

Fully Leased Multi-Tenant Commercial

1731 L Street | 1124 18th Street | Midtown Sacramento



LOCATION DESCRIPTION

- **Vibrant, Walkable Urban District** with dining, entertainment, arts and community events
- **Strong Residential Density & Growing Customer Base** — 4,300+ new residential units added since 2017
- **Two Blocks from the Midtown Farmers Market** — California's #1 Ranked Farmers Market
- **Surrounded by Midtown's Popular Restaurants, Bars & Nightlife** — offering abundant dining and entertainment options within walking distance.
- **Long-Term Neighborhood Investment & Management** through the renewed Midtown Association PBID (Public Business Improvement District) program
- **Pedestrian & Bicycle Friendly** with continued investment in wayfinding and mobility improvements
- **Active Daytime & Evening Environment** supported by businesses, residents, visitors and neighborhood programming

PROPERTY DESCRIPTION

Building: +/- 5,250 sf (gross) +/- 4,600 sf (net)
APN: 006-0126-009
Parcel Size: 3,400 square feet
Year Built: Estimated 1920 / 1946
Victorian (1124 18th Street) / 1946 (1731 L Street)
Zoning: C-2-SPD (General Commercial / Special Planning District)
Occupancy: 100% (5 tenants)
Lease Structures: Modified Gross

	SALE PRICE
	\$1,995,000
	CAP RATE
	6.0%



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. Jacks Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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Rent Roll - August 2026

Tenant	Address	Floor	Square Feet	Lease Type	Monthly Rent	Monthly Rent PSF	Original Occupancy	Start Date	Expiration Date	Ext. Option	Security Deposit
Ginger & Raven	1731 L Street (hard corner)	1	900	MG	\$3,600.00	\$ 4.00	2026	3/1/26	2/28/29	None	\$4,000.00
Pierced Hearts	1729 L Street	1	850	MG	\$3,381.62	\$ 3.98	2024	5/1/24	6/30/27	None	\$3,381.62
True Craft Tattoo House	1126 18th Street	1	550	MG	\$5,829.21	\$ 2.99	2019	4/1/24	4/30/27	None	\$5,829.21
	1124 18th Street (Rear)	2	625								
	1729 1/2 L Street, Ste. 2	2	425								
	1729 1/2 L Street, Ste. 3	2	350								
Beauty & Botany	1729 1/2 L Street, Ste. 1	2	550	MG	\$1,570.75	\$ 2.86	2022	8/1/25	7/31/28	None	\$1,500.00
Highlight & Shadow	1729 1/2 L Street, Ste. 4	2	350	MG	\$1,044.80	\$ 2.99	2020	6/1/25	MTM	None	\$928.29
Totals/Average			4,600		\$15,426.38	\$ 3.35					\$15,639.12
Common Area		1/2	650								
Combined Total Area			5,250								



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1731 L Street | 1124 18th Street | Historical Profit & Loss | Proforma

	2022	2023	2024	2025	Proforma
Gross Potential Income					185,117
Net Rental Income ²	163,117	167,123	166,358	182,075	
Vacancy Factor @ 5.0%					(9,256)
Effective Gross Income (EGI)	163,117	167,123	166,358	182,075	175,861

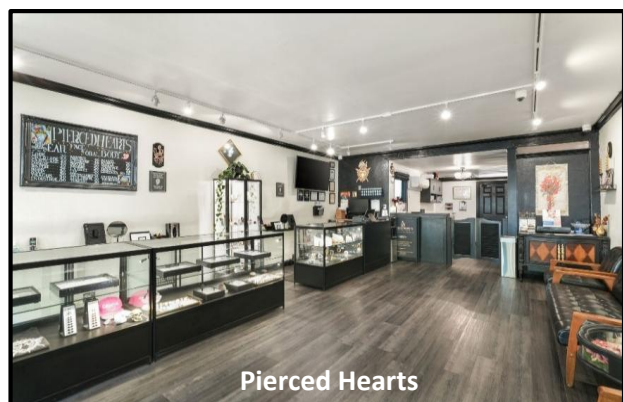
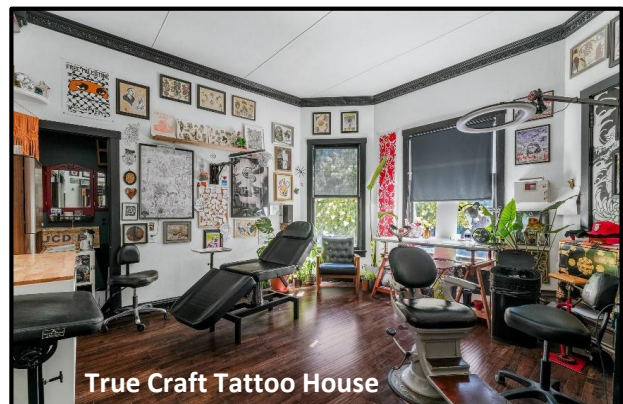
Expenses						\$ PSF	% of EGI
Property Taxes ¹	16,961	17,521	17,884	18,231	23,750	4.52	13.5%
Insurance	11,118	11,694	13,404	11,161	12,105	2.31	6.9%
Management Fee	6,000	6,000	6,500	7,200	7,034	1.34	4.0%
Repairs & Maintenance	6,667	2,686	7,172	3,093	3,150	0.60	1.8%
Landscaping & Grounds	1,705	2,715	2,370	4,610	2,350	0.45	1.3%
Utilities (Gas & Electric)	1,821	2,251	3,301	2,559	2,650	0.50	1.5%
Water	1,452	1,263	1,528	1,559	1,600	0.30	0.9%
Garbage	3,763	2,873	3,241	3,384	3,400	0.65	1.9%
City of Sacramento Tax	207	110	94	112	100	0.02	0.1%
Total for Expenses	49,694	47,113	55,494	51,909	56,140	10.69	31.9%

Net Operating Income	113,423	120,010	110,864	130,166	119,721
Valuation @ 6.0% Cap Rate					1,995,352
Price per square foot					433.77

Notes:

1 - Property taxes based on \$1,995,000 purchase price

2 - \$6,955 of Net Rental Income shown in 2025 was actually paid in Jan/Feb 2026 to cover late rent for the former tenant at 1731 L Street



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