

governor's corner —

High-end office or retail space at
H&16th - Midtown's busiest thoroughfare



FULCRUM



TURTON
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THE PROPERTY

1
SUITE AVAILABLE

1,600
RSF

UNLIMITED
POSSIBILITIES

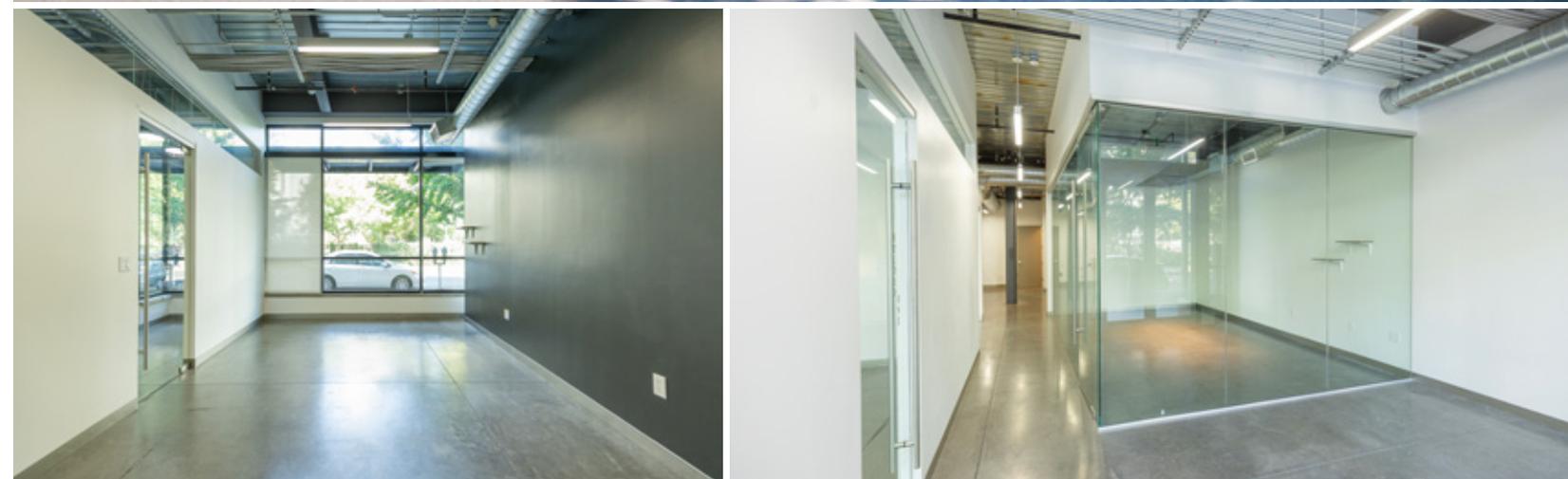
Governor's Corner is a Class A modern mixed-use building located on one of Sacramento's most popular urban corridors. The thoughtful, innovative, and distinctively designed building boasts contemporary finishes with a touch of modern character to produce an outright architectural gem. The elegant brick façade, flat roof and large pane windows accentuate the geometric lines and steel columns highly sought after in today's market. The Property has one suite currently available – 805 16th Street – which is approximately 1,600 RSF on the ground floor and allows for a variety of office and retail use. The space features a stunning glass walled conference room, reception, large private offices, private restroom, and kitchenette coffee bar.

16th Street is an important corridor running north

throughout downtown Sacramento. It provides access to the North Sacramento Freeway with connections to Interstate 80, Garden Highway and Interstate 5. The thoroughfare is enjoyed by over 24,000 cars per day – a stark contrast to other surrounding streets. The location also allows for easy access to some of Sacramento's most exciting amenities, including: Convention Center, State Capitol, Wells Fargo Pavilion and Sacramento's most exciting eateries and nightlife venues.

The Property is located a stone's throw from countless amenities, including Mikuni, The Mill Coffee, LowBrau, Burgers and Brew, the newly renovated Memorial Auditorium and Sacramento Convention Center, Cafeteria 15L, Pieology, and much more. The 16th Street corridor is home to several high-end de-

velopment projects with over 400 apartment units under construction and nearing completion. This pioneering, high-quality project has unique and creative retail/office space destined to differentiate your business from competition. The expansive windows give retailers an empty canvas to market your business to the strong pedestrian and vehicle traffic along 16th and H Streets. The 10-foot ceilings, abundant natural light, exposed ceilings and modern fixtures provide the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your office or retail environment is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your bottom line!





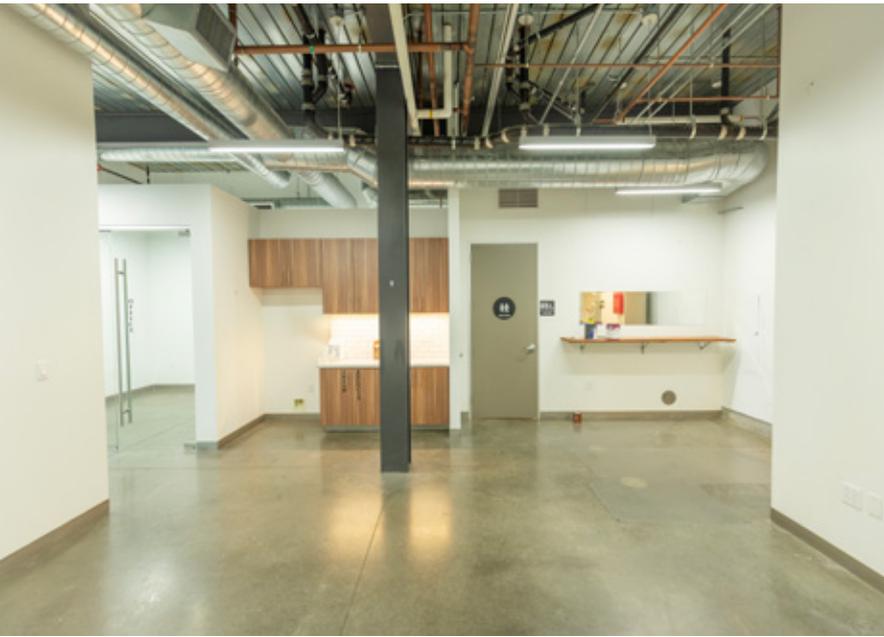
PROPERTY DETAILS

ADDRESS: 805 16TH STREET, SACRAMENTO, CA 95814

805 16TH STREET: 1,600 RSF

RETAIL/OFFICE: \$2.45/SF MG

SIGNAGE: AVAILABLE



Shepard Fairey @obeygiant



BUILDING LOCATION

1

BLOCK FROM MEMORIAL AUDITORIUM

6

BLOCKS FROM THE CAPITOL

100+

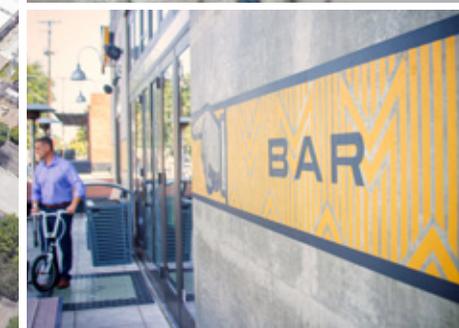
NEARBY AMENITIES

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the city

of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. The midtown neighborhood has emerged as urban Sacramento's most popular live, work and play destination. The hubs of this exciting district are the Elliot Building and the MARRS building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Midtown market has high foot traffic both day and night, and is a hot-spot for those who

love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The Property sits in the middle of numerous infill commercial and mixed-use development projects are well under development along the 16th Street corridor.







NEARBY AMENITIES

Governor's Corner has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR GOVERNOR'S CORNER (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|--------------------------|-----------------------|------------------------|
| 58 Degrees & Holding Co. | Der Biergarten | Karma Brew | Paragary's | Solomon's Delicatessen |
| Ace of Spades | Eatuscany Cafe | Kin Thai | Pivot Coffee | Squeeze Inn |
| Aioli Bodega Espanola | Echo & Rig | Kodaiko Ramen & Bar | Plant Power Fast Food | Sun & Soil Juice |
| Amaro Italian Bistro & Bar | Ella | Koja Kitchen | Polanco | Tank House BBQ |
| Azul Mexican | Estelle Bakery & Patisserie | Kru Japanese | Prelude Kitchen & Bar | Tapa the World |
| Badlands | Faces | Bombay Bar & Grill | Pronto Pizza | Tea Cup Cafe |
| Bar West | Federalist Public House | Kupros Craft House | Q Street Bar & Grill | Temple Coffee |
| Beach Hut Deli | Fieldwork Brewing Co. | Lowbrau | R15 | Thai Basil |
| Beast + Bounty | FishFace Poke Bar | Mango's/Burgertown | Rare Tea | Thai Canteen |
| Bento Box | Fit Eats | Maydoon | Red Rabbit | The Bank |
| Bottle & Barlow | Fizz | Metro Kitchen & Drinkery | Rick's Dessert Diner | The Golden Bear |
| Burger Patch | Flatstick Pub | MidiCi Neapolitan Pizza | Roots Coffee | The Mill Coffee House |
| Burgers and Brew | Fox & Goose Public House | Mikuni Sushi | Ruhstaller BSMT | The Porch |
| Cafe Bernardo | Ginger Elizabeth Chocolates | Morton's | Saigon Alley | The Rind |
| Camden Spit & Larder | Grange | Mulvaney's B&L | Sakamoto | The Waterboy |
| Cantina Alley | House | N Street Cafe | Sauced | Tres Hermanas |
| Centro Cocina Mexicana | I Love Teriyaki | Nekter | See's Candies | Uncle Vito's Pizza |
| Chipotle | Il Fornaio | Nido | Scorpio Coffee | University of Beer |
| Cornerstone | Insomnia Cookies | Old Soul Coffee | Shady Lady | Yogurt a GoGo |
| Crepeville | Iron Horse Tavern | Pachamama Coffee Coop | Shoki Ramen House | Zelda's Pizza |
| Darling Aviary | Jack's Urban Eats | Paesano's | Sibling by Pushkin's | Zocalo |





SACRAMENTO

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento.

The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

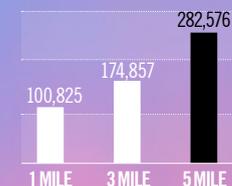
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

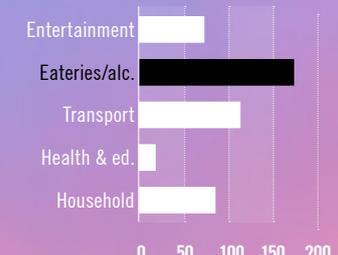
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

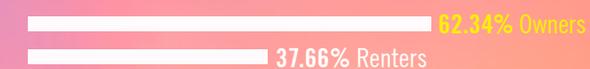
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

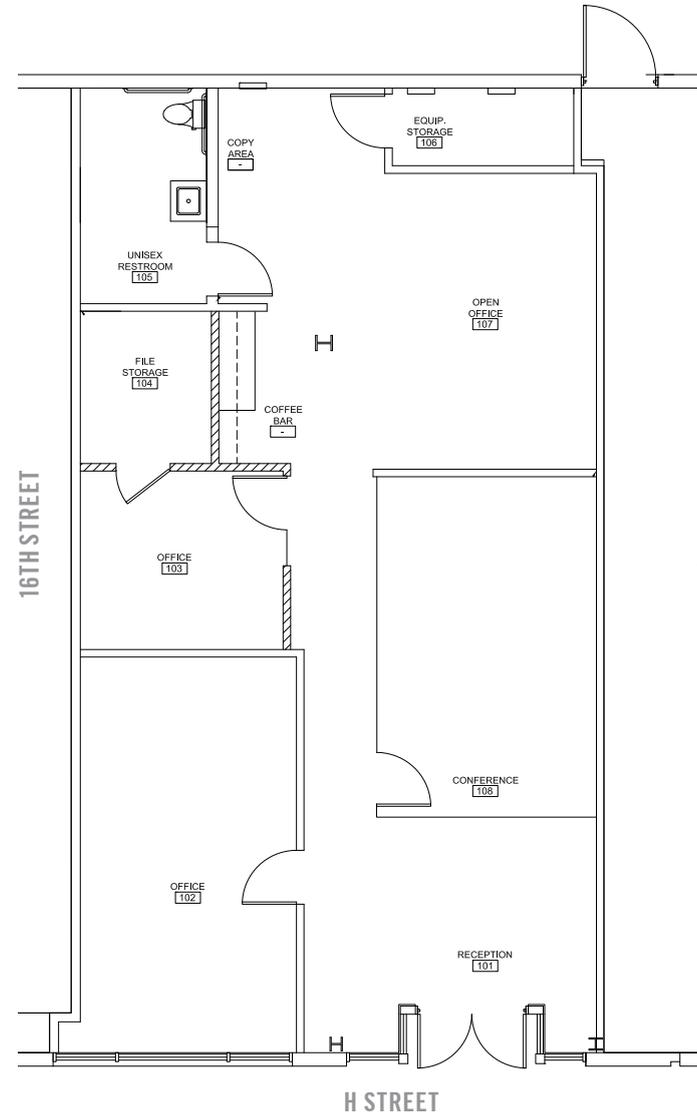
BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

FLOOR PLAN

805 16TH STREET: 1,600 RSF
\$2.45/SF MG





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