

Listed at:
\$1,399,900

OFFERING MEMORANDUM



1614 21st Street, Sacramento CA 95814



Exclusively Listed By:

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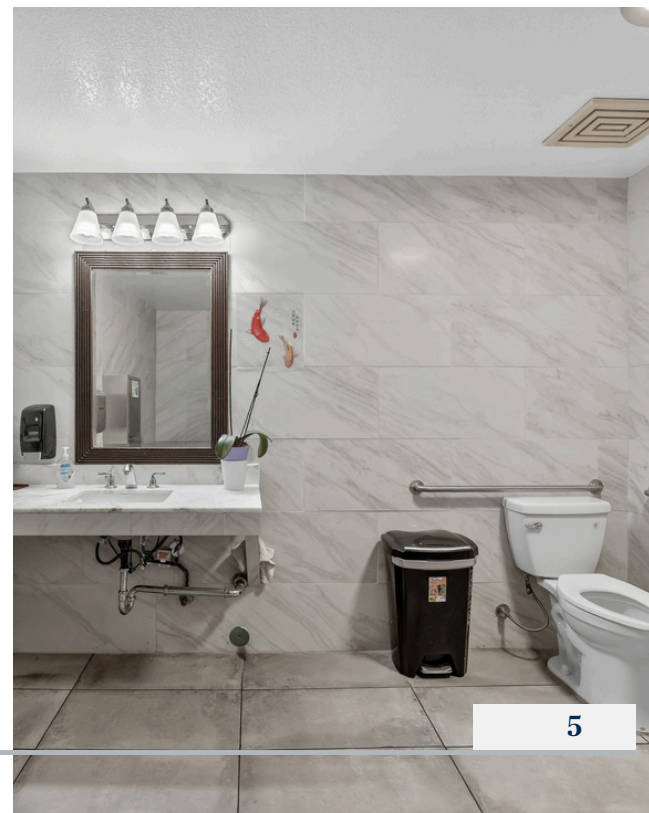
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1614 21st Street//ADDITIONAL PHOTOS





OFFERING SUMMARY - INVESTMENT



Listing Price
\$1,399,900



FINANCIAL

Listing Price \$1,399,900

NOI \$71,297.32

Price/SF \$463.44

OPERATIONAL

Net Rentable Area ±3,020 SF

Lot Size Year ±12,800 SF (±0.29 AC)

Built/Renovated 1989





1614 21st Street

Sacramento, CA 95811

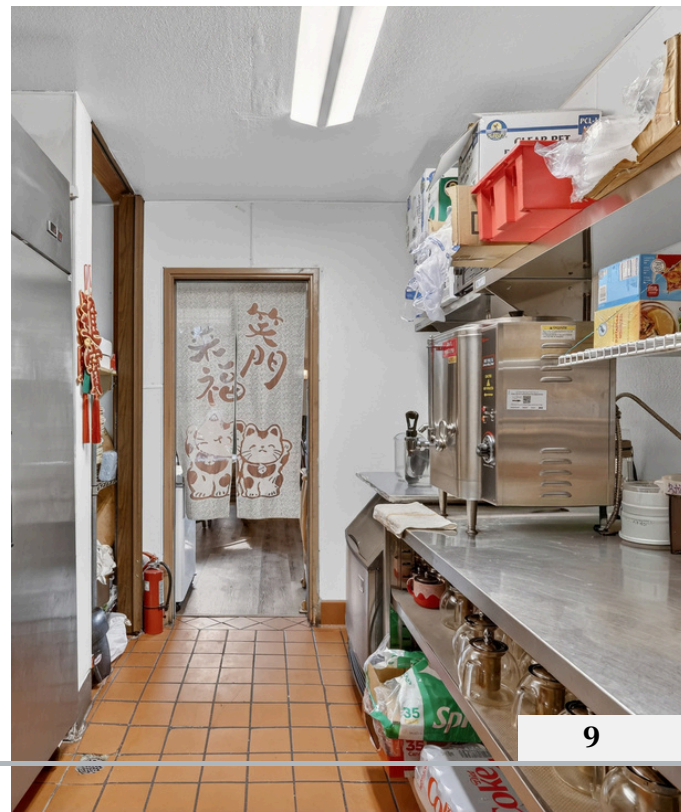
INVESTMENT OVERVIEW

Portfolio Real Estate is proud to present 1614 21st Street, Sacramento, CA 95811, a rare and highly desirable commercial opportunity in the heart of Midtown Sacramento. This ±3,020 square foot building sits on a combined ±12,800 square foot lot spanning three parcels — offering both immediate functionality and long-term strategic value.

Currently built out as a restaurant space, the property presents an ideal opportunity for an owner-user ready to establish a presence in one of Sacramento's most sought-after neighborhoods, or for an investor seeking to capitalize on continued urban growth and strong underlying demand. Zoned C-2-NC (Neighborhood Commercial), the flexible zoning supports a variety of retail, dining, and service-oriented uses.

Surrounded by established eateries, dense residential neighborhoods, and consistent foot traffic, the location benefits from Midtown's vibrant energy and built-in customer base. Ongoing development nearby continues to strengthen this evolving Midtown urban core — fueling visibility, vibrancy, and long-term appreciation potential. Additionally, new construction homes just around the corner are introducing additional residents and consumer demand to the immediate area.

With rare lot size, multiple parcels, prime visibility, and a central Midtown address, 1614 21st Street represents a compelling opportunity in one of Sacramento's most dynamic commercial districts.



1035-1043 Sutton Way//PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	007-0315-012-0000,007-0315-011-0000, 007-0315-008-0000
Zoning	C-2-SPD
Floors	1
Year Built	1989
Net Rentable Area	3,020 SF
Load Factor	
Parking Spaces	23
Parking Ratio	23 Spaces/7.62 Ration
Guest Parking	
Intersection/Cross Street	P St.

CONSTRUCTION

Foundation	Concrete slab
Exterior	Brick
Exterior Decks	None
Roof	Comp
Stairways	No

MECHANICAL

HVAC	Yes
Elevators	None

