

FOR SALE | ±3,755 SF ONE-STORY ICONIC LAND PARK BUILDING

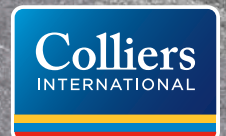
2760

21ST STREET



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A photograph of a green chalkboard with white neon text that reads "this must be the best". The text is arranged in three lines: "this", "must", and "the". The background of the image is a colorful geometric pattern of overlapping triangles in shades of red, orange, and teal. The neon sign is mounted on the chalkboard with visible screws and wiring.

this
must
the

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FOR SALE | 2760 21st Street | Sacramento, CA



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olace

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21ST STREET

2760 21st Street is located in the heart of Land Park. Land Park is known for housing some of the most desirable housing and tree-filled parks. Easily bikeable, this property is a rare opportunity for lots of foot traffic and events. This property is also a short bike ride to the State Capitol and Downtown Sacramento.

PROPERTY HIGHLIGHTS:

- » Centrally located in Land Park
- » 2nd generation retail
- » Corner location
- » 11-12 foot ceilings
- » Surrounded by residential neighborhood
- » Hardwood floors
- » Highly visible location
- » California State Capitol within Close Proximity
- » Close proximity to Highways 50, 99 & 80
- » Potential for a multi-tenant building

ASKING PRICE: \$1,285,000

AVAILABLE: ±3,755 SF





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COMPOSITE
CONFIDENCE
GIANT

RIDE IT. RACE IT.
DON'T WORRY
ABOUT IT.
WE'VE GOT YOU
COVERED.

ASK A SPECIALIST
FOR DETAILS.



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WHY SACRAMENTO LAND PARK

Land Park is a laid-back neighborhood known for its namesake, William Land Park, home to family-friendly attractions like the Fairytale Town play park, Funderland Amusement Park, and the Sacramento Zoo. The park also has a golf course, a fishing pond, a jogging path, and barbecue areas. A few craft breweries and taphouses dot the area, as well as burger joints, brunch spots, and ice cream parlors. Land Park is also just a quick drive to Midtown and Downtown Sacramento.



97K

daytime employee
population Downtown



4.9K

employers
Downtown



2.13%

unemployment rate
Downtown



80%

of works travel <30
minutes to work
Downtown



1.3K

housing units created
Downtown in 2015-2018



29

total new housing
developments



+7%

average monthly
increase in pedestrian
traffic in Midtown
2017-2018



+45%

average monthly
increase in cyclists in
Midtown
2017-2018

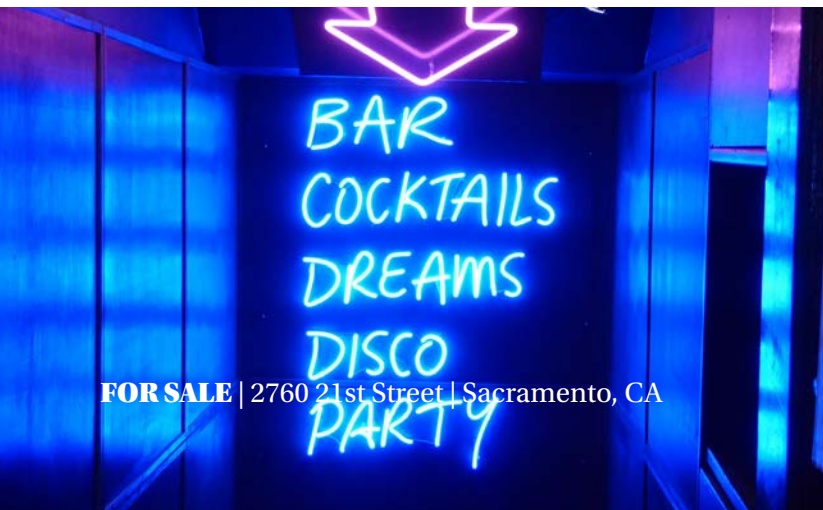
	1-Mile	3-Mile
Current Population	19,256	151,462
2024 Population Projection	19,968	159,556
Average Age	42	38
Average Household Income	\$107,273	\$84,834
Average Household Size	2	2
Bachelor's Degree or Higher	18%	21%
Households	9,575	66,990

NEARBY AMENITIES

2760 21st Street is in the heart of a hip and diverse Land Park. Land Park is most popular for its beautiful parks and one of the best places to raise kids. Land Park is dense with lots of unique restaurants and sunny coffee shops. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.

AMENITIES

- » Taylor's Market
- » Freeport Bakery
- » Oscar's Very Mexican Food
- » Meet & Eat
- » Espresso Metro
- » Subway
- » Dad's Kitchen
- » Marie's Donuts
- » Chocolate Fish Coffee Roasters
- » McDonald's
- » Target
- » Walgreens
- » Jamba Juice
- » Noah's Bagels
- » Sourdough & Co.
- » Chiptole



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