

815 S STREET SACRAMENTO

±13,919 RSF office
on ±22,076 SF in
Sacramento's Central
Business District

Ideal owner-user
opportunity

Two stories of open-
architecture design and
30 onsite parking stalls

Fully occupied until
October 2026

OFFERING MEMORANDUM



CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

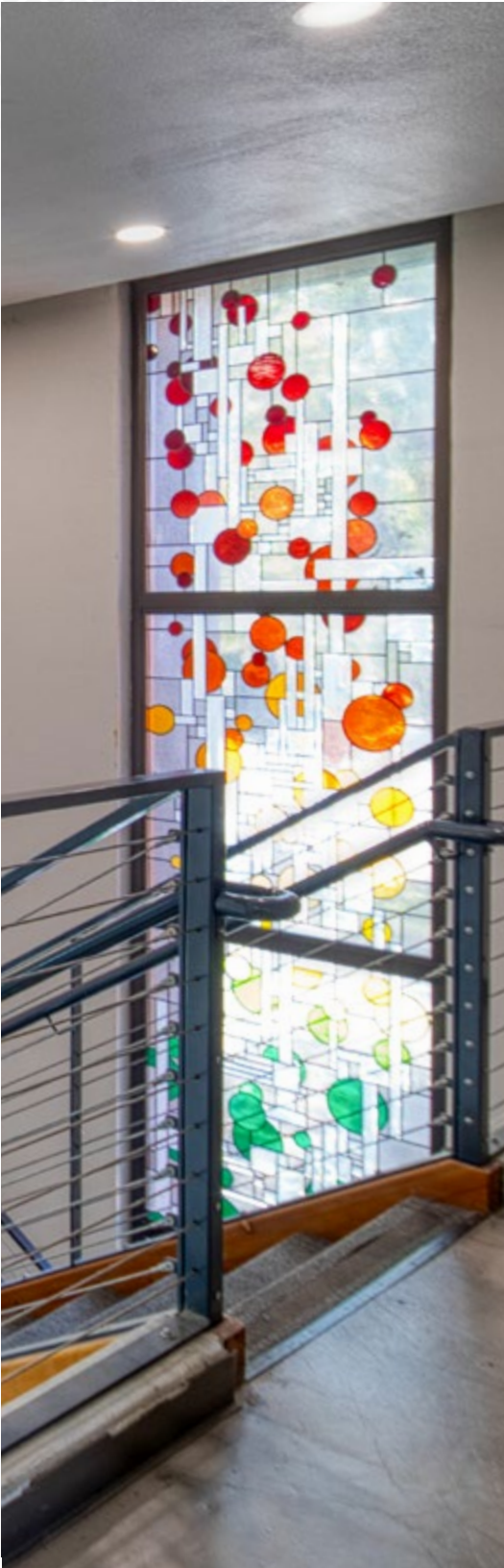
Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

09/02/26



815 S

STREET

SACRAMENTO



TABLE OF contents

INVESTMENT CONTACT

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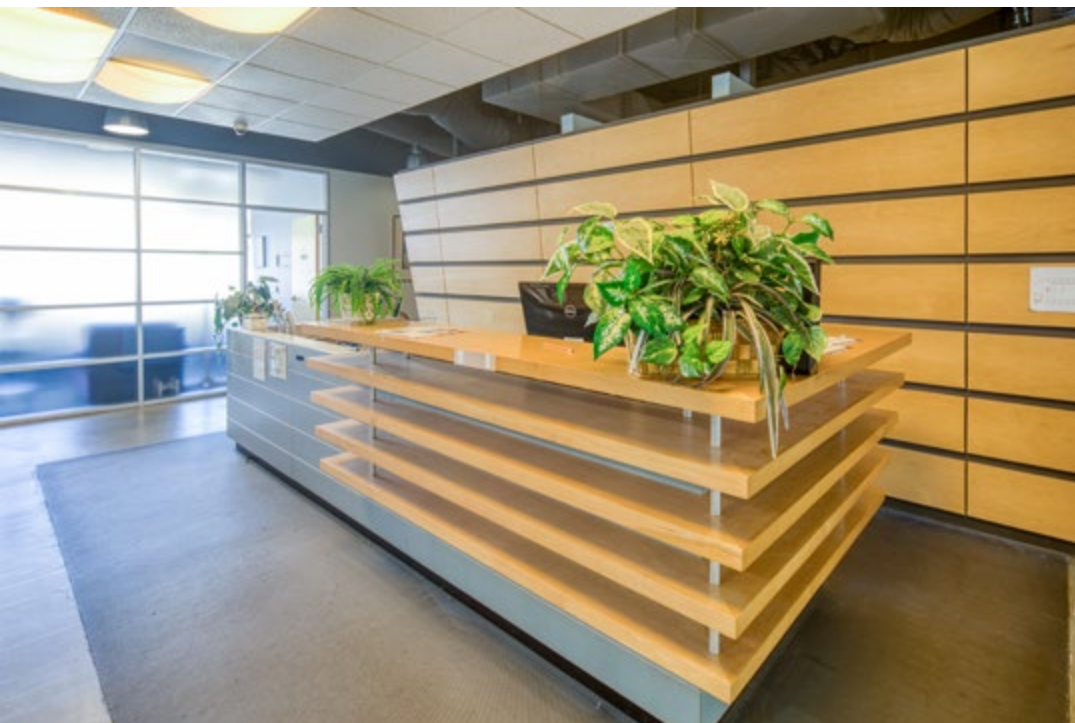
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01

EXECUTIVE
SUMMARY



815 S
STREET
SACRAMENTO



EXECUTIVE SUMMARY

As exclusive advisors CBRE is pleased to offer for sale a $\pm 13,919$ square foot owner-user office building located on $\pm 22,076$ square feet of land on S Street between Eighth and Ninth Streets in Sacramento's Central Business District.

The prominent location affords quick and easy access to both Midtown and all parts of the CBD. It represents an ideal opportunity for an owner-user to acquire a high quality new home for their business in the middle of the retail, residential and governmental developments that make Sacramento's downtown such a lively, desirable place to be.

For several years Downtown and Midtown have been experiencing robust growth in the development of residential and mixed-use projects. The hybrid work model set in motion a population shift as highly-paid technology workers and others emigrated from the Greater Bay Area to take advantage of Sacramento's more relaxed and affordable lifestyle.

The centrally located site is only a few blocks from the State Capitol, Downtown Commons, Golden 1 Center, the newly expanded Sacramento Convention Center and SAFE Credit Union Performing Arts Center. It is within walking distance of every major downtown office building, most State of California office buildings, abundant shopping venues, and a plethora of dining opportunities ranging from fast/casual to white linen tablecloth.

The property is being offered at \$3,500,000 which equates to \$251 per square foot of net rentable area and \$159 per square foot of land. Ample on site parking and easily reconfigurable, open interior architecture add to the Subject's desirability.

Expressions of interest should be directed to Randy Getz or Tony Whittaker whose contact information is set forth on page three of this offering memorandum.



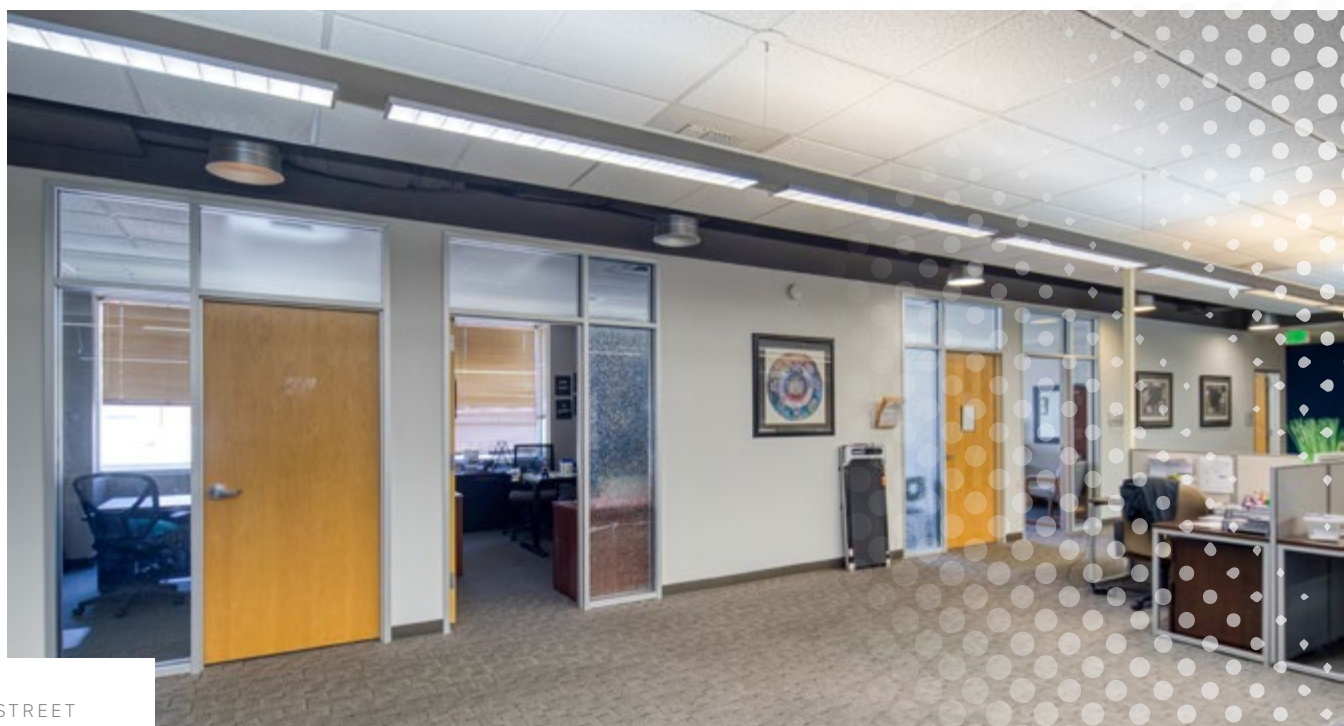
815 S STREET

OFFERING SUMMARY

Address	815 S Street, Sacramento, CA 95811	Year built	1984
Price	\$3,500,000 / \$251 per square foot of NRA / \$159 per square foot of land	Located with a Qualified Opportunity Zone	Yes
Site	±22,076 square feet on the north side of S Street between Eighth and Ninth Streets	Parking stalls	30
Assessor's Parcel Numbers & Parcel Sizes	009-0065-025: 21,205 square feet (0.49 acre) 009-0065-018: 871 square feet (0.02 acre) Total: 22,076 square feet (0.51 acre)	Construction type	V-B
Zoning	RMX-SPD (Residential Mixed Use/Special Planning District) (More information at the following links: City of Sacramento Planning and Development Code and permitted uses within the RMX zone within the Central City SPD)	Roof	Built-up roofing system with coating
Net rentable area	±13,919 square feet	HVAC	Rooftop package units (Detailed list on due diligence site)
		Confidentiality Agreement & Due Diligence Access	Please contact us if you would like to receive a link to the confidentiality agreement and access to the due diligence site documents and additional property information.



815 S STREET



INVESTMENT HIGHLIGHTS



In the heart of Sacramento's Central Business District and part of the bustling, vibrant R Street Corridor



±13,919 sq. ft. building with meaningful on site parking is ready for a new owner and its next chapter. Alternatively, the site would be perfect for a multi-housing and/or mixed use project given the parcel size and remarkable location.



Versatile RMX-SPD zoning



Walking distance to Downtown Commons, the Golden 1 Center, the State Capitol, Sacramento Convention Center, the SAFE Credit Union Performing Arts Center and countless residential, retail and dining opportunities



Incredibly convenient public transit: Regional Transit light rail station at 13th & R and RT bus stop at 9th & Q

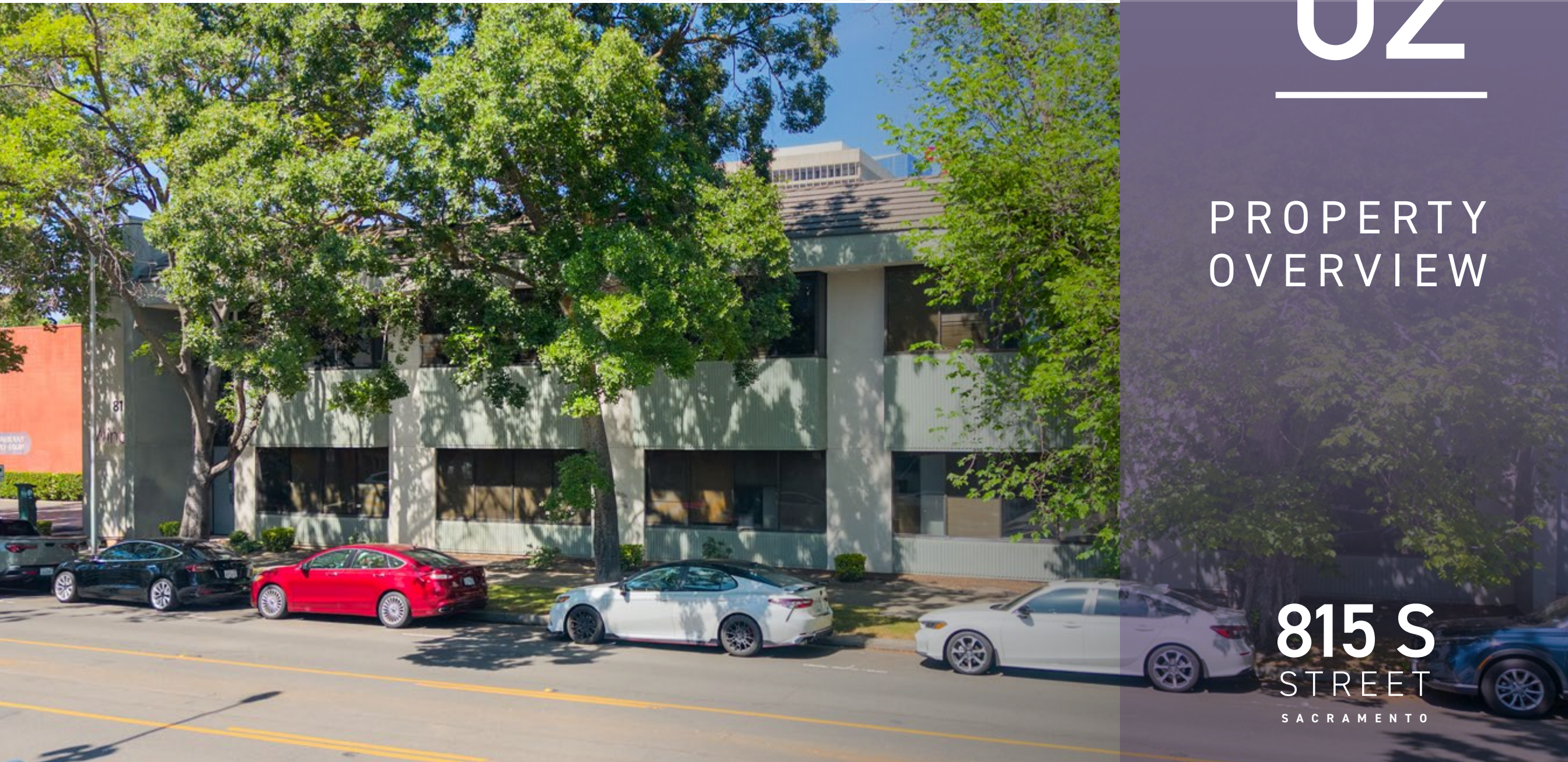


Wind Youth Services, Inc. is in occupancy at an absolutely net rent of \$10,000 per month until October 31, 2026, offering interim income while the prospective purchaser space plans the building or prepares the site for an alternative use.



02

PROPERTY
OVERVIEW



815 S
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SACRAMENTO

PROPERTY OVERVIEW



8TH STREET

RICE ALLEY

9TH STREET

S STREET

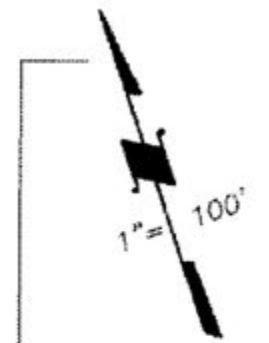
815 S STREET



815 S STREET

~~POR. SEC. 2, R. 8N., R. 4E., M.D.B. &M.~~ 009-006

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006



O.S. 26-18

07

815 S STREET

NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

03

AREA
OVERVIEW

815 S
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SACRAMENTO



WHY SACRAMENTO?

With nearly 40-million residents California is the most populous state in America with an economy that would rank as the fourth largest in the world. Situated at the junction of Interstates 5 and 80, Sacramento is a logistics hub for the entire western United States. The Sacramento Metropolitan Statistical Area – consisting of seven counties – is the cultural and economic center of the region, and its 2.3 million residents make Sacramento the 25th largest market in the country. Its economy is characterized by a stable base of government employment, a well-educated labor pool, and a more affordable cost of living than San Francisco Bay Area or Silicon Valley.

Sacramento's proximity to the San Francisco Bay Area, its lower cost of living and abundant cultural and entertainment amenities have not gone unnoticed by residents in more expensive locales. Forbes dubbed Sacramento the "Best Place to Live in California in 2024" and WalletHub ranked the Farm-to-Fork Capital third on its list of "Best Foodie Cities in America." More people looked to move to the Sacramento metro area than anywhere else in the country in Q4 2025, according to Redfin, with the most in-state migrants from San Francisco and out-of-state from Seattle.

Sacramento's proximity to the San Francisco Bay Area, its lower cost of living and abundant cultural and entertainment amenities have not gone unnoticed.



For many years Sacramento’s government and business leaders have focused on increasing the number of private sector jobs to achieve a more optimal balance of private- and public-sector employment. Many Bay Area tech companies that established a presence in Sacramento in the last few years cited both its lower cost of living and its relative freedom from the threat of potentially disruptive seismic activity. Public/private partnerships have been successful in helping the region publicize its competitive advantages and grow its technology community. Health care companies such as Sutter, Kaiser, Dignity Health, Centene and Blue Shield of California have thrived in Sacramento. Other key areas of growth are in the fields of agricultural/food sciences, biotechnology, and renewable energy.

MAJOR EMPLOYERS

State of California	118,943
U.C. Davis Health	16,617
Sacramento County	13,653
Kaiser Permanente	12,624
U.S. Government	10,568
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,499
City of Sacramento	5,029
Apple	5,000
California State University Sacramento	3,755
Intel	3,500
Los Rios Community College District	3,368
The Raley’s Cos.	2,519
Siemens Mobility	2,500

Source: Sacramento Business Journal, March 2025



Some of Sacramento’s competitive advantages include:

- Home of the state’s executive, legislative and judicial branches of government
- Concentration of federal and state regulatory agencies and trade associations.
- Low costs of living and doing business, with lower home prices and business occupancy costs than many other California cities.
- Well-educated workforce. In addition to the University of California Davis and California State University Sacramento, the region has a robust system of community colleges and vocational schools. The University of the Pacific’s highly regarded McGeorge School of Law has a Sacramento campus, as well.
- Sacramento enjoys a strategic location at the intersection of Interstates 80 and 5, at the western terminus of Highway 50 and alongside Highway 99. Sacramento is two hours by car northwest of San Francisco, two hours west of more than 40 ski resorts, two hours or less from the Napa Valley and three hours from Carmel and Pebble Beach.
 - The junction of Interstates 5 and 80 just north of Downtown puts most of the western U.S. within one day by truck – a key logistics advantage.
 - Sacramento is well served by Sacramento International Airport and Amtrak.

DOWNTOWN RESURGENCE

Downtown Sacramento has experienced a period of unprecedented growth in both residential and commercial development. Construction of the Golden 1 Center which opened in 2016, the Kimpton Sawyer Hotel, and the restaurants and shops of Downtown Commons (DoCo) have been the catalyst for an economic expansion that has attracted national and global investment capital. In addition to the NBA's Sacramento Kings basketball games—ESPN in late 2024 ranked it the best NBA arena—the Golden 1 Center's high tech design makes it ideal for concerts and other non-sporting events totaling ±240 performances per year.

Increases in rents and property values have been most pronounced at the western end of downtown, particularly within a few blocks of DoCo and the arena.

California State University, Sacramento is in the process of developing a mixed use campus including education, housing and entertainment components at 8th Street & Capitol Mall. While still in the planning stages Meta has pledged \$50 million to ensure the project, which will feature student/faculty housing, a School of Public Affairs, an AI center and a boutique hotel, sees the light of day.

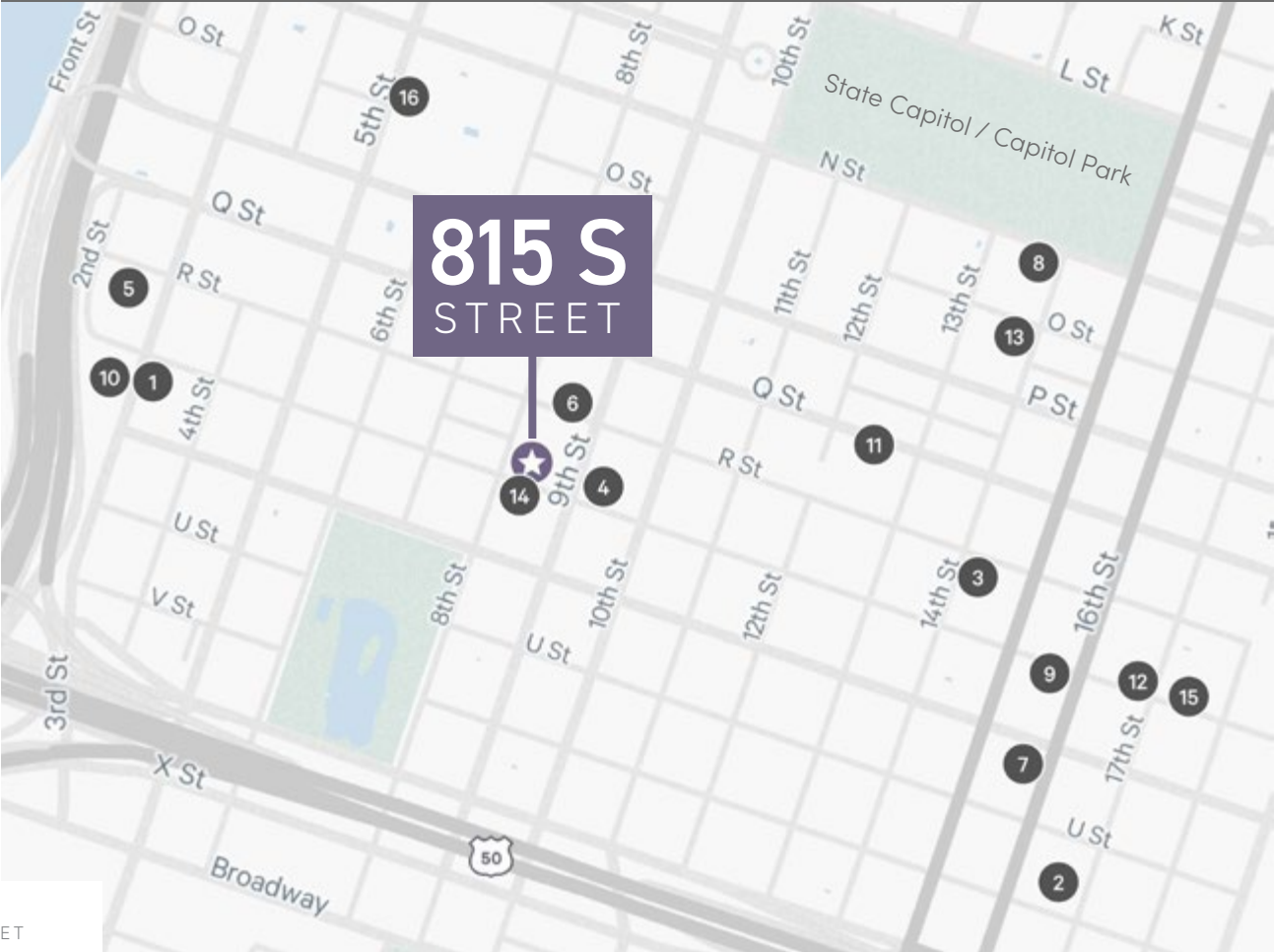


815 S STREET

NEW DEVELOPMENTS NEAR 815 S STREET

Map #	Property Name	Address	# of Residential Units	Retail Included	Status
1	--	1911 3rd St	72	No	Proposed
2	--	2131 16th St	41	Yes	Proposed
3	--	1410 R St	170	Yes	Proposed
4	--	905 S St	225	Yes	Proposed
5	The DIGGS	1800 3rd St	140	Yes	Under Construction
6	Monarch	805 R St	241	Yes	Under Construction
7	Sakura	2000 16th St	134	Yes	Under Construction
8	Cypress Apartments	1330 N St	98	Yes	Existing (Built 2025)
9	MAKER	1516 S St	137	Yes	Existing (Built 2024)
10	The Bernice	1900 3rd St	187	Yes	Existing (Built 2024)
11	Luella Lofts	1208 Q St	51	No	Existing (Built 2024)
12	The Richmond	1625 S St	47	No	Existing (Built 2024)
13	Sonrisa	1322 O St	58	Yes	Existing (Built 2023)
14	KIND Downtown	820 S St	72	Yes	Existing (Built 2023)
15	ARY Place	1717 S St	159	Yes	Existing (Built 2023)
16	Capitol Towers Luxury Mid-Rise	1421 5th St	436	Yes	Existing (Built 2022)

A new survey of U.S. ZIP codes with the highest influx of new residents showed one spot in Sacramento is the most popular place to move to in the state. MovingPlace, a moving resources website, published its monthly report stating that 95811, the ZIP code that includes 815 S Street, is the area of Sacramento had the most moves per capita in California in March 2026. Per the Company’s press release, “This part of the city is often described as the cultural hub making it popular with new movers looking to have easy access to metro’s nightlife, parks, and events.



NEW DEVELOPMENTS NEAR 815 S STREET

Recent developments in Downtown near the Subject include:

- 905 S Street by Anthem Properties**
905 S Street is a proposed seven-story, mid-market rental residential project located in Sacramento’s R Street Corridor. It will feature 225 rental units and 6,500 square feet of ground-floor retail space along with two elevated courtyards above the Building’s concrete podium.
- The DIGGS (1800 3rd Street)**
Construction is underway—led by developer Heller Pacific—to convert a 200,000 square foot historic former office building into a mixed-use development called The DIGGS which will include approximately 140 loft apartments, retail, and office space.
- Kind Downtown (1901 8th Street)**
KIND Downtown consists of 72 units, including studio, one-bedroom, and two-bedroom apartments. All studio and one-bedroom units are designated as affordable, priced at 80% of the Area Median Income.

905 S Street

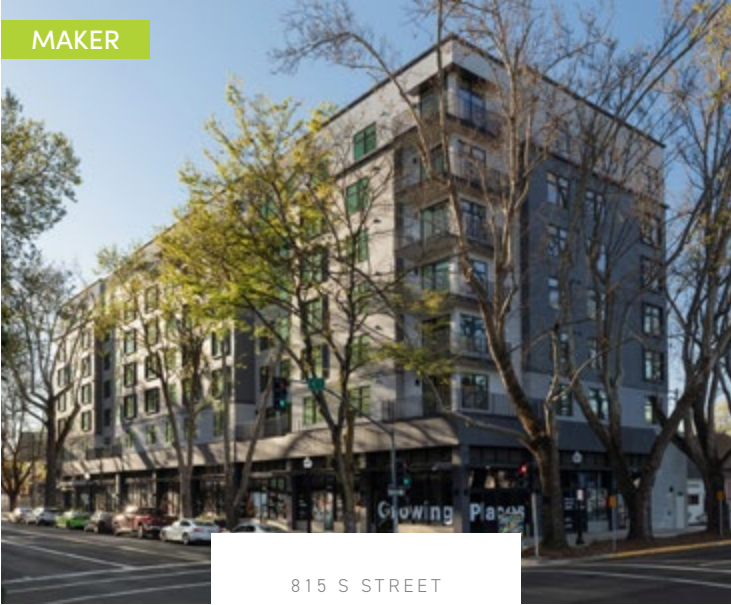


- MAKER by Anthem Properties (1516 S Street)**
MAKER is a six-story, 137-unit rental apartment building featuring ground-level retail spaces ideally situated in the lively, tree-lined 15th Street district of Sacramento’s Midtown neighborhood.

The DIGGS



MAKER



KIND Downtown



815 S STREET



DEVELOPMENTS NORTH OF THE CBD

In addition to the rapid growth of Downtown itself, new developments are under way in several master-planned neighborhoods adjacent to and north of Downtown.

- **Sacramento Railyards**, which had historically been a busy Union Pacific rail yard, is currently the largest infill redevelopment undertaking in the United States. This 244-acre project sits at the northern edge of the city where substantial infrastructure construction is underway. When complete The Railyards will nearly double the size of "downtown," with planned developments to include housing, parks, retail, entertainment, office space, theaters, and hotels. The Sacramento Republic FC soccer stadium is under construction as is the 18-acre, \$1.3 billion Kaiser Permanente Medical Center. The former is a privately-financed 20,000 seat, \$450 million project that will be the anchor for a 31-acre, multi-billion dollar housing, entertainment and hospitality district while the latter will ground a cluster of technology, life sciences and start-up companies with Regional Transit access, sustainable building design and inspired collaboration spaces..
- **The River District** is located in the area between Richards Boulevard on the south, the American River on the north, and the Sacramento River to the west. Being at the confluence of the rivers, the area is sometimes called Twin Rivers. Historically the River District is home to some of the city's oldest businesses, including Blue Diamond Almonds (1910), General Produce (1932), Capital Machine (1936) and Sacramento Theatrical Lighting (1947). Predominantly industrial, the area began to change about 15 years ago as offices were added and people began to realize that Sacramento's growth should take advantage of land that fronted on the two rivers to create comfortable environments for work and play.
- **Township Nine** is a 65-acre mixed-use development that extends from Richards Blvd. north to the American River. It is home to the headquarters of the California Highway Patrol which occupies the adaptive reuse of the Continental Can Building, the California Lottery Headquarters and the Township Nine light rail station. At the southwest corner of Seventh Street and Richards Boulevard is the 1.25 million square foot \$1.03 billion May Lee State Office Complex which occupies a 17.3-acre site and was completed in 2024. It houses over 5,000 employees from a multitude of State agencies.

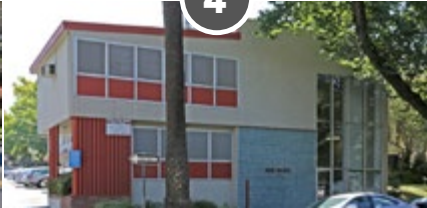
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MARKET
TRENDS

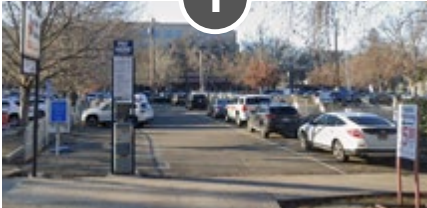
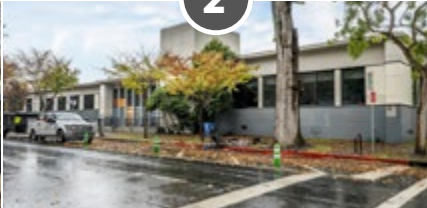
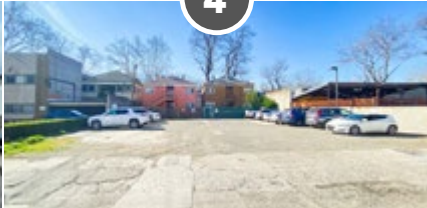


815 S
STREET
SACRAMENTO

BUILDING SALE COMPARABLES: SACRAMENTO CBD

					
	SUBJECT - 815 S ST.	700 E ST.	1501 28TH ST.	501 S ST.	1919 21ST ST.
DATE SOLD	TBD	Jul. 17, 2025	Jan. 27, 2025	Jan. 17, 2025	Dec. 4, 2025
SALE TYPE	TBD	Investment	Owner User	Owner User	Owner User
PURCHASER	TBD	Creative Living Options Inc. Sacramento	Harrison Temblador Hungerford & Guernsey Sacramento	Bay Area Community Svcs. Hous- ing Corp. Oakland	AF Group Lansing, MI
TENANT(S)	Wind Youth Services, Inc. (through Oct. 2026)	Leaders' Choice Insurance	Studio 28 Inc.; Lassner Law Firm; Rodgers Law Firm; others	None	D&B Painting; Jaesa Han, MD; Stacey Jaes Massage Studio; others
YEAR BUILT/ RENOVATED	1984	1982	1929	1981	1964
OCCUPANCY	100% (through Oct. 2026)	52%	100%	Vacant	Unknown
PRICE	\$3,500,000	\$2,651,500	\$2,290,000	\$2,125,000	\$1,125,500
PROPERTY SIZE	13,919 SF	9,674 SF	6,886 SF	8,376 SF	5,680 SF
PRICE/SF	\$251	\$274	\$333	\$254	\$198

LAND SALE COMPARABLES: SACRAMENTO CBD

					
	SUBJECT - 815 S ST.	1114 P ST.	1025 19TH ST.	414 K ST. (MACY'S)	2220 IMPROV ALY.
DATE SOLD	TBD	Dec. 23, 2025	Nov. 14, 2025	Jul. 10, 2025	Feb. 14, 2025
PURCHASER	TBD	Priority Parking, Inc. San Francisco	Mohanna Development Co. Sacramento	Shingle Springs Band of Miwok Indians Placerville, CA	Not Disclosed
PRICE	\$3,500,000	\$1,000,000	\$3,600,000	\$15,000,000	\$425,000
ZONING	RMX-SPD	C-2-SPD	C-2-SPD	C-3-SP	C-2-MC
SITE SIZE	0.51 AC / 22,076 SF	0.15 AC / 6,400 SF	0.64 AC / 27,878 SF	2.71 AC / 118,048 SF	0.08 AC / 3,337 SF
PRICE PER AC LAND	\$6,862,745	\$6,806,250	\$5,625,000	\$5,535,055	\$5,547,797
PRICE PER SF LAND	\$159	\$156	\$129	\$127	\$127

DEMOGRAPHICS

		1 MILE		3 MILES		5 MILES		
POPULATION		2025 Population – Current Year Estimate	26,578		153,353		359,996	
		2030 Population – Five Year Projection	30,801		162,578		373,512	
		2020 Population – Census	21,862		144,264		347,204	
		2010 Population – Census	17,268		125,523		308,256	
		2020–2025 Annual Population Growth Rate	3.79%		1.17%		0.69%	
		2025–2030 Annual Population Growth Rate	2.99%		1.18%		0.74%	
HOUSEHOLDS		2025 Households – Current Year Estimate	13,030		66,794		141,901	
		2030 Households – Five Year Projection	15,580		71,714		148,227	
		2020 Households – Census	11,018		62,940		136,123	
		2010 Households – Census	9,271		56,439		123,920	
		2020–2025 Compound Annual Household Growth Rate	3.25%		1.14%		0.79%	
		2025–2030 Annual Household Growth Rate	3.64%		1.43%		0.88%	
		2025 Average Household Size	1.72		2.13		2.43	
HOUSEHOLD INCOME		2025 Average Household Income	\$103,094		\$119,893		\$113,588	
		2030 Average Household Income	\$112,212		\$129,130		\$123,836	
		2025 Median Household Income	\$73,615		\$85,353		\$83,677	
		2030 Median Household Income	\$80,822		\$93,461		\$92,476	
		2025 Per Capita Income	\$50,560		\$52,682		\$45,075	
		2030 Per Capita Income	\$56,222		\$57,370		\$49,435	
HOUSING UNITS		2025 Housing Units	15,100		72,326		151,349	
		2025 Vacant Housing Units	2,070	13.7%	5,532	7.6%	9,448	6.2%
		2025 Occupied Housing Units	13,030	86.3%	66,794	92.4%	141,901	93.8%
		2025 Owner Occupied Housing Units	2,249	14.9%	25,397	35.1%	63,137	41.7%
		2025 Renter Occupied Housing Units	10,781	71.4%	41,397	57.2%	78,764	52.0%
EDUCATION		2025 Population 25 and Over	21,264		114,686		253,041	
		HS and Associates Degrees	8,959	42.1%	49,465	43.1%	121,702	48.1%
		Bachelor's Degree or Higher	10,360	48.7%	54,963	47.9%	103,005	40.7%
PLACE OF WORK		2025 Businesses	4,429		11,119		18,828	
		2025 Employees	94,744		168,838		256,983	

815 S STREET

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