



FOR SALE
1231 I STREET
CONDO 100
DOWNTOWN
SACRAMENTO



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TURTON
COMMERCIAL REAL ESTATE

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\$850,000
SALE PRICE



1 THE OPPORTUNITY
1231 I STREET #100

[illegible]

THE DETAILS

PROPERTY INFORMATION

Address	1231 I Street, Suite 100, Sacramento, CA 95814
APN	006-0051-022-0022
Zoning	C-2-SPD General Commercial
Condo Size	± 2,318 SF
Year Built	2006
Year Renovated	2013
Number of Condos	15
Elevator	Yes
Electric Service Provider	SMUD
Gas Provider	PG&E
Water/Sewer Provider	City of Sacramento
Parking	Owner may contract for monthly parking at the Memorial Parking Garage two blocks away

ECONOMIC INFORMATION

Purchase Price	\$850,000
Price per Square Foot	\$366.70 PSF
Condo Size	± 2,318 SF
Total Building Size	44,639 USF
Pro-rata Share of Building	5.20%
2026 Monthly Association Dues	\$1,797 per month
Electric & Gas	Owner reimburses association for pro-rata share of electric and gas billed to the entire building along with Association Dues
Property Taxes and Insurance	Owner pays

ASSOCIATION DUES COVER

- Professional Property Management Services
- Water, Sewer, and Garbage
- Fire/Life Safety
- Fire Alarm and Monitor
- Common Area Janitor and Day Porter
- Window Cleaning
- Pest Control
- Landscaping
- Elevator Contract and Repairs
- Roof Service and Repairs
- Common Area HVAC Service and Repairs
- Common Area Plumbing Repairs
- Common Area Lighting Repairs



The floor plan of the 12th floor shows a series of offices and a central conference area. The rooms are labeled as follows:

- Office 100: Reception area at the bottom right.
- Office 103: Located above Office 100.
- Office 104: Located above Office 103.
- Office 105: Located above Office 104.
- Office 106: Located above Office 105.
- Office 107: Located above Office 106.
- Office 108: Located at the top left.
- Office 109: Break room located below Office 108.
- General Office 110: Located in the center, below Office 109.
- Conference 111: Large conference room located below General Office 110.
- Server 101: Located below Conference 111.
- Coffee 102: Located to the right of Server 101.

The plan also includes a red boundary line, a north arrow, and labels for 12th Street and 1211 Street.

COSTAR
1-MILE RADIUS

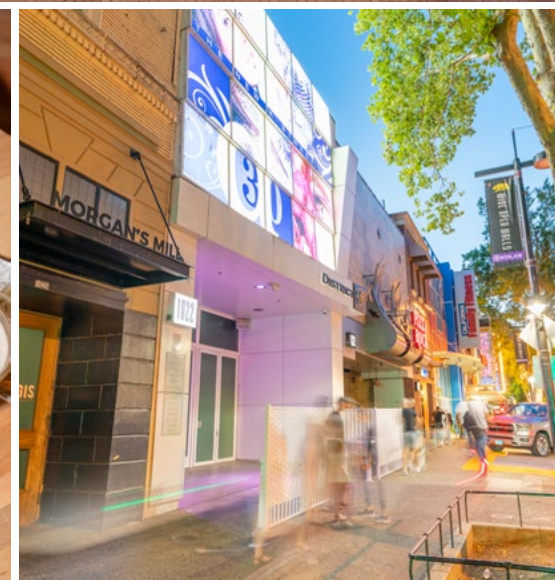
POPULATION

ANNUAL CONSUMER SPENDING

DAYTIME EMPLOYMENT



PLACER AI
MAY 2023
- MAY 2024



Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

Notable Events Held in District:
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

*Experian-Mosaic Psychographic Profiles 2024

13



CIVIC CENTER



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



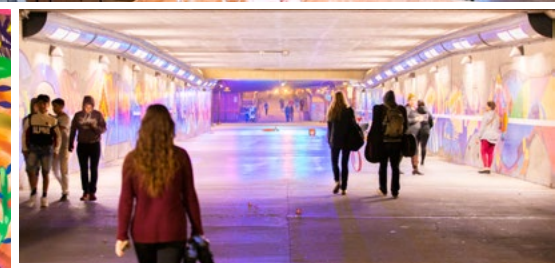
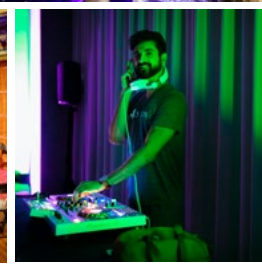
\$103,523
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street

to Interstate 5. The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States

Courthouse. It is also a major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.



THE ENTERTAINMENT DISTRICT

 8 BLOCKS	 7M YEARLY VISITS	 43 STORES & RESTAURANTS	 \$107,257 HOUSEHOLD INCOME
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an award-winning arena, hosting over 130 events annually, including concerts and home games for the Sacramento Kings. This district is a lively blend of entertainment, culture, and sports, making every visit a unique experience.

Notable Events Held in District:
Sacramento Kings NBA Games, Concerts at Golden 1 Center

Abstract

