FOR SALE

1915 S ST, SACRAMENTO, CA



100% LEASED MIDTOWN MIXED-USE BUILDING

2025 CONSTRUCTION FEATURING 6 RESIDENTIAL UNITS & FIRST FLOOR RESTAURANT WITH A ROOFTOP LOUNGE

BUILDING IS FULLY OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS

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ROME
REAL ESTATE GROUP

1915 S STREET

RESIDENTIAL COMPONENT	Six fully furnished luxury one-bedroom apartments. Four tenants on medium term leases (less than 12 months). All units are fully furnished and include washer/dryer, refrigerator, dishwasher, and private balconies.
COMMERCIAL COMPONENT	**First + Fourth Floor:** ±4,730 SF full-service high-end restaurant with kitchen, roof top lounge, and front/rear stair access.

PROPERTY DETAILS: ±9,687 SF total, consisting of ±4,957 SF residential and ±4,730 SF commercial space situated on a ±0.13-acre parcel (APN 010-0023-007).

PRICING GUIDANCE: $5,950,000.00 (5.7% Proforma Cap Rate)

BUILDING OVERVIEW

- New Construction: Finished in 2025
- Construction & Materials: Metal framing, stucco exterior, and membrane roof for durability and efficiency.
- Access & Circulation: Dual staircases (front & rear), elevator access to all levels, secured digital entry.
- Parking: Street parking along S Street and surrounding corridors.

TENANCY & INCOME

- Stabilized Investment: 100% leased asset with dual income streams — multifamily and NNN leased restaurant.
- Commercial Component: Ground-floor restaurant and rooftop bar under long-term NNN lease with established vegan tenant (10-year term).
- Residential Features: Six units (1 bed / 1.5 bath avg.) each with kitchen, washer/dryer, and private storage.
- Amenities:
  - Unit: Refrigerator, range, dishwasher, oven, freezer, tub/shower.
  - Site: 24-hour access, controlled entry, tenant-controlled HVAC, elevator, smoke detectors.

LOCATION & MARKET CONTEXT

- Location: Midtown Sacramento's S Street corridor, one block south of R Street, near State Capitol, courts, cafés, and galleries.
- Neighborhood Character: Pedestrian-friendly, highly walkable, strong local patronage, vibrant nightlife.
- Area Growth: Rapidly revitalizing urban corridor with rising residential density and business support.
- Zoning & Parcel: C-2-SP zoning on ±0.13 acres (APN 010-0023-007).

Gross SF	**9,687 SF**
Residential SF	**4,957 SF**
Commercial SF	**4,730 SF**
# of Units	**6**
# of Suites	**7**
Lot Size	**0.13 Acres (5,491 SF)**
Year Built	**2025**



1915 S STREET FINANCIAL DETAILS

Bldg/Unit	Tenant	Lease Type	Lease Commencement	Lease Expiration	Approx Sq. Ft.	Monthly Base Rent	Monthly NNN CAM	Total Monthly Rent	Total Monthly Rent Per SF	Total Annual Rent	Total Annual Rent Per SF
	Existing Leases										
1	Restaurant + Patio	NNN	09/01/2024	09/01/2029	4,730	$ 17,737.00	$ 4,329.25	$ 22,066.25	$ 4.67	$ 264,795.00	$ 55.98
201	Residential Tenant	Gross	12/28/2025	4/27/2026	826	$ 2,900.00		$ 2,850.00	$ 3.45	$ 34,200.00	$ 41.40
202	Residential Tenant	Gross	1/12/2026	7/11/2026	826	$ 2,650.00		$ 2,550.00	$ 3.09	$ 30,600.00	$ 37.04
203	Residential Tenant	Gross	06/01/2025	04/30/2026	826	$ 2,505.00		$ 2,505.00	$ 3.03	$ 30,060.00	$ 36.38
301	Residential Tenant	Gross	10/01/2025	07/31/2026	826	$ 2,850.00		$ 2,850.00	$ 3.45	$ 34,200.00	$ 41.40
302	Residential Tenant	Gross	08/04/2025	02/03/2026	826	$ 2,650.00		$ 2,650.00	$ 3.21	$ 31,800.00	$ 38.49
303	Residential Tenant	Gross	12/01/2025	04/30/2026	826	$ 2,850.00		$ 2,850.00	$ 3.45	$ 34,200.00	$ 41.40

Total Square Footage	**9,687**	**100.00%**
Occupied Square Footage	**9,687**	**100.00%**
Available Square Footage	**-**	**0.0%**

Income Statement	**As-Is**	**PSF**
Gross Operating Income		
As-Is Scheduled Rent - Restaurant	$ 212,844	
As-Is Scheduled CAM Recoveries - Restaurant	$ 51,951	
As-is Scheduled Gross Apartment Rent	$ 196,860	
Cleaning Fees for Medium Term Rentals	$ 3,000	
Total Scheduled Income	$ 462,855	$47.78
Proforma Operating Expenses		
Insurance	$ 10,519	
Property Taxes (1.25% of Listed Price)	$ 74,500	
SMUD HP	$ 8,202	
SMUD Fire	$ 566	
Trash	$ 3,693	
Water & Sewer	$ 14,160	
Pest Control	$ 600	
Bay Alarm	$ 5,760	
Elevator	$ 2,250	
Internet	$ 2,352	
Cleaning	$ 1,690	
Total As-Is Expense Estimate	$ 124,292	$12.82
Net Operating Income	**$ 340,363**	**$34.96**
Valuation at a 5.7% Cap Rate	**$5,950,000**	**$613.39**

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HIGH END AMENITIES

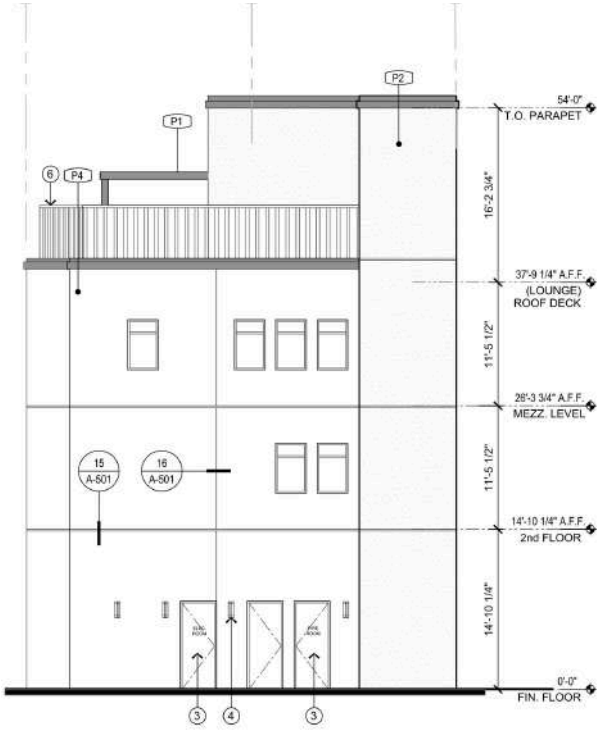
- Fully furnished one-bedroom apartments ready for immediate occupancy
- In-unit washer and dryer included in every suite
- Private storage closet for each residence
- Elevator and dual stair access to all levels
- Modern kitchens with refrigerator, dishwasher, range, and oven
- Digitally secured building and suite access
- Private balconies in every unit
- Secure digital building entry and elevator service throughout

LONG TERM NNN TENANT

- Ground-floor full-service restaurant with long-term lease in place
- Fourth-floor rooftop bar and lounge with balcony seating and skyline views
- Concrete patio with seating area for customers

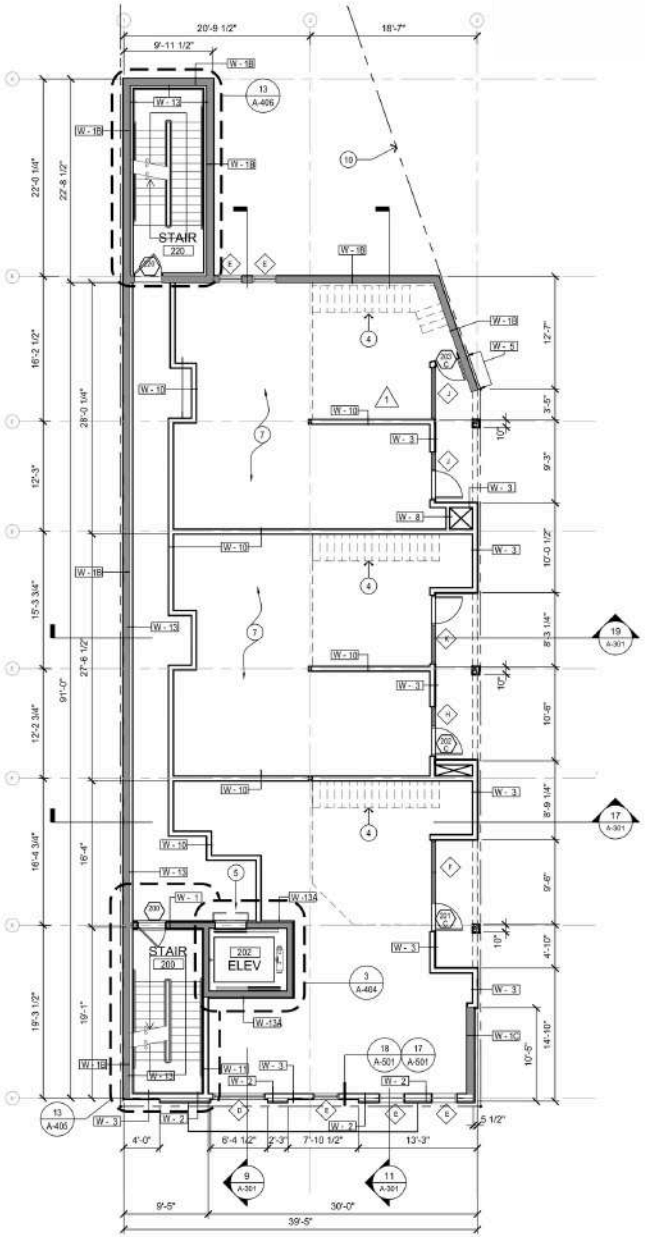
SECOND & THIRD FLOOR PLANS – RESIDENTIAL UNITS OVERVIEW

- Second Floor: 3 one-bedroom units (averaging ~826 SF each)
- Third Floor: 3 one-bedroom units (averaging ~826 SF each)
- Access: Elevator + stairwell
- Amenities: Balconies, full kitchens, washer/dryer, furnished
- Total Residential SF: 4,957

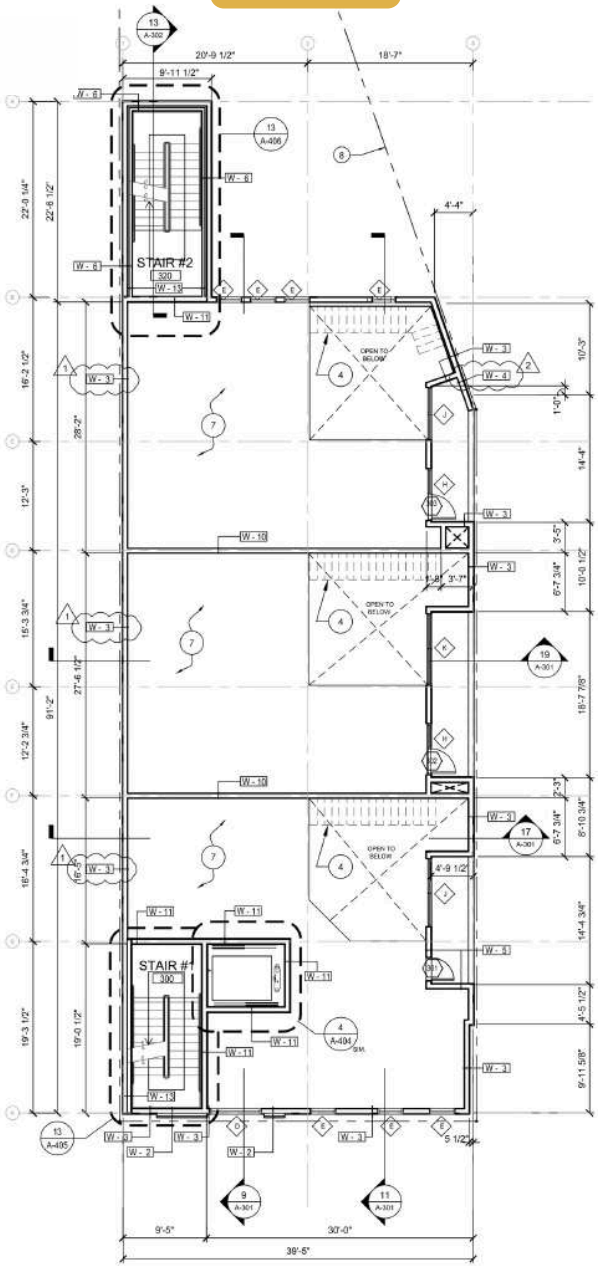


North Elevation

Second Floor



Third Floor

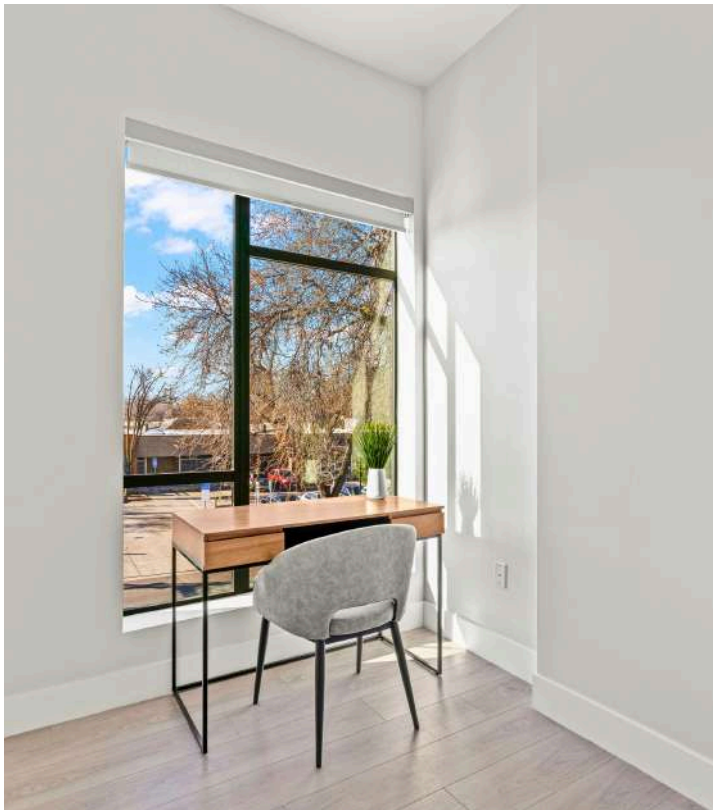








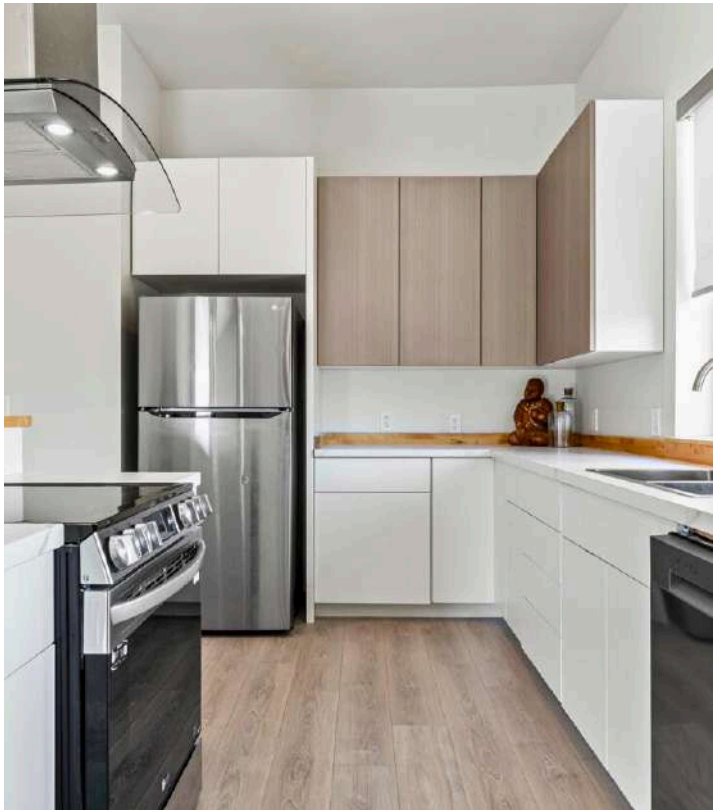













FIRST FLOOR RESTAURANT // 1915 S STREET

Welcome to the Village of OM

Culinary Excellence in Midtown Sacramento

The Village of OM is more than a restaurant—it's a standout culinary anchor in Sacramento's vibrant Midtown. As the first-floor tenant at 1915 S Street, The Village of OM blends striking design, chef-driven Pan-Asian cuisine, and a loyal local following, creating a destination that elevates the entire property.

Founded by renowned restaurateur Andy Nguyen, best known for his long-running success with Andy Nguyen's on Broadway—a Sacramento institution celebrated for its bold flavors and community roots—the Village of OM reflects Nguyen's evolution as a visionary culinary leader. His decades of experience and creative influence infuse the space with authenticity, innovation, and a strong local connection that resonates deeply with Sacramento diners.

Guests enjoy a serene, modern space—natural woods, curated art, and warm neutrals—flowing seamlessly from a stylish bar to an inviting dining area perfect for gatherings of any size. Every element, from live olive trees to ambient lighting, is crafted for comfort and connection.







A Tenant That Enhances Asset Value

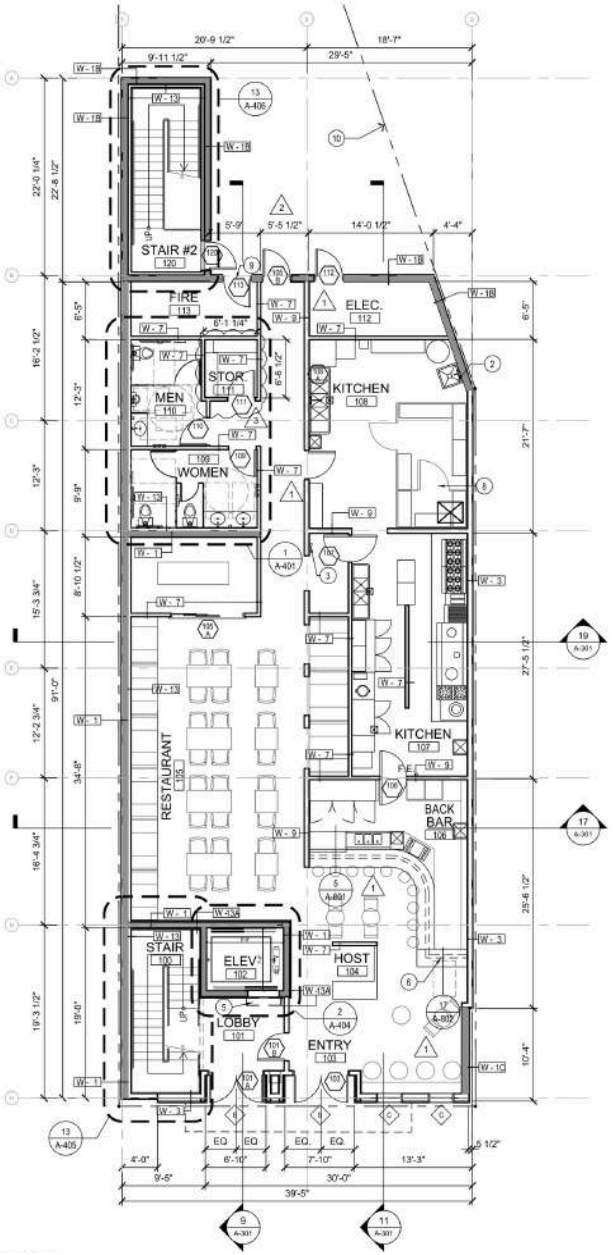
AS A SUCCESSFUL, DESIGN-FORWARD ANCHOR, THE VILLAGE OF OM SIGNALS LONG-TERM STABILITY AND STRONG INVESTOR APPEAL. ITS REPUTATION DRIVES CONSISTENT FOOT TRAFFIC, RAISES VISIBILITY FOR CO-TENANTS, AND SECURES PREMIUM POSITIONING FOR 1915 S STREET IN SACRAMENTO'S DINING SCENE—A CLEAR TESTAMENT TO QUALITY, COMMUNITY, AND ENDURING VALUE.

Current Base Rent	**$17,737.00**
Current NNN	**$4,329.25**
Lease Expiration Date	**9/1/2029**
Renewal Options	**Two (2) options to renew for 5 years at 3% annual increases.**
First Annual Increase (2028)	**2.80%**
Percentage Rent	**6% over a natural breakpoint**
Controllable CAM Cap	**5% cumulative cap over 2024 controllable CAMS**

FIRST & FOURTH FLOOR PLANS – COMMERCIAL SUITES OVERVIEW

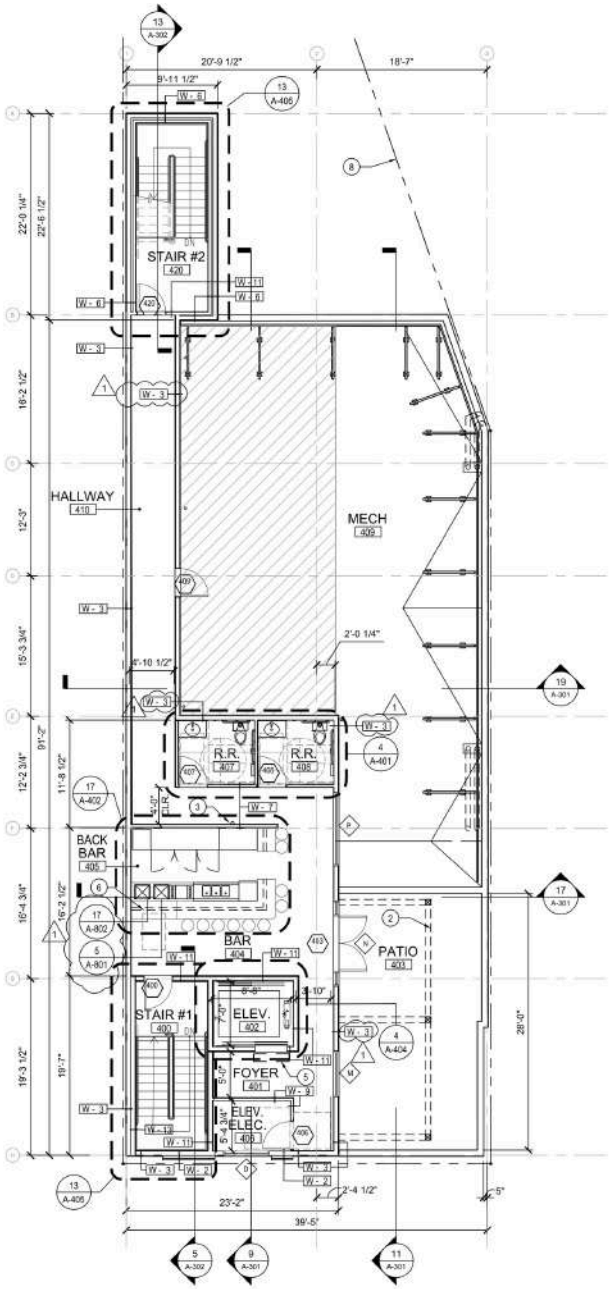
First Floor (Restaurant + Patio)

- Size: 3,318 SF
- Front and rear stair access
- Full kitchen with back-end bar/lounge

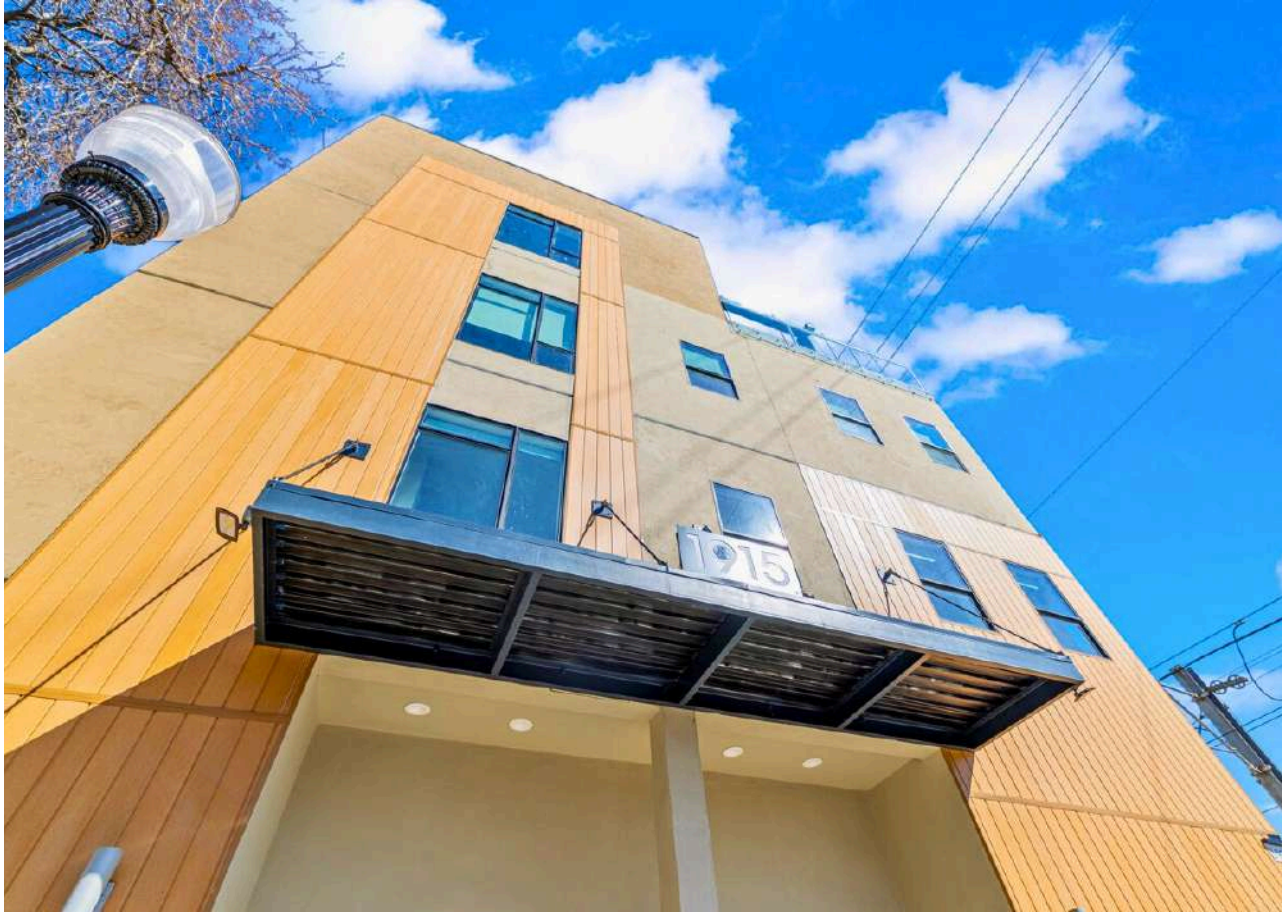


Fourth Floor (Full Rooftop Bar & Lounge)

- Size: 1,442 SF
- Front and rear stair access
- Elevator access with ADA-compliant restrooms







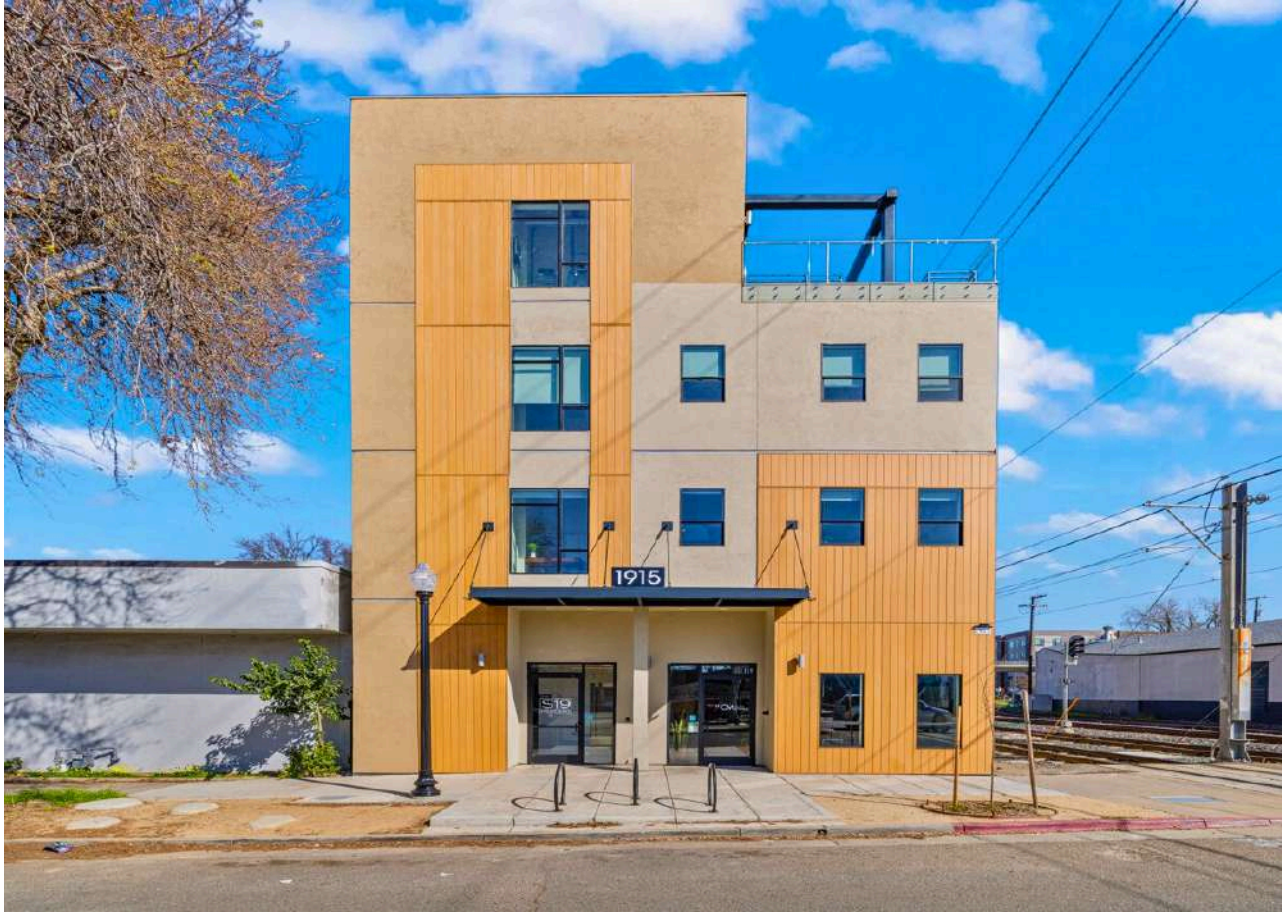
EXTERIOR PHOTOS

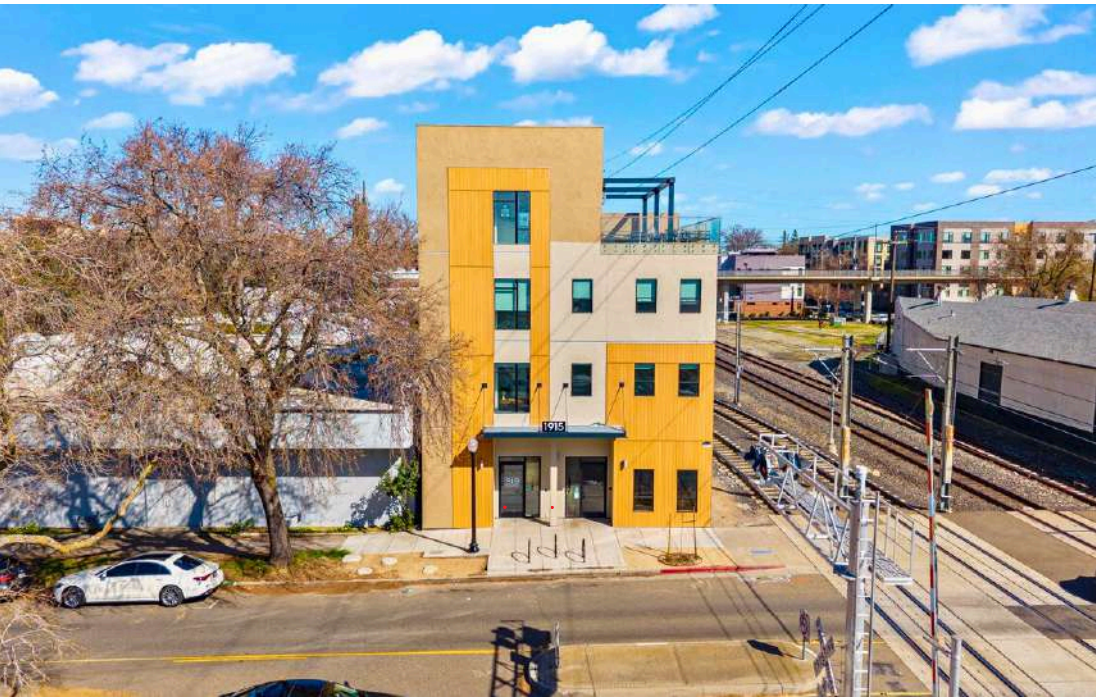






EXTERIOR PHOTOS







LOCATION

Midtown Sacramento – The Heartbeat of the Grid

URBAN ENERGY

Midtown Sacramento hums with life from sunrise to last call. It's where coffee culture, cuisine, art, and live music intersect. Historic architecture meets modern design, creating a walkable neighborhood that's as inviting as it is inspiring. This is Sacramento's cultural core—an all-day economy that attracts professionals, artists, and visitors alike.

THE ICE BLOCKS

The Cultural Epicenter of Midtown

Once a cluster of industrial warehouses, The Ice Blocks now anchors the R Street Corridor with curated retail, dining, and community space. Featuring West Elm, Mendocino Farms, Shake Shack, Device Brewing, and local icons like Bottle & Barlow and Shady Lady, it's where Sacramento gathers.

Recently approved as one of the city's new Entertainment Zones, The Ice Blocks now allows outdoor public alcohol consumption, further amplifying the neighborhood's social and nightlife appeal. From evening markets to live music, the area captures Sacramento's creative pulse.

MIDTOWN LIFESTYLE

Urban Vibe. Local Heart.

By day, Midtown is fueled by creativity — design firms, start-ups, and coworking spaces. By night, it transforms into Sacramento's most social neighborhood. Locals walk, bike, and linger between eateries, galleries, and patios under the glow of café lights. It's city living at its most human scale.

WHY IT MATTERS

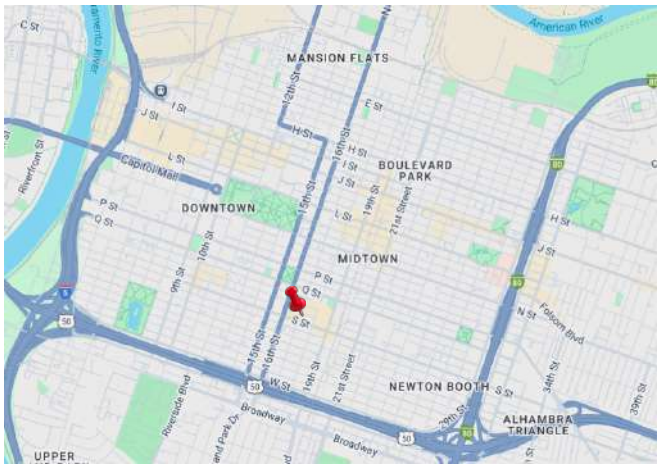
For businesses, Midtown offers constant engagement. The blend of residential density, visitor traffic, and authentic atmosphere creates unmatched exposure and synergy. It's not just where people visit — it's where they live, connect, and return week after week.

VIBRANT DISTRICT
24
BLOCKS

YEARLY VISITS
3M+

BARS & RESTAURANTS
31+

AVG HOUSEHOLD INCOME
$92,000+













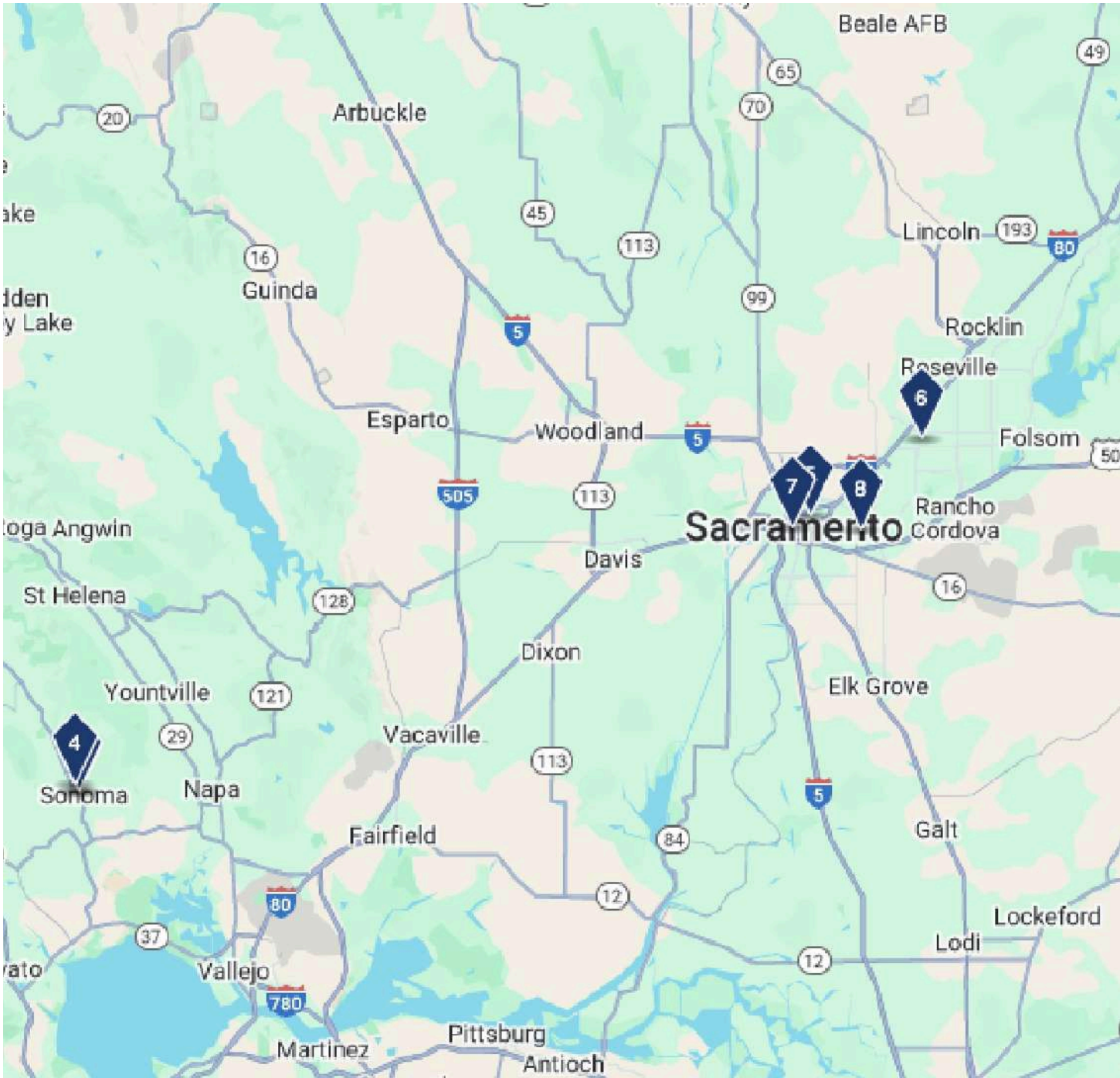



SACRAMENTO
DOWNTOWN
Ice Blocks
Philz Coffee
Mendocino Farms
SALT & STRAW
ARY
PLACE
PANDA
EXPRESS.
SAFEWAY
1915
S STREET
SACRAMENTO, CA
Ryujin
RAMEN HOUSE
sactownvet
CALIBER
COLLISION


Safeway
19th St
Bookkeeping with Integrity
Rice Alley
Ryujin Ramen House
Village of OM Plant Kitchen
1915 S St
S St
S St
S St
S St
Law Offices of P
Sactown Vet

1915 S STREET – SALE COMPS MAP

1. 7631 Healdsburg Ave
2. 859 4th St W
3. 842 Hayes St
4. 840 W Napa St
5. 2308 F St
6. 6101 Madison
7. 2030 10th St
8. 40 Adler Cir



1915 S STREET – SALE COMPS LIST

	Property Name Address	Type	Built/Renovated	Size	Sale Date	Price	Cap Rate
1	7631 Healdsburg Ave Sebastopol, CA 95472	Apartments ★★★☆☆	2024	5 Units	9/16/2025	$2,400,000 ($480,000.00/Unit)	5.00% Pro Forma
2	Multi-Property Sale 859 4th St W Sonoma, CA 95476	Multi-Family ★★★☆☆ Part of a Portfolio	2019	4 Units	8/11/2025	$674,000 ($168,500.00/Unit)	5.29% Actual
3	Multi-Property Sale 842 Hayes St Sonoma, CA 95476	Multi-Family ★★★☆☆ Part of a Portfolio	2019	4 Units	8/11/2025	$674,000 ($168,500.00/Unit)	5.29% Actual
4	Sonoma Village Lane 840 W Napa St Sonoma, CA 95476	Apartments ★★★★☆	2019	11 Units	2/3/2025	$5,100,000 ($463,636.00/Unit)	5.44% Actual
5	2308 F St Sacramento, CA 95816	Multi-Family ★☆☆☆☆	2015/2019	3 Units	5/28/2024	$1,405,000 ($468,333.00/Unit)	-
6	6101 Madison Carmichael, CA 95608	Apartments ★★★☆☆	2023	4 Units	5/10/2024	$1,800,000 ($450,000.00/Unit)	-
7	The Southsider 2030 10th St Sacramento, CA 95818	Apartments ★★★☆☆	2021	21 Units	5/3/2024	$7,350,000 ($350,000.00/Unit)	5.28% Actual
8	40 Adler Cir Sacramento, CA 95864	Apartments ★★★★☆	2024	4 Units	5/2/2024	$2,000,000 ($500,000.00/Unit)	6.00% Actual 6.30% Pro-Forma

DEMOGRAPHIC SUMMARY REPORT

1915 S ST SACRAMENTO, CA 95811

POPULATION
2024 ESTIMATE

1-MILE RADIUS	29,085
3-MILE RADIUS	155,932
5-MILE RADIUS	400,846

POPULATION
2029 PROJECTION

1-MILE RADIUS	29,592
3-MILE RADIUS	158,134
5-MILE RADIUS	405,424

HOUSEHOLD INCOME
2024 AVERAGE

1-MILE RADIUS	$92,522.00
3-MILE RADIUS	$103,876.00
5-MILE RADIUS	$92,715.00

HOUSEHOLD INCOME
2024 MEDIAN

1-MILE RADIUS	$70,649.00
3-MILE RADIUS	$77,158.00
5-MILE RADIUS	$68,195.00

POPULATION
2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	16,453	80,503	162,481
BLACK	1,976	12,822	41,341
HISPANIC ORIGIN	6,333	40,881	129,277
AM. INDIAN & ALASKAN	341	2,154	6,225
ASIAN	3,054	15,765	53,986
HAWAIIAN&PACIFIC ISLANDER	125	942	4,477
OTHER	7,136	43,746	132,336

RETAIL AERIAL



CONTACT US!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY



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