

401 S STREET

Sacramento, CA

NEWMARK

EXCLUSIVE LISTING AGENTS

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PROPERTY INFORMATION

Offering Price: Unpriced

Address: 401 S Street
Sacramento, CA 95818

County: Sacramento

Property Type: Office

Year Built: 1972

Total Building Size: ±21,873 SF

APN: 009-0053-020

Total Land: ±35,520 SF (±0.82 Acres)

Jurisdiction: City of Sacramento

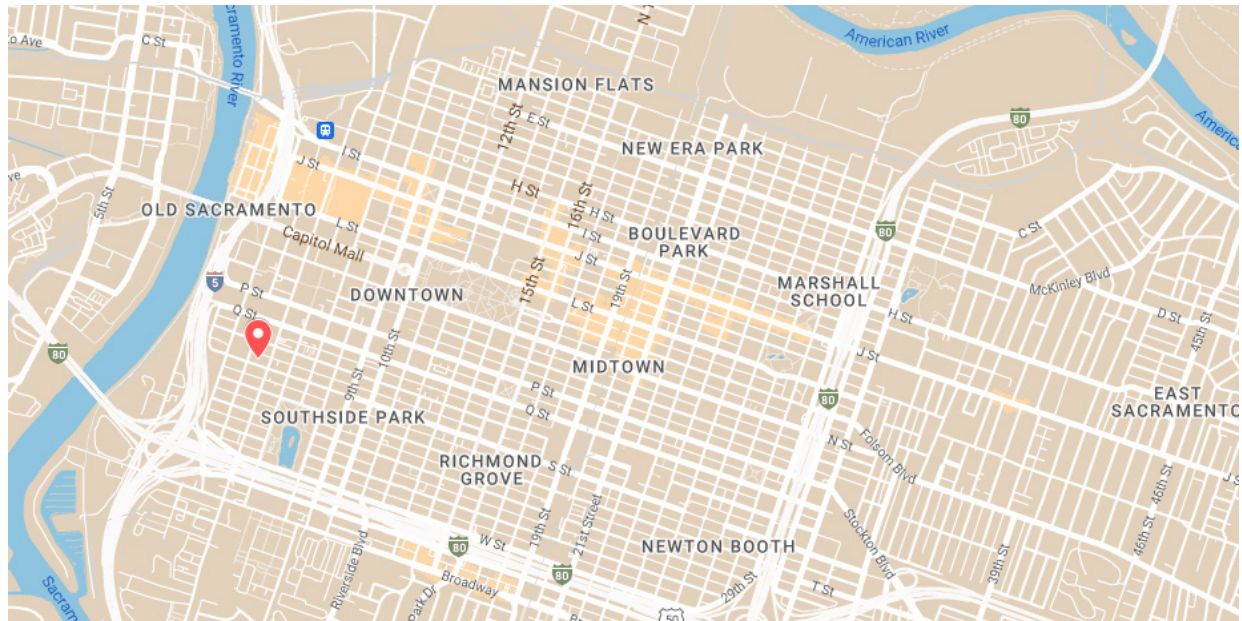
Zoning: RMX-SPD

Opportunity Zone: Yes

FAR: 6.0 (By Right General
Plan Update)

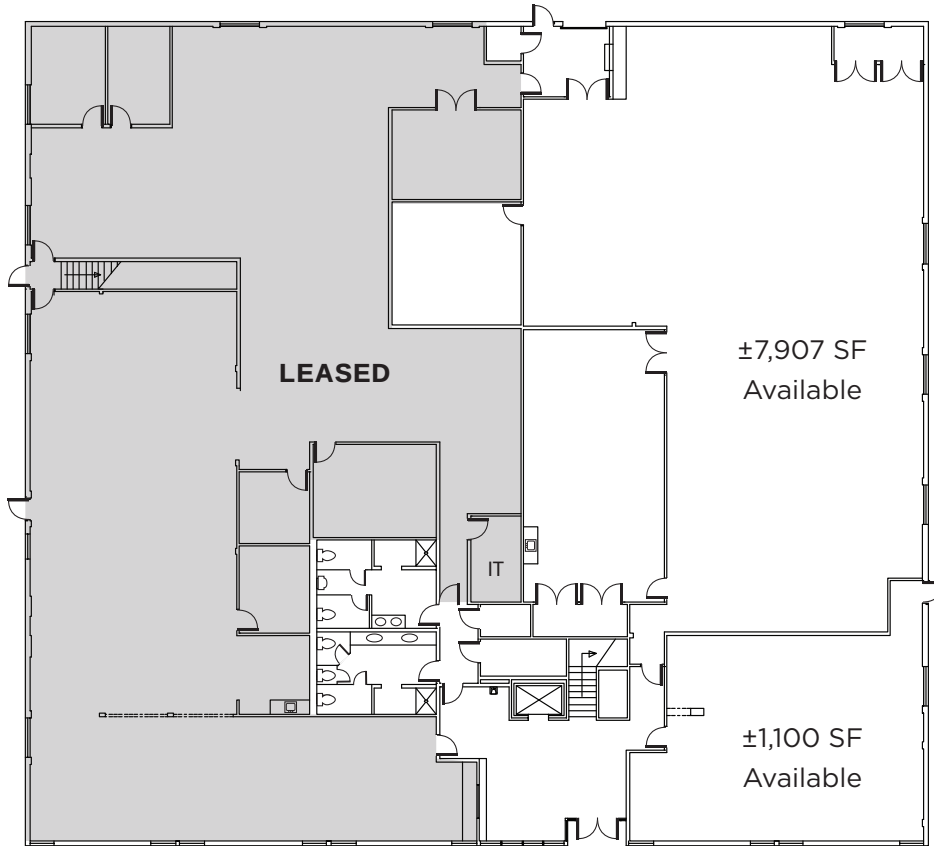
Investment Highlights

- **Opportunity Zone**
401 S Street is located in the Opportunity Zone designed to offer investors tax incentives to invest in low income rural and urban communities.
- **Owner/User or Redevelopment Opportunity**
The buildings is ideal owner/user or redevelopment projects with strong investment potential.
- **Unmatched Downtown Location**
401 S Street is located adjacent to the R Street Corridor, which was the State's first railroad and industrial corridor. R Street's historic structures are now home to restaurants, coffee shops, entertainment and housing.
- **Parking**
54 On-Site Parking Spaces

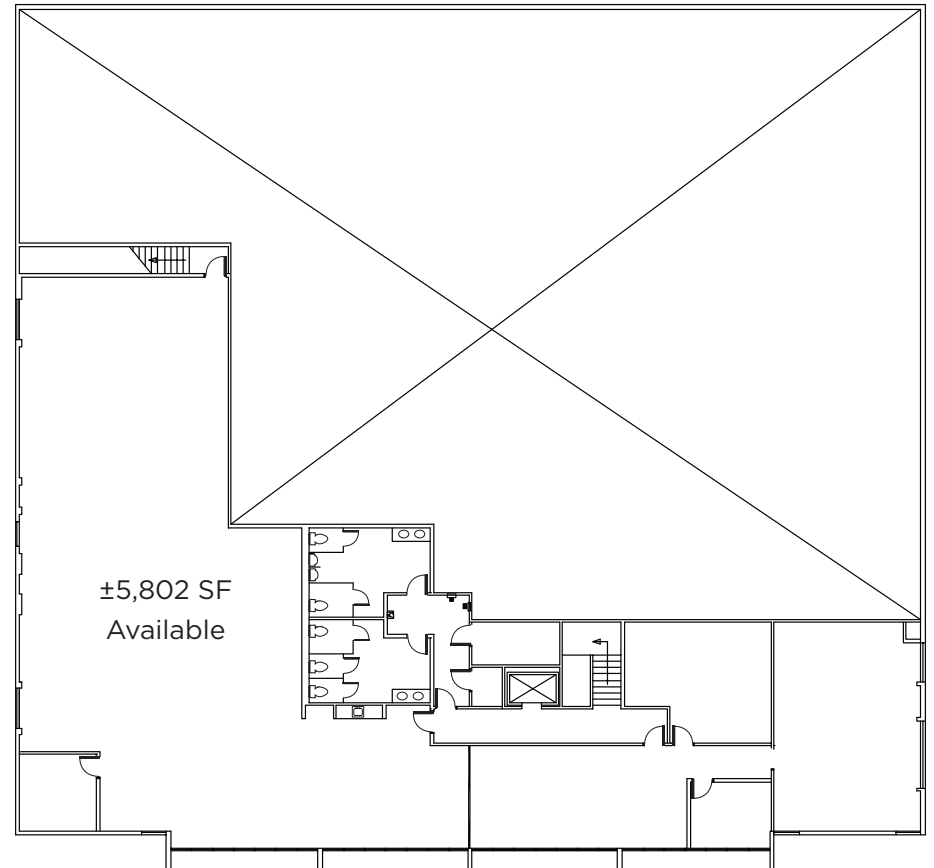


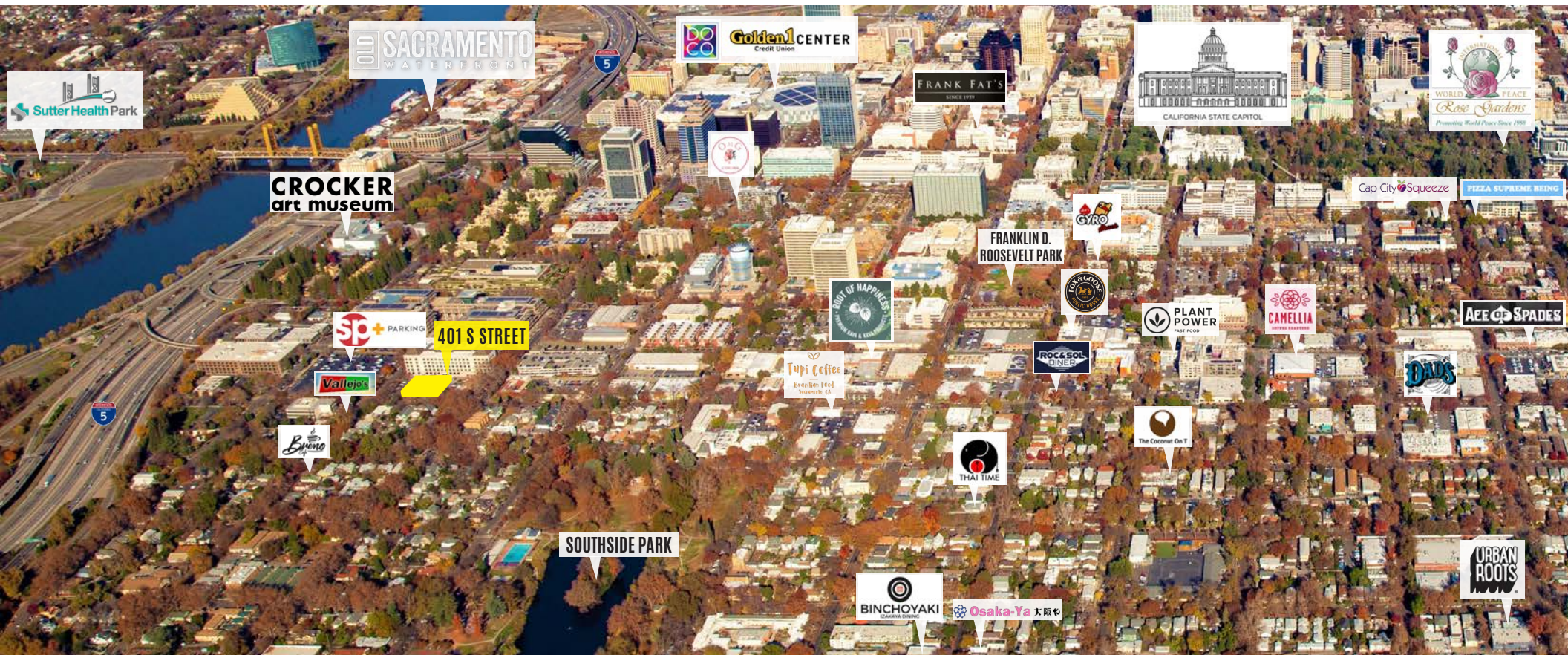
FLOOR PLANS

First Floor



Second Floor





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