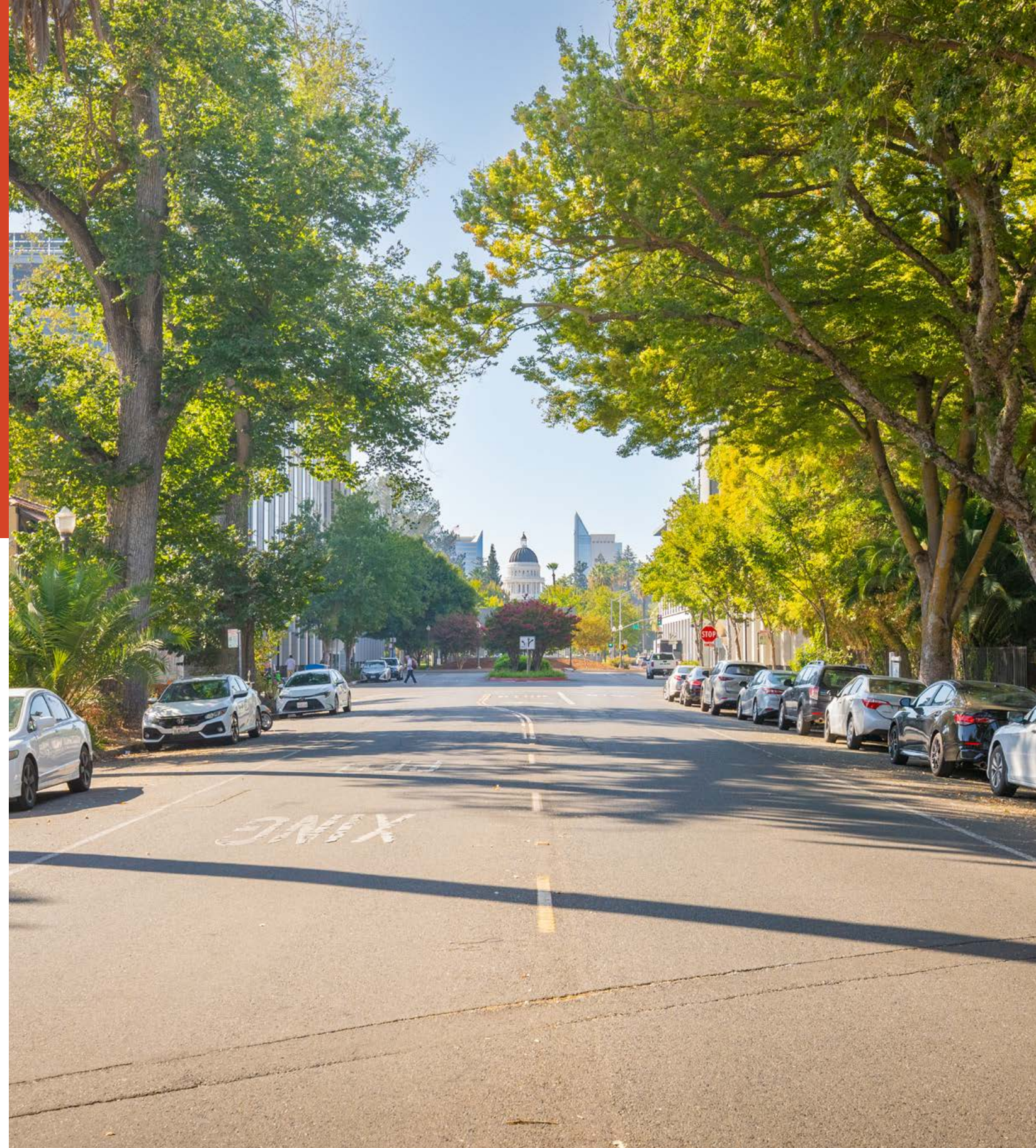
Midtown's Handle District also combines historic architecture and tree-lined streets with a mix of locally curated boutiques, national and regional retailers, and popular restaurants, creating a dynamic, walkable environment that attracts both talent and clientele. Midtown offers convenient freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento.

Situated in the Handle District, 1730 Capitol Avenue is surrounded by some of Midtown's most recognizable dining, retail, and entertainment destinations.

The Handle District PBID enhances the business environment through maintenance, beautification, and se-

curity, creating a clean and welcoming atmosphere. It supports local businesses with marketing, events, and advocacy, driving foot traffic and economic growth while fostering collaboration among business owners.


Just a couple blocks away, Lavender Heights serves as a cultural and night-life hub within Midtown, featuring a diverse and inclusive community. This area is known for its late-night energy, drawing visitors and locals alike with an array of bars, clubs, and entertainment venues. Together, these various factors provide not only a once-in-a-lifetime building, but a building with a location that has stood the test of time and continues to appreciate in value.





HANDLE DISTRICT

PLACER AI MARCH 2024 - MARCH 2025

 3 BLOCKS	 1.4M YEARLY VISITS	 18 BARS & RESTAURANTS	 \$84,400 HOUSEHOLD INCOME
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A VIBRANT MIX OF SHOPPING, HIGH-END RESTAURANTS AND EVENTS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making

it a hotspot for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega

Espanola, with its authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





3 THE LOCATION 1730 CAPITOL AVENUE



LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

HOME TO THE WEEKLY MIDTOWN FARMERS MARKET - #1 MARKET IN CALIFORNIA

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves

as an excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on

Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

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

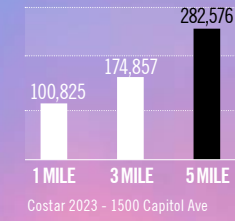
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

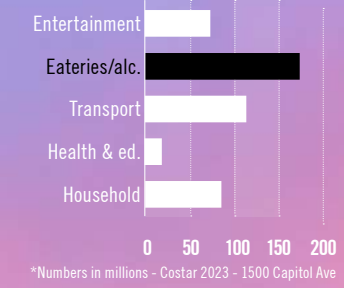
68%

GSEC 2023
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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
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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

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



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