



609-611 16th Street

Sacramento, CA 95814

5-UNIT MIXED-USE INVESTMENT WITH GROUND-FLOOR CAFÉ NEAR DOWNTOWN SACRAMENTO

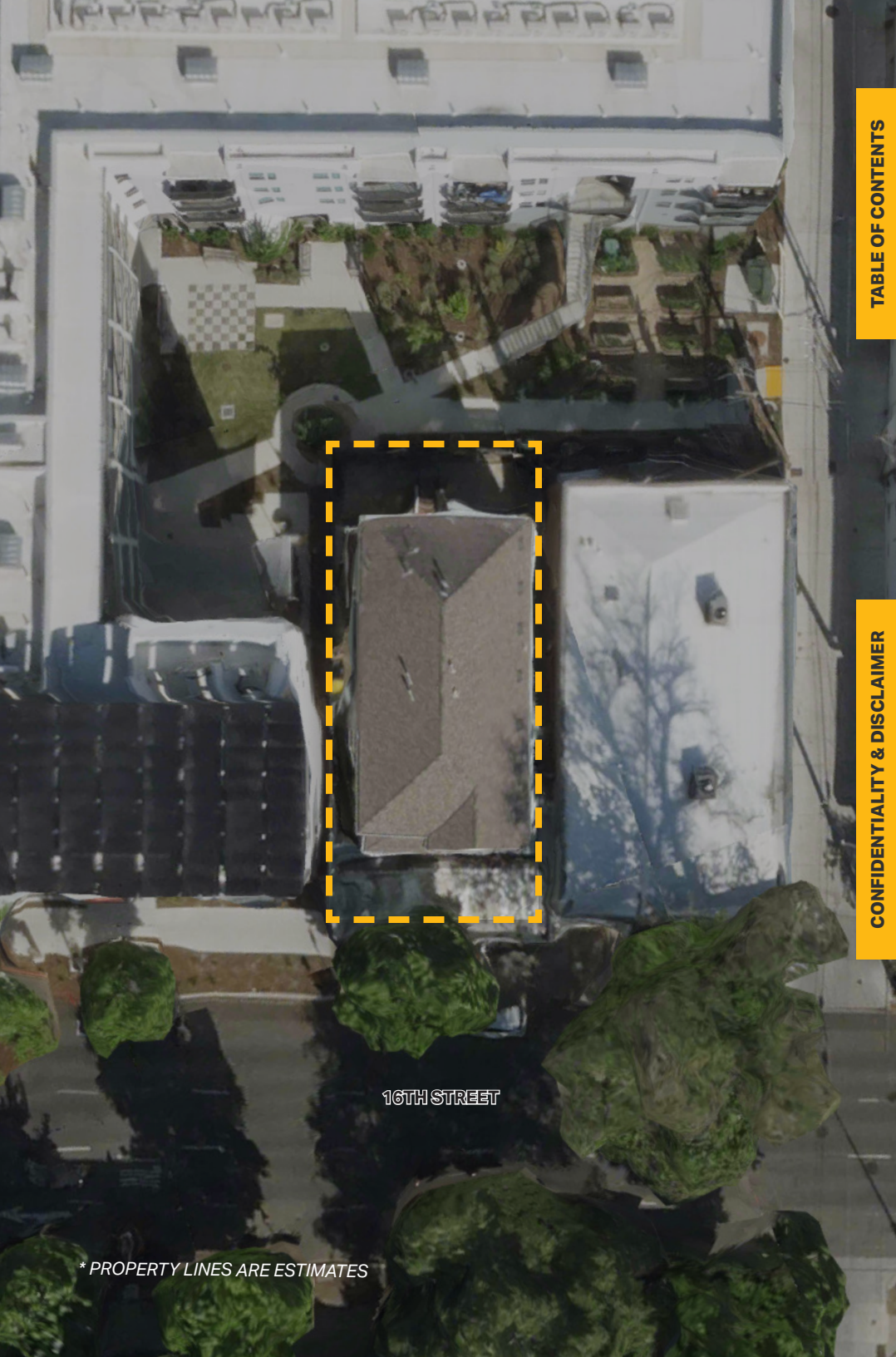
SUN HOUSE CAFE

CONTACT

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 **NORTH COAST**
COMMERCIAL

609-611 16TH STREET

Executive Summary

THE OFFERING

North Coast Commercial is pleased to present 609–611 16th Street, a five-unit mixed-use investment situated along the western edge of Sacramento's historic Boulevard Park neighborhood. The property consists of four remodeled apartments, including two furnished units, and one ground-floor café leased on a NNN basis, providing complementary residential and commercial income streams.

Listed in the National Register of Historic Places, Boulevard Park is distinguished by its tree-lined streets, historic architecture, and central Sacramento location. The property offers convenient access to the California State Capitol, the Midtown Farmers Market, and the restaurants, cafés, shops, and employment centers throughout Midtown and Downtown Sacramento. Its location near the Capitol and surrounding commercial districts enhances its appeal to residents seeking proximity to the region's major employment and entertainment destinations.



OFFERING SUMMARY

609-611 16TH ST

STREET ADDRESS



\$1,195,000

LISTING PRICE



6.4%

CURRENT CAP RATE



\$76,615

CURRENT NOI



5 (4 RESIDENTIAL + 1 RETAIL)

UNITS



3,202 SF

LOT SIZE



3,272 SF

BUILDING SIZE

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INVESTMENT HIGHLIGHTS



Mixed-Use Income

Four remodeled apartments and a ground-floor café provide residential and commercial income



NNN Café Lease

Ground-floor commercial tenancy structured on a NNN basis



Residential Rent Upside

Opportunity to increase select residential rents toward projected market levels



Renovated Apartments

Four remodeled apartments, including two furnished units



Historic Boulevard Park Location

Situated along the western edge of a historic district listed in the National Register of Historic Places



Prominent 16th Street Frontage

Visible location along a well-traveled corridor near Midtown and Downtown Sacramento

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609-611 16TH STREET

| **Property
Information**

PROPERTY DESCRIPTION



THE PROPERTY AT A GLANCE



3,202 SF
LOT SIZE



1880
YEAR BUILT



3,272 SF
BUILDING SIZE



5
UNITS

609-611 16th Street is a five-unit mixed-use property situated along the western edge of Sacramento's historic Boulevard Park neighborhood, near Midtown and Downtown Sacramento.

The property comprises four remodeled apartments, including two furnished units, and one ground-floor café space. The two-story building contains approximately 3,272 square feet on a 3,202-square-foot lot. Recent improvements include updated electrical systems, a roof replacement within the past seven years, dual-pane windows, and mini-split heating and cooling systems.

The ground-floor café is leased on a NNN basis, providing a commercial income stream alongside the property's four residential units. The combination of remodeled apartments and leased café space offers complementary residential and commercial income from a centrally located Sacramento asset.

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PROPERTY DESCRIPTION

PROPERTY DETAILS

609-611 16th St, Sacramento, CA 95814

PROPERTY ADDRESS

002-0173-002-0000

APN

Lot Size	3,202 SF
Zoning	C-2-SPD (GENERAL COMMERCIAL/ SPECIAL PLANNING DISTRICT)
Building Size	3,272 SF
Year Built	1880
Units	5 (4 Residential + 1 Retail)
Stories	2

CALIFORNIA STATE CAPITOL

GOLDEN 1 CENTER

* PROPERTY LINES ARE ESTIMATES

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EXTERIOR PHOTOS



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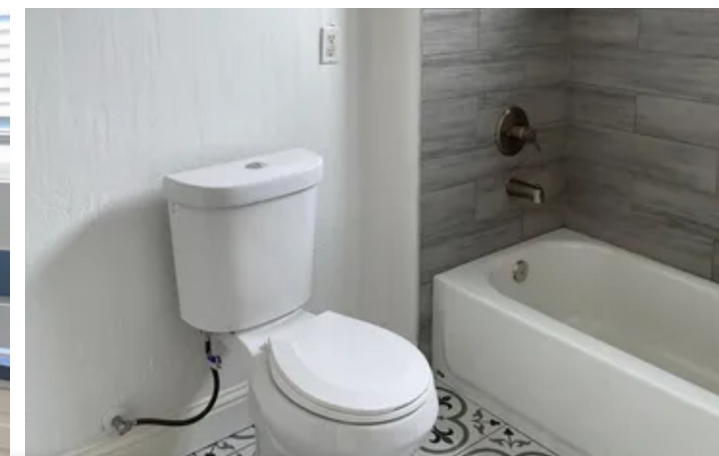
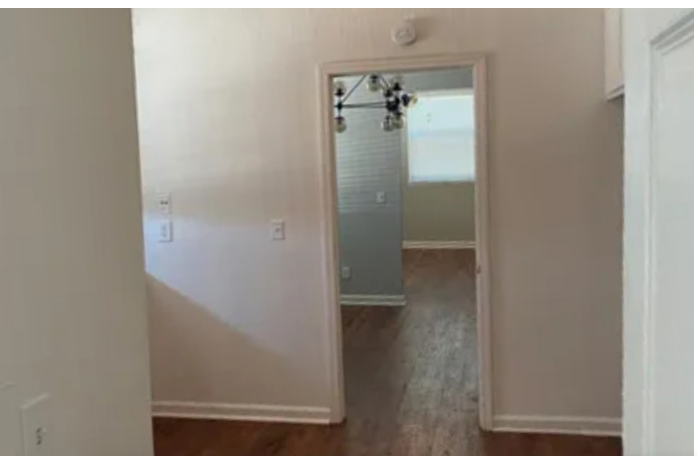
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INTERIOR PHOTOS



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GROUND-FLOOR CAFÉ



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609-611 16TH STREET

| **Location
Overview**

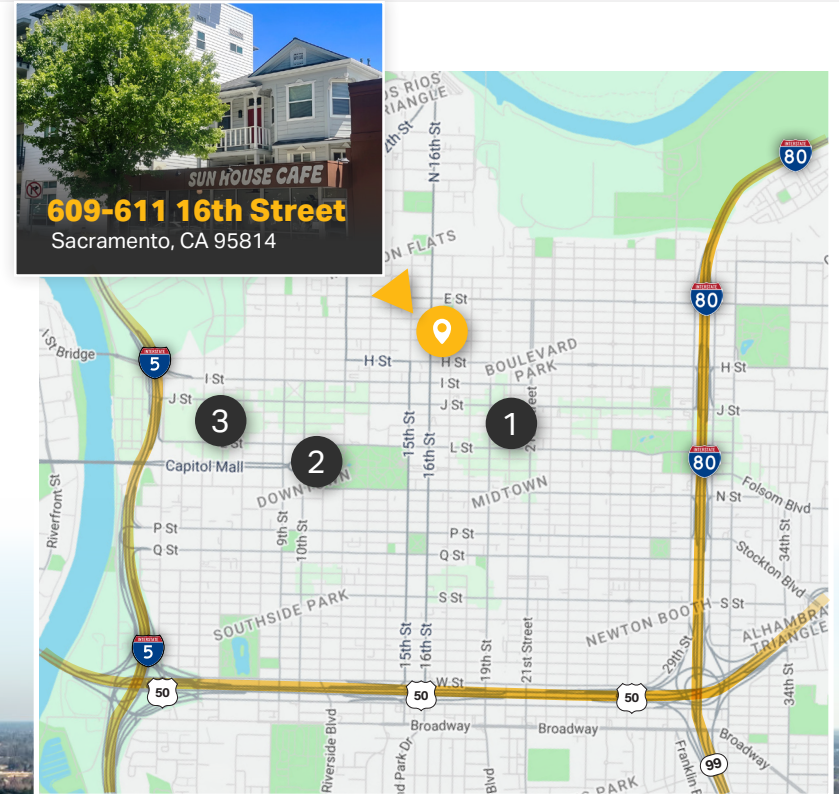
LOCATION OVERVIEW

HISTORIC CHARM MEETS DOWNTOWN CONVENIENCE: BOULEVARD PARK'S URBAN CORE

Boulevard Park is a centrally located, historic neighborhood at the western edge of Midtown Sacramento. Listed on the National Register of Historic Places, the neighborhood is known for its tree-lined streets and Craftsman and Colonial Revival architecture, blending residential charm with urban convenience.

Residents and guests enjoy walkable access to Sacramento's **1 Midtown Farmers Market** and the dense restaurant and retail corridor along 16th, I, and J Streets, along with proximity to the **2 California State Capitol**, and **3 Golden 1 Center**, home of the Sacramento Kings. The area is also home to several community parks and cultural venues that appeal to a diverse demographic of renters, professionals, and downtown workers.

Its central location provides direct freeway access via a 16th Street on-ramp to US 50, with additional proximity to I-5 and Business 80/Capitol City Freeway, making it highly attractive to both short-term visitors and long-term tenants. The neighborhood has experienced consistent demand from downtown professionals and Capitol-area workers, positioning Boulevard Park as one of Sacramento's most resilient submarkets for residential and mixed-use investment.



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IMMEDIATE MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	DEMOGRAPHICS
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 **NORTH COAST**
COMMERCIAL

609-611 16TH STREET

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$365.22

PRICE PER SF

\$1,195,000

PRICE

\$239,000

PRICE PER UNIT

CURRENT

PROFORMA

10.79

GRM

10.34

6.4%

CAP Rate

6.8%

4.6%

Cash-on-Cash Return (Yr 1)

5.7%

\$28,746

Total Return (Yr 1)

\$33,402

1.35

Debt Coverage Ratio

1.43

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$110,772	\$115,572
Total Scheduled Income	\$110,772	\$115,572
Vacancy Cost	\$3,323	\$3,467
Gross Income	\$107,449	\$112,105
Operating Expenses	\$30,834	\$30,834
Net Operating Income	\$76,615	\$81,271
Pre-Tax Cash Flow	\$19,723	\$24,379

FINANCING DATA

Down Payment	\$425,000	\$425,000
Loan Amount	\$770,000	\$770,000
Debt Service	\$56,892	\$56,892
Debt Service Monthly	\$4,741	\$4,741
Principal Reduction (Yr 1)	\$9,023	\$9,023

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INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$110,772	\$115,572
Vacancy Cost	(\$3,323)	(\$3,467)
GROSS INCOME	\$107,449	\$112,105
EXPENSES SUMMARY		
SMUD/PG&E	\$1,428	\$1,428
Water/Sewer	\$4,284	\$4,284
Maintenance	\$3,500	\$3,500
Management (Off Site)	\$4,500	\$4,500
Insurance	\$3,618	\$3,618
Tax	\$13,504	\$13,504
OPERATING EXPENSES	\$30,834	\$30,834
NET OPERATING INCOME	\$76,615	\$81,271



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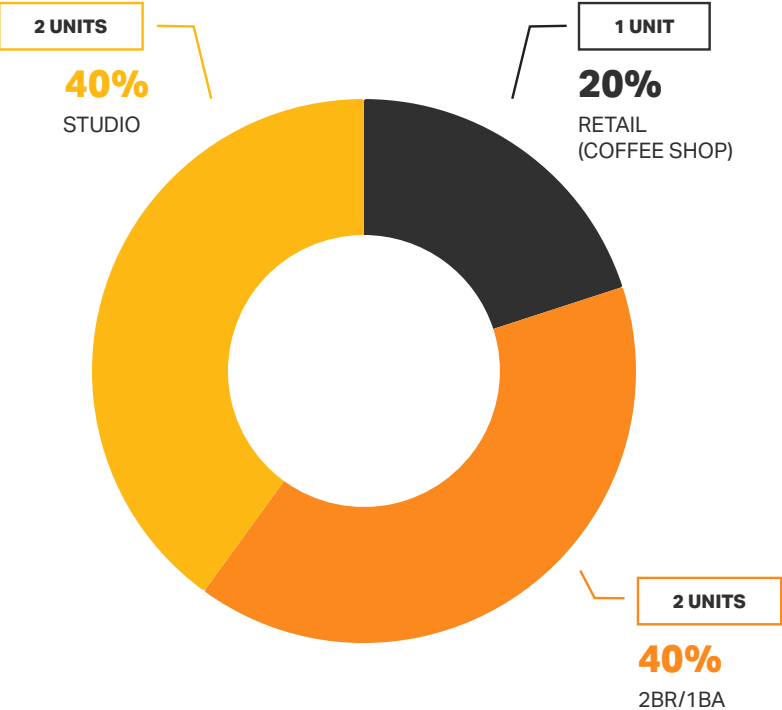
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UNIT MIX SUMMARY



UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
Studio	2	40.0%	\$1,550	\$1,650
2BR/1BA	2	40.0%	\$1,800	\$1,800
Retail (Coffee Shop)	1	20.0%	\$2,000	\$2,200
TOTAL / WTD AVG*	5	100.0%	\$1,675	\$1,725

*Wtd avg excludes retail rent; café generates \$531/month in additional NNN rent.





609-611 16TH STREET

I Demographics

DEMOGRAPHICS

401,296

2025 POPULATION

\$102,958

AVG HH INCOME

\$531,774

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	29,388	164,579	401,296
2030 Population Projection	30,292	168,594	409,306
Annual Growth 2025-2030	0.6%	0.5%	0.4%
Median Age	38.9	38.9	37.4
HOUSEHOLDS			
2025 Households	15,363	71,480	157,696
2030 Household Projection	15,919	73,415	161,137
Annual Growth 2025-2030	0.7%	0.5%	0.4%
Owner Occupied Households	1,898	27,426	67,744
Renter Occupied Households	14,021	45,989	93,393
Avg Household Size	1.5	2.1	2.4
Avg Household Vehicles	1	1	2
INCOME			
Avg Household Income	\$92,787	\$112,507	\$102,958
Median Household Income	\$70,530	\$85,749	\$78,952
HOUSING			
Median Home Value	\$782,224	\$657,135	\$531,774
Median Year Built	1965	1963	1970

Source: CoStar



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Advisor Bio

ADVISOR BIO



TIM SWANSTON

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Tim Swanston (DRE# 01887506) is a multifamily specialist with over 15 years of experience focusing exclusively on the acquisition and disposition of multifamily assets across Northern California. He has been directly involved in more than 200 transactions, representing over \$500 million in multifamily sales.

A 5th-generation Sacramentan from one of the city's original pioneer families, Mr. Swanston graduated from Jesuit High School in 2001. He resides in Sierra Oaks with his three children and remains deeply connected to the local community. Outside of his professional endeavors, he enjoys coaching soccer, basketball, & football. He is also an avid supporter of Northern California sports teams.



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