



3D TOUR

# 1730 CAPITOL AVENUE

SACRAMENTO, CA



**TURTON**  
COMMERCIAL REAL ESTATE

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



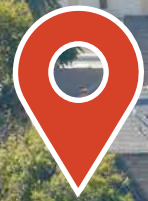
Frog & Slim  
Ike's  
Maydoon  
Thai Canteen  
Anchor & Tree Coffee  
Chicha Peruvian  
+ much more!

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

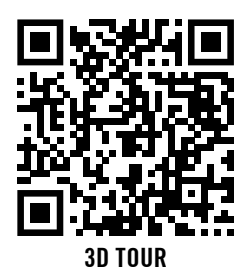


2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | TURTONCRE.COM

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCRE.COM

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
KENTURTON@TURTONCRE.COM

© 2026 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.



# THE OPPORTUNITY

**± 1,789\***  
TOTAL SF

**VICTORIAN**  
FULLY IMPROVED

**\$875,000**  
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, Range, 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 bath-

rooms, 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.

\*Buyer to verify





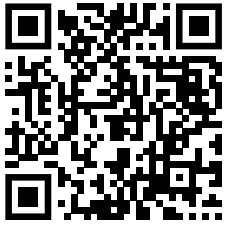
# PROPERTY DETAILS

Address:	1730 Capitol Ave, Sacramento, CA 95811
Use:	Office
SF:	± 1,789 SF*
Price:	\$875,000 (\$489 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 <sup>th</sup> or 18 <sup>th</sup> Street), Grocery Outlet, or street parking
Furniture:	Negotiable

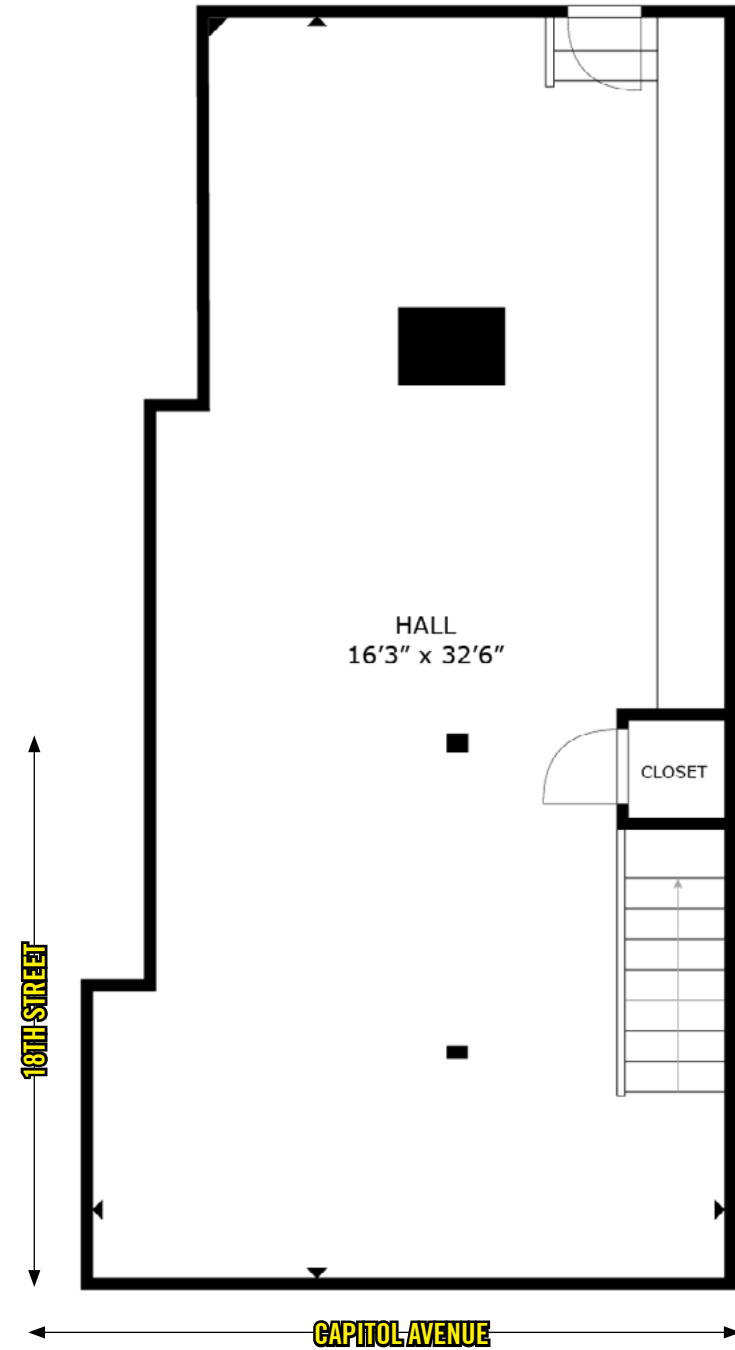
\*Buyer to verify



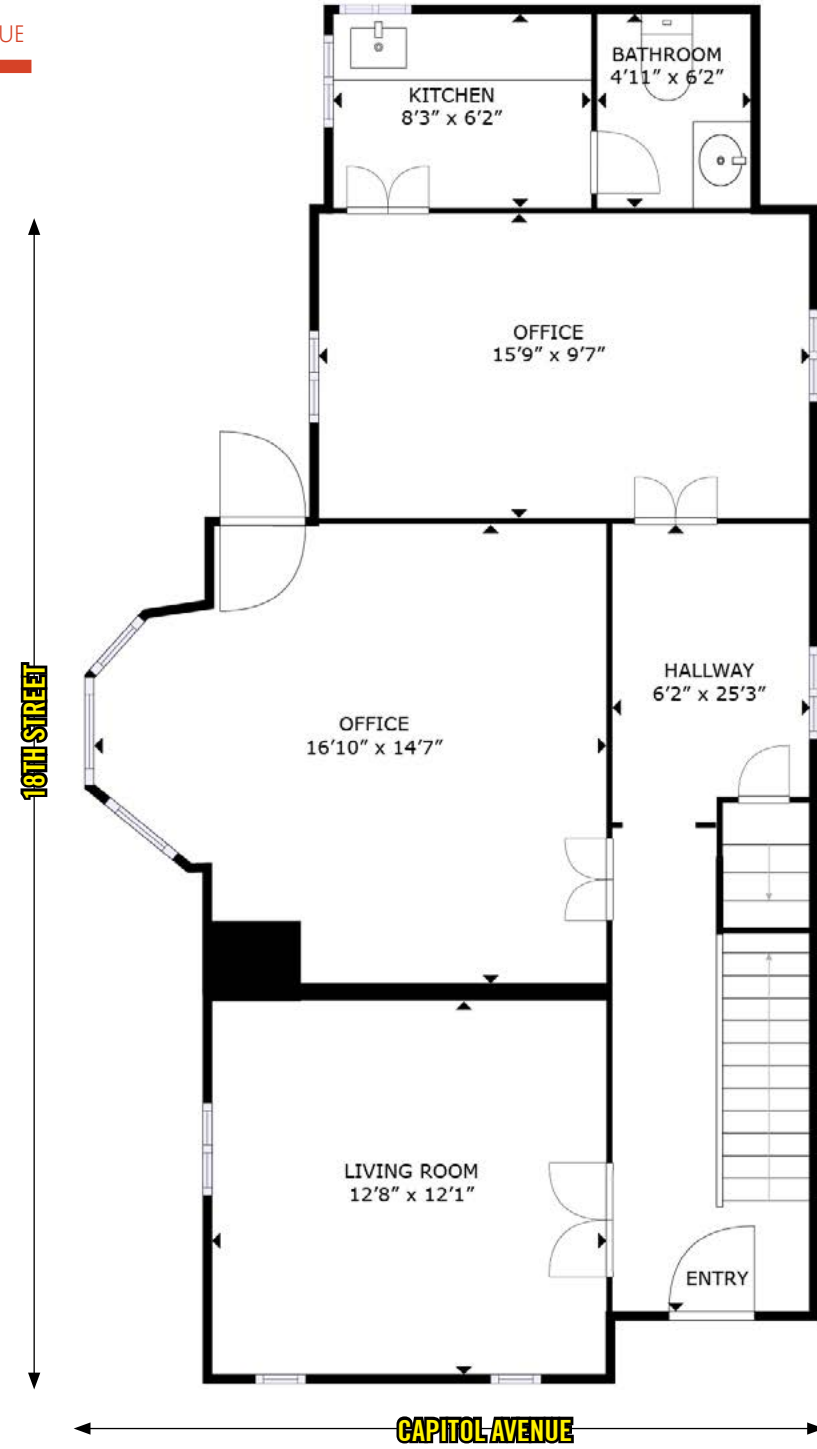
# FLOOR PLANS



3D TOUR

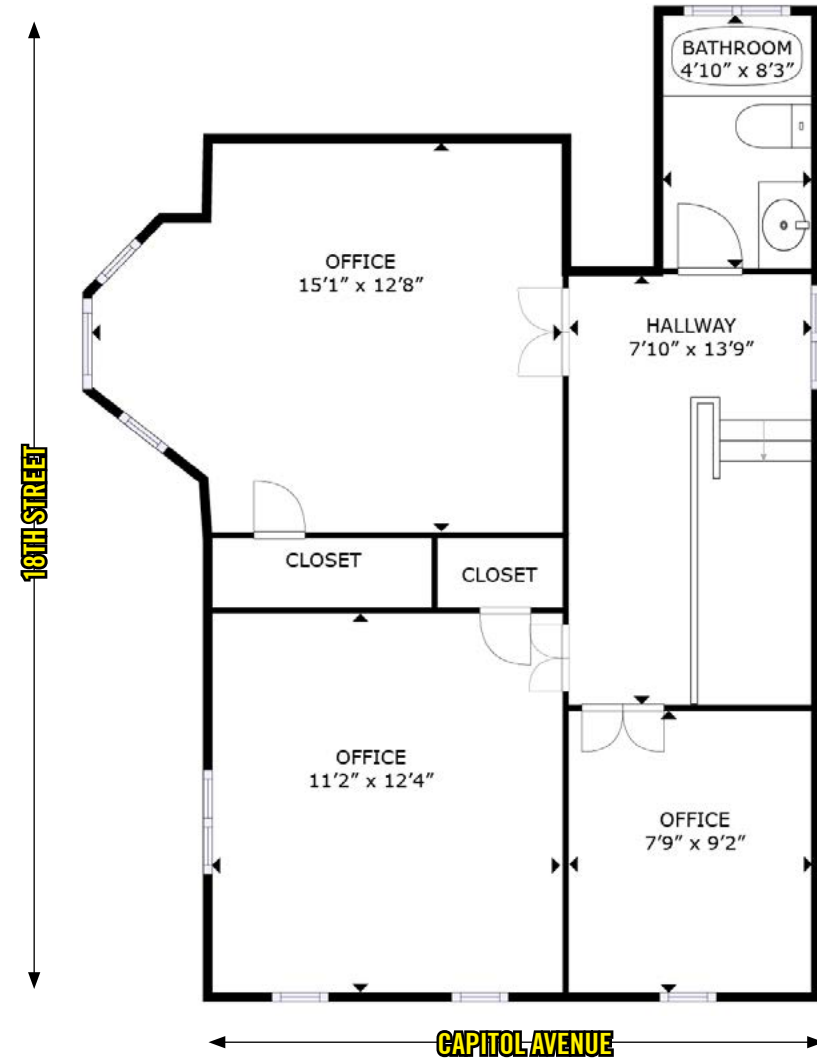


**BASEMENT: 441 SF**



**1st Floor: 784 SF**

\*cannot be leased separately



**2nd Floor: 563 SF**

# 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.

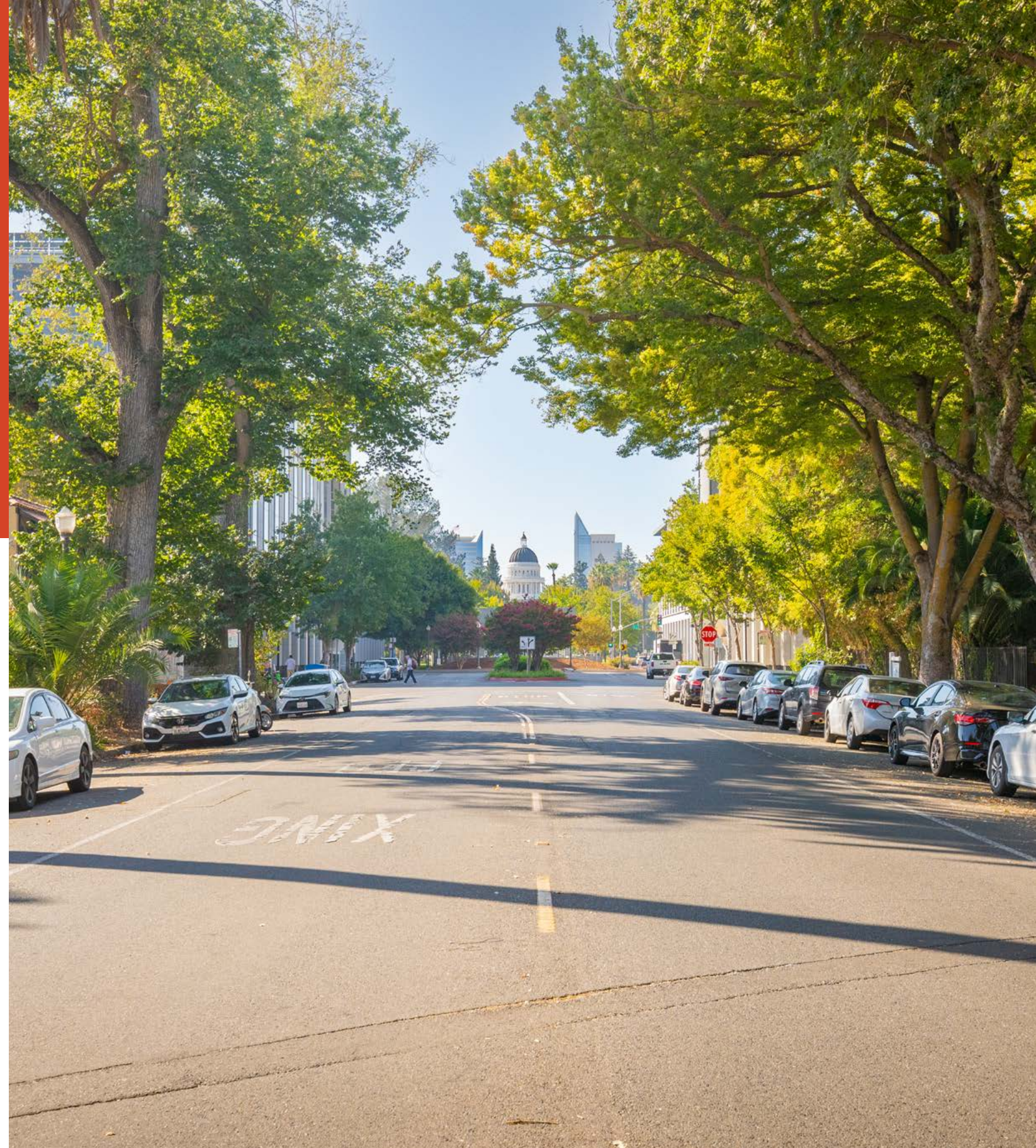
Midtown's Handle District also combines historic architecture and tree-lined streets with a mix of locally curated boutiques, national and regional retailers, and popular restaurants, creating a dynamic, walkable environment that attracts both talent and clientele. Midtown offers convenient freeway access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

 <b>3</b> BLOCKS	 <b>1.4M</b> YEARLY VISITS	 <b>18</b> BARS & RESTAURANTS	 <b>\$84,400</b> HOUSEHOLD INCOME
---	--	---	---

## 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**

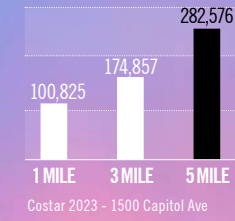
GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

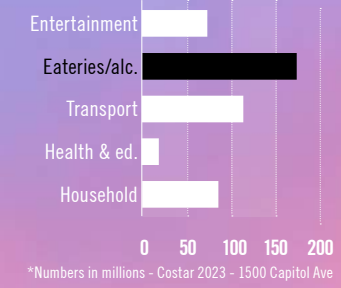
**68%**

GSEC 2023  
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

**WALK SCORE:**  
**98**  
Walker's Paradise

**BIKE SCORE:**  
**62**  
Biker's Paradise

**TRANSIT SCORE:**  
**96**  
Good Transit

walkscore.com  
1500 Capitol



Crepeville  
Aioli  
Old Soul Co.  
Mattie Groves Brewery

Saigon Alley  
Pazza Notte  
Bober Tea  
Yogurtagogo  
The Rind  
Sac Walk of Stars  
+ more!

Kin Thai Street Eatery  
Peet's Coffee  
Omakase Por Favor  
LowBrau, Azul  
Nekter Juice Bar  
The Depot, Roscoe's  
Foreplay, Badlands  
Faces, Mango's,  
+ more!

Midtown Farmers  
Market (Voted #1 in CA,  
#3 nationally, 2024-  
2025)

Mulvaney's  
Sunny Side  
India Gate  
Chipotle, + more!

The Morning Fork  
World Famous HOTBOYS  
A & P Liquors

Zocalo  
Fieldwork Brewing  
Paesanos  
58 Degrees and Holding

**CAPITOL AVENUE**  
**> 6.9K CARS/DAY**

**18TH STREET**  
**> 4K CARS/DAY**



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

**JACK SCURFIELD**  
SENIOR DIRECTOR - LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCRE.COM

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
KENTURTON@TURTONCRE.COM

© 2026 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.



**TURTON**  
COMMERCIAL REAL ESTATE