

ORLEANS

FOR SALE

The Orleans

1022 - 1024 2ND STREET
SACRAMENTO, CA 95814

\$8.35M

PRICE

5.45%

CAP RATE

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NON-ENDORSEMENT & DISCLAIMER NOTICE

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Any projected rent or income figures are estimates only and not guaranteed. Buyers should independently verify all assumptions, including compliance with applicable laws and regulations.

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EXCLUSIVELY

LISTED BY:

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INVESTMENT OVERVIEW

Brodovsky CRE, Inc. is pleased to present The Orleans, a 24 unit mixed-use asset located on the 2nd Street corridor in Old Sacramento, with direct access to the waterfront, DOCO, Downtown, and immediate proximity to Sutter Health Park and the Railyards project— one of the largest urban infill developments in the United States. Built from the ground up in 2008 and held by the original ownership, it was the first new modern ground-up development in Old Sacramento since the 1970's. The property consists of loft-style residential units over a ground-floor retail and restaurant space in a highly walkable location (Old Sacramento welcomes approx. 5 million visitors annually, making it one of Northern California's most visited historic districts).

The Orleans presents a rare opportunity to acquire a stabilized mixed-use asset with measurable upside in a tightly held Old Sacramento submarket. Held by the original ownership since completion, the property has been consistently maintained with a focus on quality and long-term performance. The residential units feature true loft designs, including 16 units with 13- to 18-foot ceilings and eight units with two -story layouts, many offering private balconies or rooftop terraces. The property is further supported by secured, gated underground parking with designated spaces and key fob elevator access to each floor.

OWNERSHIP & LEGACY

The Orleans is held by the distinguished family behind The Firehouse Restaurant, one of Sacramento's most revered fine dining institutions, originally established in 1960. With a deep respect for heritage and craftsmanship, the family thoughtfully acquired the restaurant and its historic building in 1999, preserving its legacy while elevating its stature. They ultimately sold The Firehouse Restaurant in 2025, marking the culmination of their long-term ownership. Because of their successful stewardship of The Firehouse Restaurant and commitment to Old Sacramento, the family was able to work with the City in the mid-2000s to acquire the city owned vacant parcel along the same block as the Firehouse. The Orleans represents the same commitment to heritage and craftsmanship, with a focus on quality and long-term ownership, the offering of The Orleans represents the closing of a generational chapter.

SURROUNDING AREA

SACRAMENTO, CA



PROPERTY DETAILS

1024 2ND STREET
SACRAMENTO, CA

ORIGINALLY
BUILT IN 2008

24 LUXURY LOFTS
WITH UNDERGROUND
GATED PARKING

AVERAGE RESIDENTIAL
TENURE: 3.5 YEARS

The Orleans

- Eight (8) two-story units with two bathrooms and private rooftop terraces and/or balconies (approx. 750–895 SF, excluding rooftop terraces/balconies), offering downtown views; four (4) units include rooftop terraces and/or balconies on both levels.
- Ten (10) single-story units with one bathroom and private balconies (approx. 670–810 SF, excluding balconies).
- Four (4) single-story units with one bathroom (approx. 800 SF).
- Two (2) single-story units with one bathroom and wrap-around balconies (approx. 670 SF, excluding balconies).
- In-unit washer and dryer in all residences.
- Trash chutes on each floor.
- Secured building access via key fob and passcode entry.
- Landlord pays water, sewer, trash, and gas.
- Tenant responsible for separately metered electricity.
- Elevator access to all floors including private parking garage.

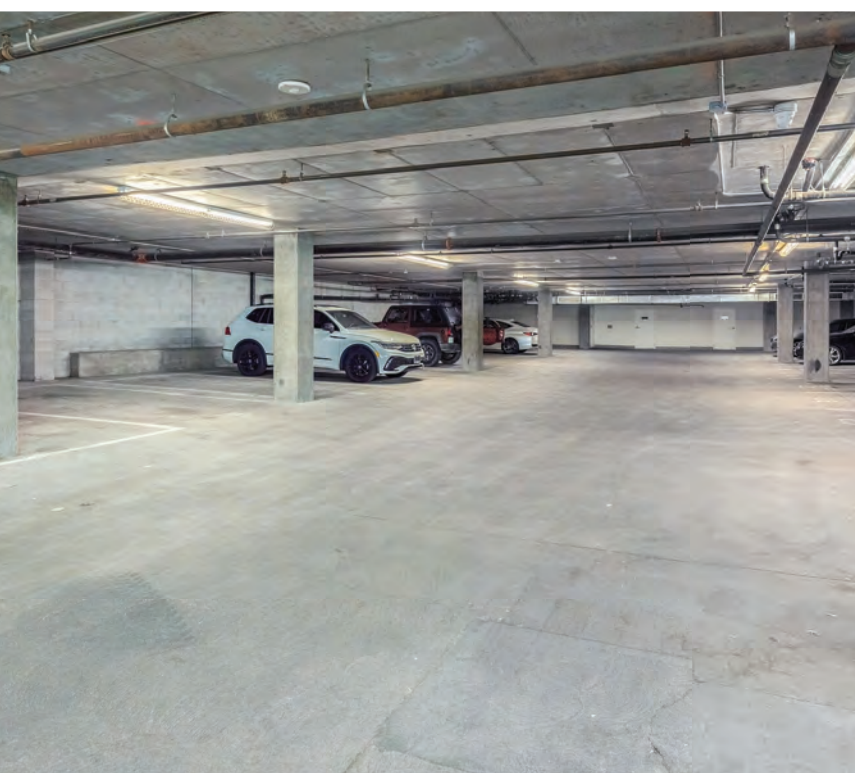




1ST FLOOR

2ND FLOOR





PROPERTY DETAILS

1022 2ND STREET
SACRAMENTO, CA

CURRENTLY
OCCUPIED
RESTAURANT

±6,956 SF INTERIOR
±2,400 SF EXTERIOR

LEASE EXP. 2031
+ANNUAL INCREASES



- Approx. 6,956 SF interior space with an additional 2,400 SF private patio.
- Occupied by a seasoned operator with multiple restaurant and entertainment concepts.
- Long-term lease in place.
- Dedicated elevator access to basement and storage areas.
- Fully built-out, state-of-the-art commercial kitchen.





LOCAL RENT COMPARISON

Subject Property



The Orleans

1024 2nd St
24 Units / 3 Stories


Rent/SF \$ 3.15, 100% Occupied



19J Apartments 

1827 J St
175 Units / 11 Stories
Rent/SF \$4.09, Vacancy 3.4%
Owner: Mohanna Development Co
★★★★★



Luella Lofts 


1208 Q St
51 Units / 3 Stories
Rent/SF \$3.67, Vacancy 5.9%
Owner: Urban Development Partners
★★★★★



Ice House Apartments 


1710 R St
142 Units / 6 Stories
Rent/SF \$3.56, Vacancy 7.8%
Owner: Fulcrum Property;Heller Pacif...
★★★★★



Cypress Apartments 


1330 N St
96 Units / 8 Stories
Rent/SF \$3.52, Vacancy 74.0%
Owner: D & S Development, Inc
★★★★★



Envoy 


1010 11th St
153 Units / 7 Stories
Rent/SF \$3.41, Vacancy 5.2%
Owner: Anthem Properties
★★★★★



The Press 


1714 21st St
277 Units / 5 Stories
Rent/SF \$3.33, Vacancy 3.3%
Owner: Oakmont Properties
★★★★★



Capitol Towers Mid-Rise 


1421 5th St
436 Units / 7 Stories
Rent/SF \$3.23, Vacancy 20.9%
Owner: Weidner Property Manageme...
★★★★★



16 Powerhouse  ★★★★★

1606 P St
76 Units / 7 Stories
Rent/SF \$3.20, Vacancy 10.5%
Owner: Demmon Partners
★★★★★











Governor's Corner 

1600 H St
44 Units / 4 Stories
Rent/SF \$3.15, Vacancy 9.1%
Owner: Fulcrum Property
★★★★★

1022 - 1024 2ND STREET

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	The Orleans Sacramento, CA 95814	\$8,350,000	\$239.00	\$277,000	5.45%	24	N/A
	SALE COMPARABLES	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	1209 U St Sacramento, CA 95818	\$1,660,000	\$345.83	\$207,500	4.78%	8	09/05/2025
	LINQ Midtown 3111 S St Sacramento, CA 95816	\$106,500,000	\$414.51	\$387,272	5.00%	275	On Market
	519 T Street 519 T St Sacramento, CA 95811	\$4,350,000	\$341.95	\$310,714	4.94%	14	On Market
	3540 J Street 3540 J St Sacramento, CA 95816	\$1,650,000	\$297.30	\$183,333	3.36%	9	On Market
	1408 G St Sacramento, CA 95814	\$2,830,000	\$308.45	\$202,142	5.50%	14	04/30/2025
	1415 26th St Sacramento, CA 95816	\$1,175,000	\$309.21	\$195,833	5.11%	6	04/17/2025
	704 20th St Sacramento, CA 95811	\$1,298,377	\$220.59	\$216,396	4.16%	6	03/28/2025

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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
H	2313 T St Sacramento, CA 95816	\$2,000,000	\$273.07	\$222,222	4.32%	9	03/14/2025
I	2715 S St Sacramento, CA 95816	\$1,500,000	\$222.22	\$187,500	5.00%	8	03/12/2025
J	2518 X St Sacramento, CA 95818	\$1,425,000	\$202.19	\$203,571	5.78%	7	03/10/2025
K	Las Fuentes Apartments 3333 W St Sacramento, CA 95817	\$2,750,000	\$280.98	\$171,875	7.65%	16	03/06/2025
L	1800 U St Sacramento, CA 95818	\$2,300,000	\$329.42	\$230,000	6.00%	10	02/24/2025
M	2514 O St Sacramento, CA 95816	\$1,750,000	\$303.03	\$159,090	4.78%	11	06/30/2025
N	1722 V St Sacramento, CA 95818	\$1,550,000	\$262.98	\$193,750	4.56%	8	05/19/2025
	AVERAGES	\$9,481,313	\$293.70	\$219,371	5.07%	29	-

THE HISTORIC DISTRICT



GATEWAY TO THE GOLD RUSH

Positioned within Old Sacramento's historic waterfront district, the property offers a rare blend of character and proximity to Sacramento's next phase of growth. Established during the Gold Rush era, Old Town remains one of the city's most recognized & visited destinations. Today, it sits at the center of major surrounding development—steps from the riverfront, minutes to **DOC** and the Golden 1 Center, with immediate access to the Railyards expansion and nearby large-scale investment tied to the A's relocation. The result is a location that combines established tourism, walkability, and historic character with direct exposure to Sacramento's future growth..

PROPERTY LOCATION

THE FIREHOUSE
RESTAURANT



Sutter Health Park



BEAR & CROWN
BRITISH PUB • EST 2023



DOCO / ARENA



DIRECT TO DOWNTOWN

Old Sacramento connects directly to DOCO via a pedestrian tunnel, creating walkable access in just minutes. This direct link places the property within immediate reach of the Golden 1 Center, dining, retail, & entertainment — seamlessly tying Old Town's historic setting to the energy of downtown.



THE RAILYARDS



ONE OF THE LARGEST URBAN INFILL DEVELOPMENTS IN THE US

The Railyards includes: **Kaiser Permanente Medical Center:** \$1B+ campus • ~1.3M SF • Construction underway • Est. completion 2029 • Long-term employment & daily traffic driver. **Republic FC Stadium:** 20,000 seats • Opening ~2027-2028 • Anchors 31-acre entertainment district. **The Foundry:** ~310,000 SF office/retail • Construction starting in 2026 • Completion ~2028 • Class A mixed-use project in Central Shops. **Residential & Mixed-Use:** Multiple projects underway • ~12,000 units planned • Supports full mixed-use neighborhood buildout. • Material development activity is underway immediately adjacent to Old Sacramento, with institutional, entertainment, & mixed-use components all in active phases.

THE RAILYARDS



BRIDGE DISTRICT



PLAY BALL!

Currently home to the **Athletics** and long-term host to the Giants' AAA affiliate, the **River Cats**, Sutter Health Park is within close walking distance of the property. Beyond the ballpark, the Bridge District continues to see significant growth with multiple new developments, adding to an already strong mix of dining, entertainment, and riverfront access — further reinforcing the area's momentum and long-term appeal.

SACRAMENTO AREA DATA

1,600,000 RESIDENTS

765,000 EMPLOYEES

3% POPULATION GROWTH
LAST 3 YEARS

CITY RANKINGS

#1 BEST PLACE TO LIVE IN CA

#3 BEST FOODIE CITY IN THE US

#1 HAPPIEST WORKERS
(MID-SIZE CITY)

98/100 WALK SCORE

96/100 TRANSIT SCORE

