



**FOR SALE**

**\$995,000 | \$155/SF**  
**CAP RATE 6.64%**

**2020 29th Street**  
**Sacramento, CA**

The Vollman Company is pleased to present 2020 29th Street, a 6,400 SF office building ideally located in Midtown, bordering East Sac, Curtis Park, and Oak Park. This well maintained office property is just minutes away from Sacramento's bustling midtown and downtown districts. As either an owner/user or an investor, you have the flexibility to choose how you utilize the property – whether it's for your exclusive use, fully-leased, or partially leased back by the existing tenants who currently occupy private offices within the building.

2020 29th Street presents a unique opportunity for prospective buyers to acquire a meticulously maintained building in one of Sacramento's most sought-after and easily accessible areas.

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**Cal DRE# 01967116**

**The Vollman Company**  
**11500 Sunrise Gold Circle, Suite E**  
**Rancho Cordova, CA 95742**  
**www.thevollmancompany.com**

**2020 29TH ST.**





- Midtown Office Building
- 12 On-Site Parking Spaces
- Ideal for CPA and Law Offices
- All Tenants on short-term or month-to-month leases
- Pedestrian & Bike-Friendly Community
- Easy Access to Highways 50, 80, & 99, Downtown, East Sac, Curtis Park, and Oak Park,
- Located next to Sutter General Hospital, UC Davis Midtown and Mercy Medical Group



## BUILDING SPECS:

± 6,400 SF BUILDING | ± 0.20 AC. LOT

ZONING: C-2-SP

The 2020 29th Street property is surrounded by a mix of single family and multi-family residences as well as vintage shops, unique grocery vendors and music/art venues. This prime location has Sutter General, UC Davis and Kaiser Permanente just minutes away from the property. With close proximity to Downtown Sacramento, the area provides an abundance of dining options, scaling from small coffee shops to upscale restaurants. 2020 29th St. has easy access to Business 80, Highway 99, and Highway 50 and is just a few blocks from the 29th Street Light Rail Station. This is a one-of-a-kind property, that is not to be missed.



**Property: 2020 29th St.**  
**APN: 010-0123-021**  
**BUILDING SF: ± 6,400 SF.**

	<b>LIST PRICE</b>	
Price Per SF (± 6,400 SF.)	\$155.47	
<b>INCOME</b>		
Annual Income _____	\$108,624.00	
Monthly Income _____	\$9,052.00	
Less 5% for vacancy allowance _____	(\$5,431.20)	
<b>EFFECTIVE GROSS INCOME</b>	<b>\$103,192.80</b>	
<b>ANNUAL OPERATING EXPENSES:</b>		
Property Taxes (Upon Sale) _____	\$12,437.50	
Property Insurance _____	\$2,844.00	
Janitorial _____	\$6,026.00	
Utilities _____	\$12,693.00	
Landscaping _____	\$3,100.00	
<b>TOTAL EXPENSES</b>	<b>(\$37,100.50)</b>	
<b>NET OPERATING INCOME</b>	<b>\$66,092.30</b>	
<b>CAPITALIZATION RATE: 6.64%</b>		
<b>PURCHASE PRICE</b>	<b>\$995,000.00</b>	

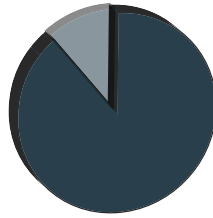
Note: All information contained herein has been given to us by the owner of the property or other sources we deem reliable, or such information has been based upon our estimated values for similar type buildings. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.



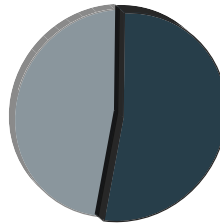
# 2020 29th Street Sacramento, CA

# DEMOGRAPHICS

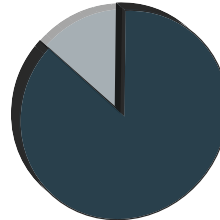
**89**  
VERY  
WALKABLE



**53**  
GOOD  
TRANSIT



**87**  
VERY  
BIKEABLE



- 2020 29th Street has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot. The City of Sacramento has an average Walk Score of 49 and has 466,488 residents.
- 2020 29th Street is a five minute walk from the Gold Downtown - Folsom at the 29th Street Station (WB) stop.
- This location is in Sacramento. Nearby parks include Winn Park, Sacramento School Park and Sutters Fort State Historical Park.

## Commute to Downtown Sacramento



**5**  
MIN



**10**  
MIN

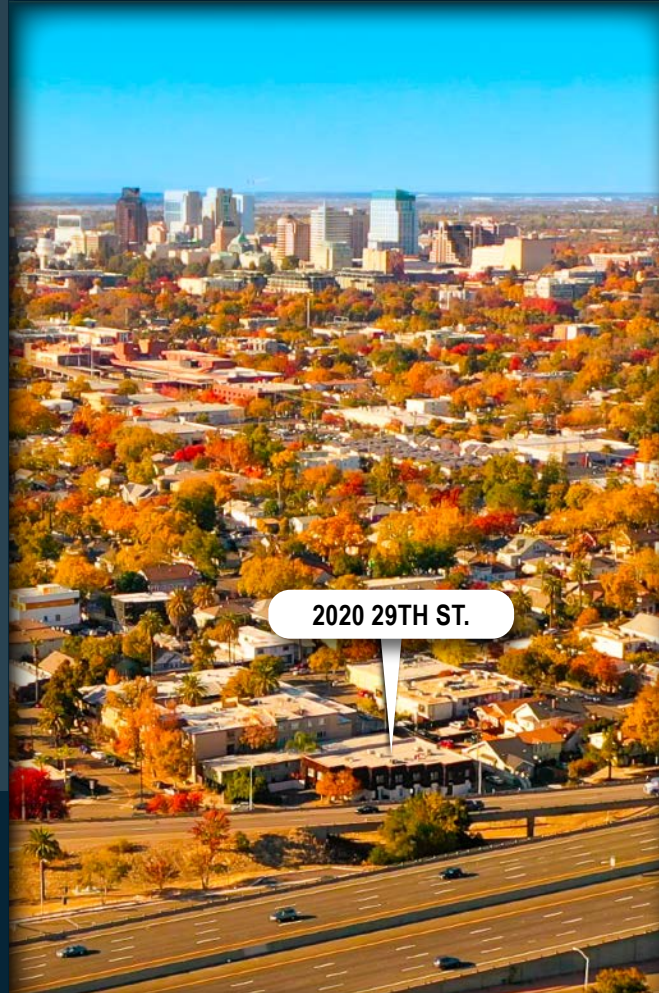


**19**  
MIN



**38**  
MIN

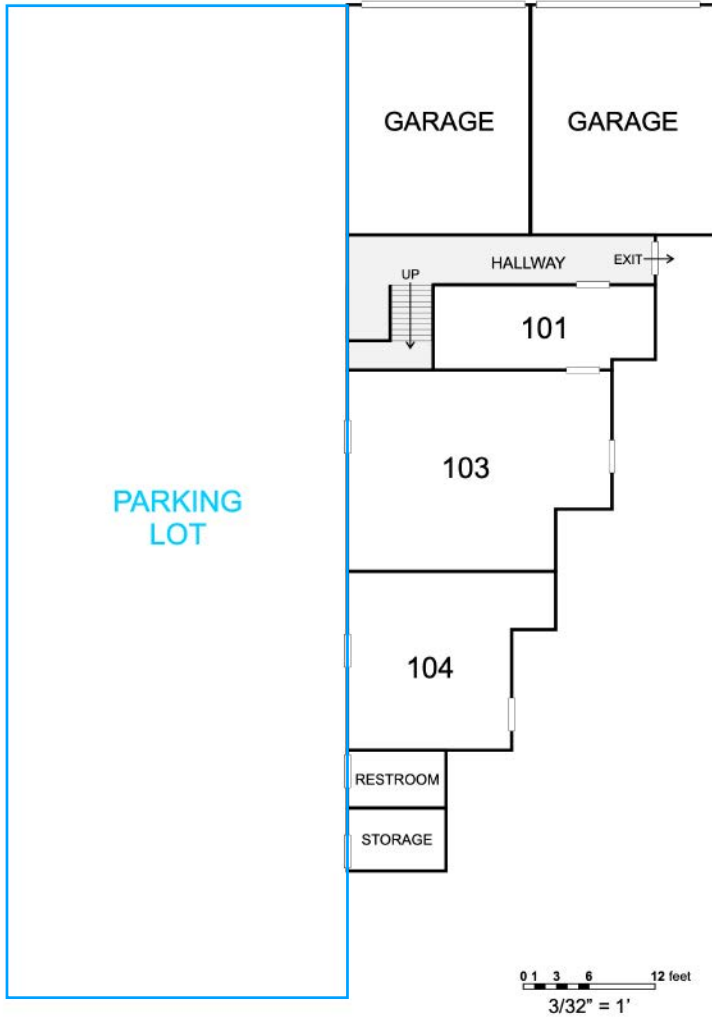
	1 MILE	3 MILE	5 MILE
2022 TOTAL POPULATION	25,445	141,215	415,353
2027 POPULATION	26,606	147,588	432,104
POP GROWTH 2022-2027	+4.56%	+4.51%	+4.03%
AVERAGE AGE	40	40	38
2022 TOTAL HOUSEHOLDS	14,733	65,410	165,844
HH GROWTH 2022-2027	+4.53%	+4.57%	+4.09%
MEDIAN HOUSEHOLD INC	\$74,108	\$69,429	\$58,847
AVG HOUSEHOLD SIZE	1.70	2.10	2.40
MEDIAN HOME VALUE	\$658,596	\$491,093	\$374,644



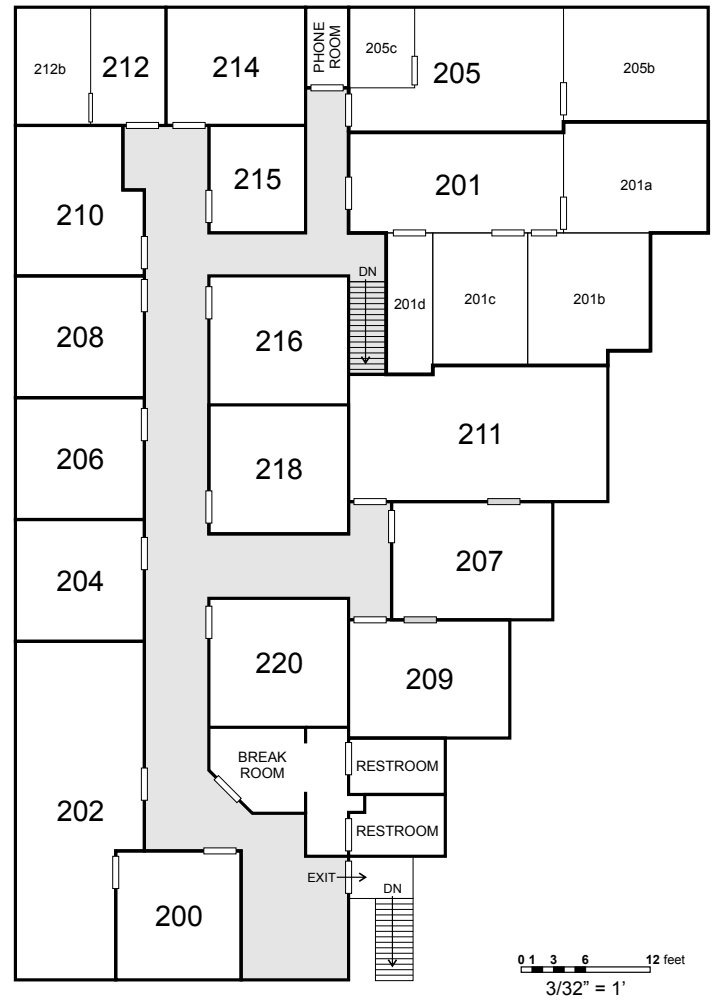
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2020 29th Street  
Ground Level



2020 29th Street  
Upper Level



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