



1314 H STREET

OFFICE BUILDING FOR SALE OR LEASE WALKING DISTANCE TO THE STATE CAPITOL
DOWNTOWN, SACRAMENTO



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THE OPPORTUNITY

\$2,295,000
PURCHASE PRICE

\$189
PER SF

18
STALLS

± 1,150-2,900
SF FOR OWNER/USER OR FOR LEASE

\$1.50-1.75
SF/MONTH FSG

PROFESSIONAL OFFICE BUILDING IN AN OPPORTUNITY ZONE

Turton Commercial Real Estate is pleased to offer for lease or own 1314 H Street, a rare owner-user office building opportunity in the heart of Downtown Sacramento, just steps from the State Capitol, County Courthouse, and City Hall. This prime location is ideal for lobbyists, legal professionals, non-profits, and advocacy organizations that require immediate access to Sacramento's government offices and institutions. With its unbeatable walkability and close proximity to key decision-makers, 1314 H Street positions your business at the center of influence and activity.

Located in an Opportunity Zone, 1314 H Street offers significant tax advantages for investors aiming to maximize returns and support community growth. In addition, the Property offers great potential to increase income through leasing vacant space and boosting parking revenue. The building features secure gated access, key fob entry, and on-site parking, a highly sought-after amenity in the urban core. Additionally, tenants can enjoy well-maintained common areas, flexible suite configurations, and conference rooms. Whether you're a small team or an

established firm, the space accommodates a range of business needs while maintaining a polished, professional environment.

Surrounded by a vibrant mix of restaurants, coffee shops, and entertainment venues, 1314 H Street also offers the convenience and lifestyle today's professionals value. Whether you're meeting clients over lunch or going to happy hour with coworkers, everything is within reach.

If you're seeking a strategic address that supports visibility, connectivity, and professionalism, 1314 H Street is where your business belongs.



THE DETAILS

PROPERTY DETAILS:

Address:	1314 H Street, Sacramento, CA 95814
Purchase Price:	\$2,295,000 (\$189/SF)
Total Building SF:	± 12,115 SF
Parcel Size:	± 0.33 AC (± 14,375 SF)
Zoning:	C-2-SPD (Idea for multifamily, mixed-use commercial, or retail development)
Opportunity Zone:	Yes
Year Built:	1979
Floors:	2
Parking:	18 Stalls
Elevator:	No
Electricity:	SMUD
Water/Sewer:	City of Sacramento
Gas:	PG&E
# of Suites:	Six (6)
Vacancy:	65%
Other Features:	Gated/fenced entrance, Key FOB entry

AVAILABLE FOR LEASE:

Suite 101:	± 2,330 SF (\$1.65/SF/Month FSG)
Suite 200:	± 2,250 SF (\$1.50/SF/Month FSG)
Suite 202:	± 1,255 SF (\$1.75/SF/Month FSG)
Suite 203:	± 1,165 SF (\$1.50/SF/Month FSG)

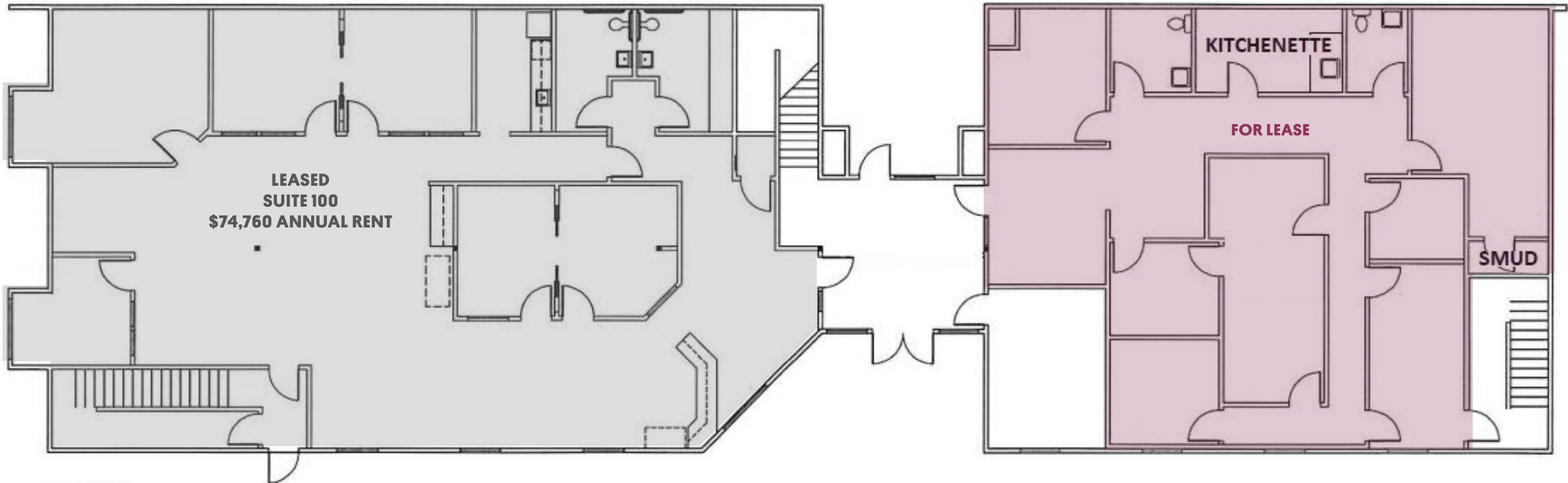


FLOOR PLANS

FREE RENT OR REDUCED RENT FOR QUALIFIED TENANTS!

1ST FLOOR

- SUITE 101 SIZE: ± 2,330 SF
- LEASE RATE: \$1.55/SF/MONTH FSG
- PRIVATE RESTROOMS
- KITCHENETTE
- 4 PRIVATE OFFICES
- CONFERENCE ROOM
- RECEPTION AREA
- COPY ROOM / STORAGE SPACE

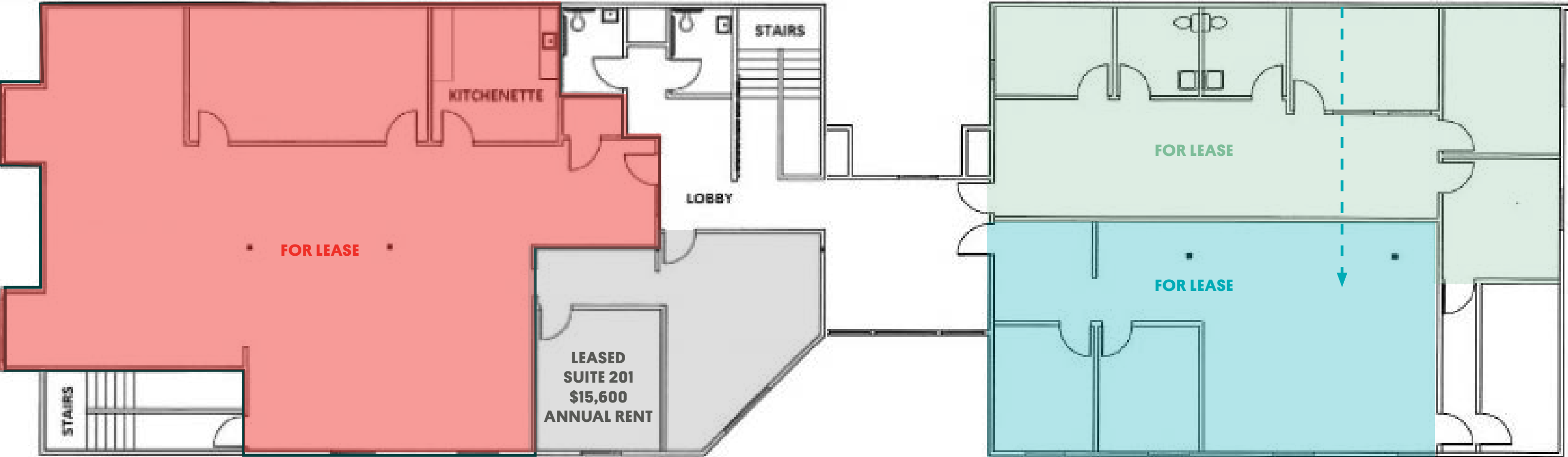


2ND FLOOR

- SUITE 200 SIZE: ± 2,250 SF
- LEASE RATE: \$1.65/SF/MONTH FSG
- KITCHENETTE
- GLASS CONFERENCE ROOM
- MANY LARGE WINDOWS
- OPEN OFFICE CONCEPT

- SUITE 202 SIZE: ± 1,255 SF
- LEASE RATE: \$1.75/SF/MONTH FSG
- KITCHENETTE
- 3 PRIVATE OFFICES
- CONFERENCE ROOM

- SUITE 203 SIZE: ± 1,165 SF
- LEASE RATE: \$1.50/SF/MONTH FSG
- 2 PRIVATE OFFICES
- LARGE OPEN OFFICE SPACE



ECONOMICS

PRO FORMA

Suite	Size (SF)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)	Expiration Date
Suite 100 - CSHP Lease	3,115	\$2.00	\$6,230.00	\$74,760.00	12/31/2031
Suite 101 - Pro Forma	2,330	\$1.65	\$3,844.50	\$46,134.00	
Suite 102 - Pro Forma	160	\$3.13	\$500.00	\$6,000.00	
Suite 200 - Pro Forma	2,250	\$1.50	\$3,375.00	\$40,500.00	
Suite 201 - Pro Forma	650	\$2.00	\$1,300.00	\$15,600.00	
Suite 202 - Pro Forma	1,255	\$1.75	\$2,196.25	\$26,355.00	
Suite 203 - Pro Forma	1,165	\$1.50	\$1,747.50	\$20,970.00	
Parking Income	18	\$100.00	\$1,800.00	\$21,600.00	
Totals	10,925		\$20,993.25	\$251,919.00	
Total Building SF	12,115				
Less 5% Vacancy Reserve				\$239,323.05	

OPERATING EXPENSES

Item	Annual Cost	2025 Actuals	Notes
Insurance - General Liability	\$9,359.38	\$9,175.86	*2025 OPEX grossed up by 2%
Janitorial	\$8,593.50	\$8,425.00	
Security	\$1,779.90	\$1,745.00	
Maintenance	\$5,115.30	\$5,015.00	
Repairs	\$918.00	\$900.00	
Electricity & Heat	\$7,832.61	\$7,679.03	
Garbage	\$3,963.14	\$3,885.43	
Water & Sewer	\$3,154.97	\$3,093.11	
Property Taxes *Proforma at \$2,150,000	\$29,958.16		
Totals	\$70,674.96		
Net Operating Income	\$168,648.09		



THE LOCATION



2.4K
EMPLOYEES



2.5M
VISITS



\$84.4K
MEDIAN HOUSEHOLD INCOME

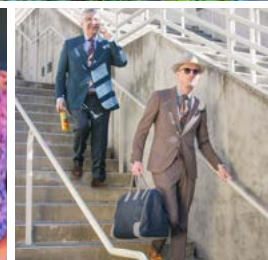
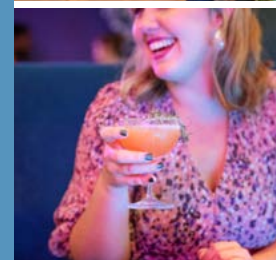
MANSION FLATS
MARKET REPORT PLACERA 2025

PROXIMITY TO THE CIVIC CENTER, THE KAY, & THE ENTERTAINMENT DISTRICT

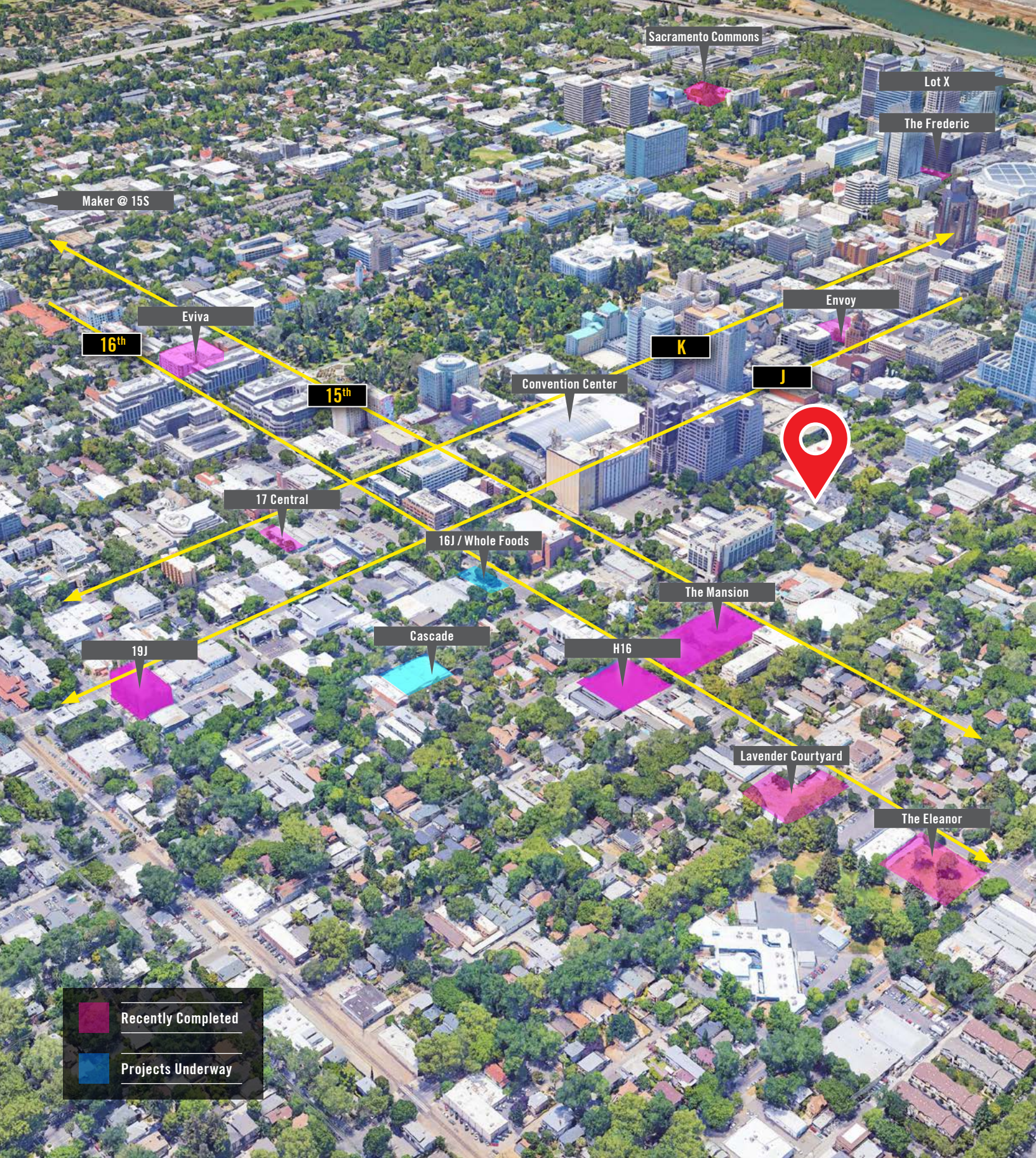
1314 H Street is located in the historic Mansion Flats neighborhood of Sacramento, a centrally positioned area known for its blend of tree-lined streets and urban accessibility. Nestled between H and I Streets, the property sits at the edge of the city's Civic Center District—a 19-block area that houses Sacramento's City, County, and Federal government buildings. This prime location offers businesses direct access to key administrative institutions and the prestige of being in the

heart of Sacramento's governmental hub. Just a short walk away is the energetic Kay District, stretching from 7th to 13th Streets between J and L. This corridor is a dynamic mix of daytime commerce and vibrant nightlife, featuring boutique hotels, restaurants, and a variety of cultural experiences. Also nearby is Sacramento's Entertainment District, anchored by Downtown Commons (DOC0) and the Golden 1 Center, home to the Sacramento Kings and host to top-tier concerts and events. The area offers

world-class shopping, dining, and entertainment, drawing locals and visitors alike. With its location in Mansion Flats and close proximity to Sacramento's key civic, cultural, and entertainment hubs, 1314 H Street delivers a unique combination of historic neighborhood appeal and big-city opportunity—making it an exceptional address for businesses seeking visibility, convenience, and connection.







Recently Completed

Projects Underway

4

THE LOCATION

1314 H STREET

NEW RESIDENTS ON THE CORRIDOR

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



Corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

Envoy



Mixed-use development with 153 units over 10,250 SF of retail space.

Maker @ 15S



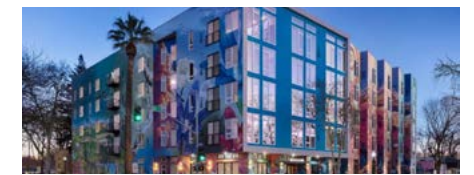
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Capitol Towers Midrise



Mixed-use development project with 436 units over 6,000 SF of retail space. Project is complete.



4 THE LOCATION
134 H STREET

CIVIC CENTER

PLACER AI SEPT 2023 - SEPT 2024



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



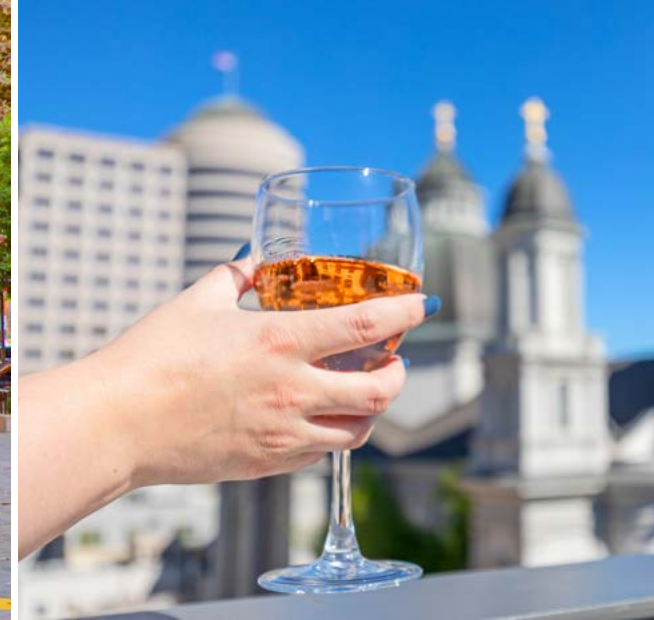
\$103,523
HOUSEHOLD INCOME

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 KAY DISTRICT

PLACER AI MAY 2023 - MAY 2024



13

BLOCKS



4.7M

YEARLY VISITS



27

BARS & RESTAURANTS



\$100,994

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS*

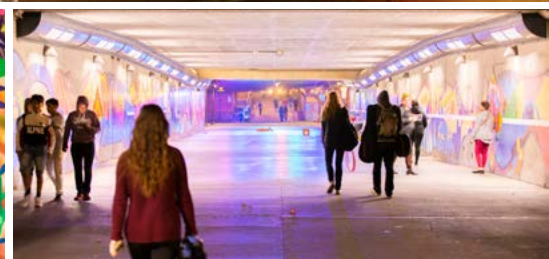
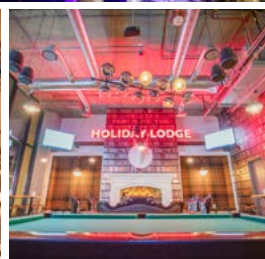
Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee at SANA'A CAFE or Botbar Coffee among the city's bustling workers,

and explore diverse lunch options such as Hao Bao Dumplings or Sushi Paradise. As evening sets, the district transforms, offering a variety of hotels, upscale 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





4 THE LOCATION
1314 H STREET

THE ENTERTAINMENT DISTRICT

PLACER AI MAY 2023 - MAY 2024



8
BLOCKS



7M
YEARLY VISITS



43
STORES & RESTAURANTS



\$107,257
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES*

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DOC), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

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

*Experian-Mosaic Psychographic Profiles 2024



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