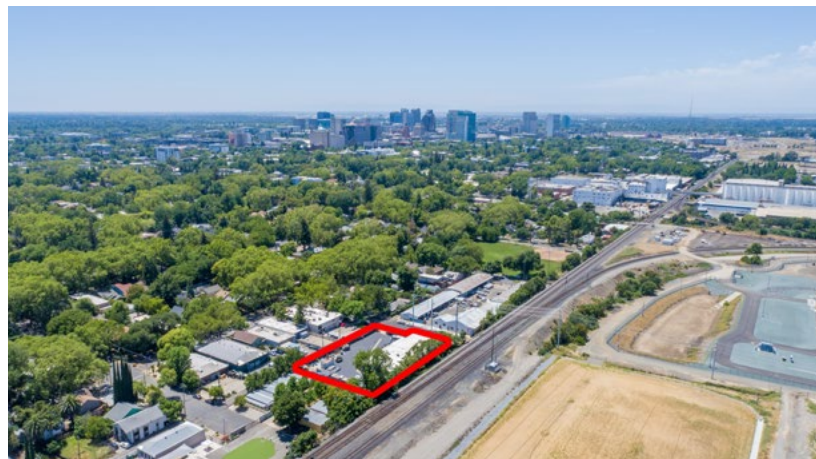


FOR SALE OR LEASE

205 23RD STREET, SACRAMENTO, CA



 **±8,700**
SF BUILDING

 **\$1.915M**
SALE PRICE

 **FLEX SPACE**
\$2.20/SF/MO MOD GROSS

Rare owner-user, flex building with a large secured yard and flexible zoning in the quiet, sought-after Boulevard Park neighborhood in Midtown.

Property Overview

- 50% High-end offices and 50% sprinklered warehouse space
- Suite 100 available for lease; Modern/updated finishes and improvements throughout
- 5 total of extra-wide grade level roll-up doors
- ± 20,055 SF fenced secure yard
- Property can be delivered vacant
- Easy access to Midtown, Downtown, and East Sacramento, I-80 via E Street, and Hwy 160 via 16th Street

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

IAN FORNER
DIRECTOR - LIC. 01967116
916.573.3314
IANFORNER@TURTONCRE.COM

DAVID KHEDRY
VICE PRESIDENT - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCOM.COM

THE FLOOR PLAN

205 23RD STREET, SACRAMENTO, CA

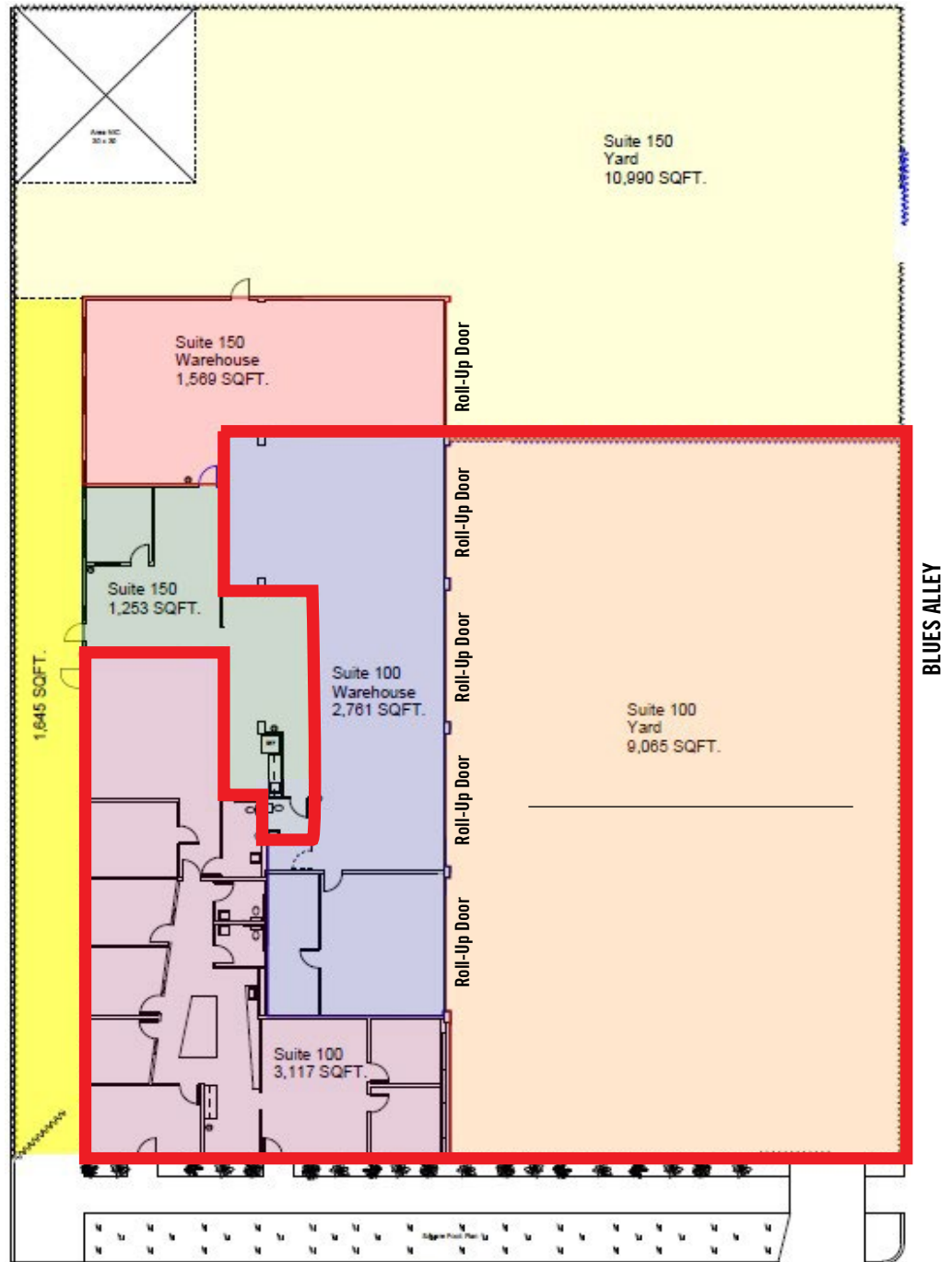


Purchase Price: \$1,915,000

Building Size: ± 8,700 SF
Office: ± 4,370 SF
Warehouse: ± 4,330 SF
Yard: ± 20,055 SF

Suite 100 ± 5,878 SF
Office: ± 3,117 SF
Warehouse: ± 2,761 SF
Yard: ± 9,065 SF

Roll-Up Doors: 4
Lease Rate: \$2.20/SF/Mo MG
Separate Building & Gate Access



23RD STREET

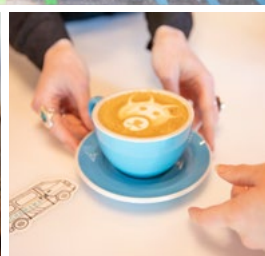
STREET FRONT NON-METERED PARKING OR PERMITTED PARKING

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MIDTOWN SACRAMENTO, CA



9K
RESIDENTS



21.5K
EMPLOYEES



\$85.6K
MEDIAN HH INCOME



3.4M
OUT-OF-MARKET VISITORS

Midtown is a vibrant, walkable submarket at the center of Sacramento's cultural scene that showcases a strong mix of curated local, national, and regional retailers, restaurants, and businesses

Location Overview

- Centrally located between Downtown, Land Park, Curtis Park, and East Sacramento
- Near State Capitol, government offices, and major healthcare institutions
- Walkable, bike-friendly, transit-oriented submarket with consistent, daily daytime and nighttime traffic
- Art galleries, music venues, and local events drive consistent foot traffic
- Takes pride in its diverse, locally driven food, beverage, and third wave coffee scene
- Concentration of young professionals, renters, and affluent urban residents

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THE LOCATION

205 23RD STREET, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



IAN FORNER

DIRECTOR - LIC. 01967116

916.573.3314

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DAVID KHEDRY

VICE PRESIDENT - LIC. 02063469

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