



CUSHMAN &
WAKEFIELD



FOR SALE OR LEASE

1821 Q

Street

± 6,000 SF TURN KEY
CREATIVE OFFICE BUILDING



OVERVIEW

Located at 1821 Q Street in Sacramento, California. This $\pm 6,000$ SF, single-story office building presents a one-of-a-kind opportunity for an owner-user, investor, or tenant to immerse themselves and their business in the heart of Midtown Sacramento. The property was originally built in 1989 to serve as a light manufacturing space but has since been converted into creative office space. Renovations include: Exterior painting, brand-new interior finishes (lighting, skylight, exposed ceiling, flooring, and paint), and a new roof to name a few.

PROPERTY HIGHLIGHTS

- Total building size $\pm 6,000$ SF
- 10 parking stalls (5 secured)
- Flexible zoning: C-2
- Exposed ceiling with skylights
- High-end data center infrastructure
- Small fitness facility with a shower and sauna
- Existing brand new furniture can be made available
- One block from the R Street Corridor, which offers an abundance of retail amenities including upscale boutiques, bar & restaurants and more.
- On-site generator

1821 Q Street

MIDTOWN OFFICE LOCATION



Sutter Health Park

Golden 1 Center
Macy's
Yard House
Punch Bowl Social
Urban Outfitters
Burger Lounge
Häagen-Dazs
24 Hour Fitness
Getta Clue
Century DOCO & XD

The Railyards

Blaze Pizza
Pick 6
Tiger
Malt & Mash
El Rey
Smooch
Insight
Kodaiko
Cyprus Grille



Crocker Art Museum



Bottle & Barlow
Creamy's by Cayla Jordan
Shoki Ramen House
Starbucks
Fish Face Poke Bar
Wal Public Market
Warehouse Artist Lofts

Market 5-ONE-5

Fox & Goose Public House

STATE CAPITOL

R15
Ace of Spades
Burgers & Brew
Shady Lady Saloon

1801 L Apartments

Zocalo
The Press Bistro
Pushkins
58 Degrees
Buckhorn Grill
Aioli
Mulvaney's B&L
Broderick Roadhouse



Mas Taco Bar
Iron Horse Tavern
The Snug
Uncle Vito's Slice of NY

Philz Coffee
Milk Money
Beast + Bounty
Button Up Boutique
Pressed Juicery
All Good Never Better

Truitt Bark Park

1821 Q STREET



Mendocino Farms
Device Brewing Co.

Highwater

The Press Club

R STREET

The Press Apartments

The Sacramento Bee

West Elm
Shake Shack
Milk Money
Curry Up Now
Community by TPOS
Bluemercury
All Good
Warby Parker
Bonobos
Philz Coffee
Pressed Juicery
Title Boxing
Pure Barre
Creamy's
Button Up Botique
Bishop's Cuts / Color

Safeway
Panda Express
Rajin Ramen House
Ohana Poke Bar
Starbucks
Sports Clips



Q19 Apartments

LIGHT RAIL STATION

Temple Coffee Roasters
Revolution Wine

Sacramento Natural Foods Co-Op



Kru Contemporary Japanese Cuisine

Hawks Provisions

OBO' Italian Table & Bar



Tako Korean BBQ

California Family Fitness

SacYard Tap House

Fitness Rangers

Canon East Sacramento

R STREET

LIGHT RAIL

R STREET CORRIDOR

[VIEW R ST WEBSITE](#)

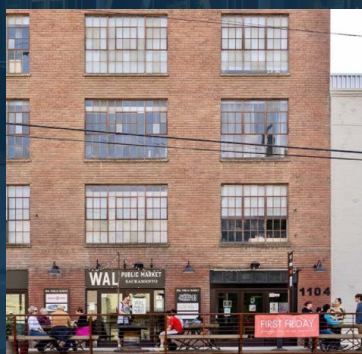
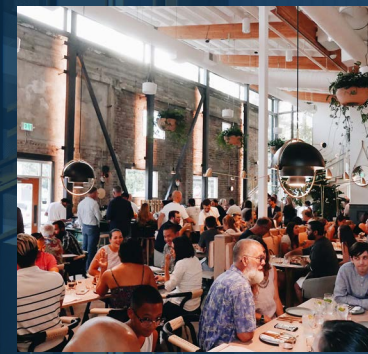
Sacramento's Urban Core and specifically the R Street Corridor has become the cultural epicenter of Sacramento. With a vibrant art community, an abundance of new bars & restaurants, coffee shops, clothing boutiques, and residential and commercial development - Midtown Sacramento is at the forefront of the Capitol Regions renaissance.

400+

Restaurants in
the Urban Core

18,000

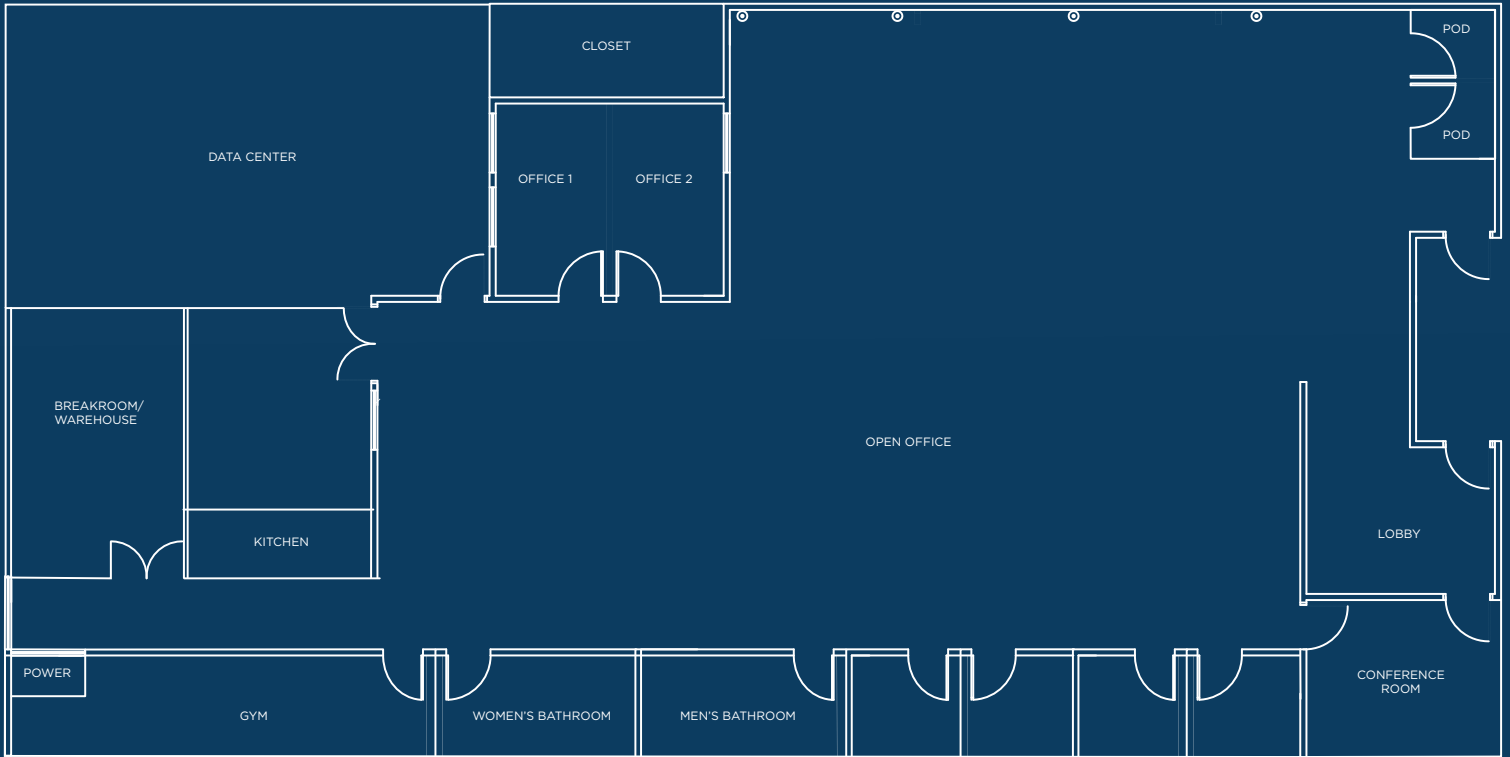
Residential Units
Proposed and
Under Construction



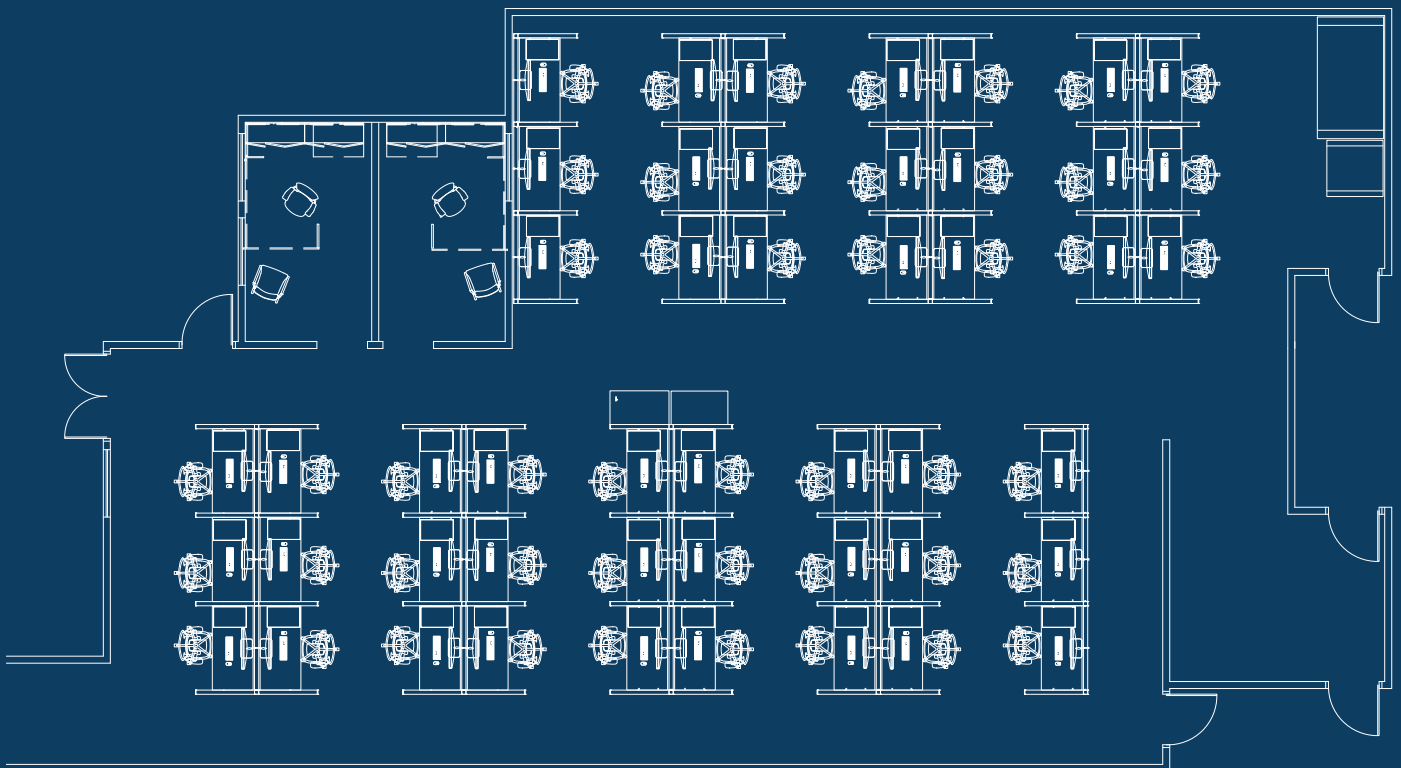
1821 Q ST

± 6,000 SF

FLOOR PLAN



FURNITURE PLAN



OWN VS. LEASE ANALYSIS

LOAN INFORMATION

PROPERTY SIZE:	6,000 SF
LOAN AMOUNT:	\$1,800,000
INTEREST RATE (ESTIMATE):	4.5% AND 4.0% (2)
TERM:	25 YEARS
MONTHLY PAYMENT:	\$9,781

OWN

PURCHASE ASSUMPTIONS		
PURCHASE PRICE (\$333.33 PSF)		\$2,000,000
"IMPROVEMENTS - BASE BUILDING & TIS (ASSUMPTION)"		\$-
TOTAL PROJECT COST		\$2,000,000
"CASH DOWN PAYMENT - 10% - SBA LOAN ASSUMPTION"		\$200,000
FEES		\$21,200.00
MONTHLY COSTS (EST.)		
	PER SF	AMOUNT
MORTGAGE - 2 LOANS COMBINED EST.	\$1.63	\$9,781
OPERATING COSTS	\$0.90	\$22,118
TOTAL MONTHLY COSTS	\$2.53	\$15,181
MONTHLY OWNERSHIP BENEFITS		
"MONTHLY DEPRECIATION ESTIMATE (USEFUL LIFE OF ASSET IS 39 YEARS)"		\$1,496
TENANT INCOME (IF APPLICABLE)		\$-
TOTAL OWNERSHIP BENEFITS		\$1,496
TOTAL EFFECTIVE MONTHLY COST		\$13,685

LEASE

LEASE ASSUMPTIONS		
RENT PER SQ. FT/MONTH		\$2.25
RENT/MONTH		\$13,500
START-UP COSTS		
PREPAID RENT & SECURITY DEPOSIT		\$27,000
MONTHLY COSTS (est.)		
	PER SF	AMOUNT
RENT PAYMENT	\$2.25	\$13,500
OPERATING COSTS	\$0.70	\$4,200
ASSOCIATION DUES	\$-	\$-
TOTAL MONTHLY COSTS	\$2.95	\$17,700
MONTHLY OWNERSHIP BENEFITS		
TOTAL EFFECTIVE MONTHLY COSTS		\$17,700

GREATER SACRAMENTO

SACRAMENTO

FAST FACTS

- 1** **#1** fastest growing large community in California
(California Department of Finance 2018)
- 2** **\$6 billion** in urban core development since 2016
(Downtown Sacramento Partnership 2019)
- 3** **#1** in women-founded businesses in the nation
(Center for American Entrepreneurship Analysis of Pitchbook Data, 2017)
- 4** **#6** in small tech markets in North America
(2019 CBRE Tech Talent Report)
- 5** **#3** city in the U.S. for most net millennial in migration
(Smart Asset 2018)
- 6** **9.5%** annual growth rate in population with tech degrees
(Commercial Café 2019)

#1 MEGAREGION MIGRATION DESTINATION

29,091 people moved from the Bay Area to Greater Sacramento¹

That's more than Denver (3,156), Austin (3,017) and Seattle (7,683) combined

Source: *US Census Bureau County to County Migration 2014-2019*

SAN FRANCISCO

90 MIN

SAN JOSE

90 MIN



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[View Site Specific COVID-19 Prevention Plan](#)

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