

B STREET THEATRE

RESTAURANT SPACE FOR LEASE - 2,814 SF - 27TH & CAPITOL, SACRAMENTO, CA 95816



MIDTOWN'S NEW CULTURAL EPICENTER

// 2,814 SQUARE FEET ("SF")

// TARGETED Q1 2018 COMPLETION DATE

// STAND-ALONE, PRE-PROGRAMED RESTAURANT SPACE

TURTON COMMERCIAL REAL ESTATE,
AS EXCLUSIVE ADVISOR FOR THE
B STREET THEATRE, IS PLEASED
TO PRESENT THE OPPORTUNITY TO
LEASE A STAND-ALONE RESTAURANT
SPACE LOCATED AT THE CORNER OF
27TH STREET AND CAPITOL AVE (THE
"SUBJECT PROPERTY").



The Subject Property represents one of the most high-profile restaurant opportunities in the Midtown submarket, which has been touted as the most robust, eclectic, and popular areas in all of Sacramento. The restaurant space will be located directly adjacent to the new B Street Theatre, which has a targeted completed of the first quarter in 2018. The restaurant space will measure approximately 2,814 SF and will be pre-programmed with a Type 1 hood and grease trap, as well as, all utilities and HVAC stubbed to the interior walls. The restaurant will not be delivered with restrooms.

The Subject Property can take advantage of an exclusive raised outdoor patio, located at the corner of 27th and Capitol Ave, and an outdoor courtyard situated between the restaurant and B Street Theatre. Furthermore, the restaurant operator may have an opportunity to operate the concession stand and bar located inside of the theater (to be negotiated).

The new B Street Theatre will cater to 50 shows per month (over 600 shows per year), with the goal to have at least one event every night of the year. The Subject Property will have a near monopoly on the theater patrons year-round, in addition

to a growing commercial and residential community in close proximity. Most notably, the Subject Property can take advantage of a rapidly growing medical presence at Sutter Medical Hospital located one block away. Furthermore, a six-story, 100-room boutique hotel is proposed directly next door to the B Street Theatre. The timeline for this project is unknown as this point, but has gained considerable support from the community and theater. //



SPACE INFO

ADDRESS: 2770 CAPITOL AVE,
SACRAMENTO, CA

SF: 2,814

RENT: Negotiable

NNN CHARGES: TBD

PERCENTAGE RENT: TBD

TI ALLOWANCE: AVAILABLE

DELIVERY DATE: JAN 1 - MAR 31 2018

PARKING: NONE



PRIME CORNER LOCATION

// LOCATED ADJACENT TO THE NEW B STREET THEATRE
 // B STREET THEATRE WILL CATER TO OVER 600 EVENTS PER YEAR
 // EXCLUSIVE OUTDOOR PATIO ON 27TH AND CAPITOL AVE

MIDTOWN HAS A PROVEN RECORD OF SUCCESS FOR FOOD AND ALCOHOL RELATED RETAIL - AND MIDTOWNERS' APETITES ARE STILL GROWING. THIS HIGHLY-VISIBLE CORNER ACROSS THE STREET FROM THE NEW SUTTER HOSPITAL IS SURE TO TURN HEADS.



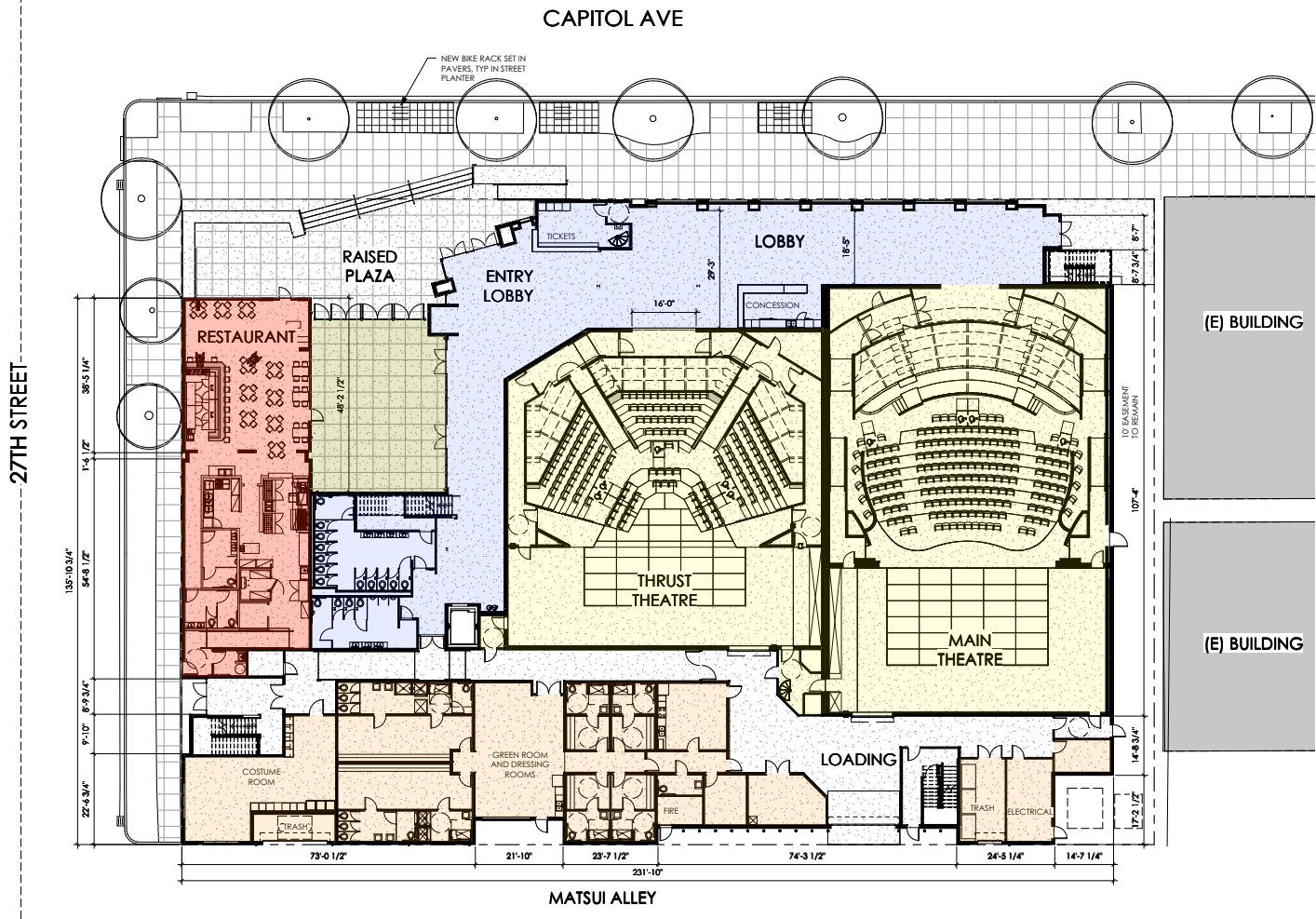
Midtown is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as “available” that are functionally obsolete and non-compliant. The urban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

At the center of the Sutter District is internationally-known Sutter General Hospital, located just one block from the Subject Property. In 2015, the hospital expanded with the addition of the Anderson Lucchetti Women’s and Children’s Center, a 242-bed, 10-story medical facility. The state-of-the-art medical facility employs hundreds of specialists, as well as, caters to thousands of patients and family members each day. As of 2016, Sutter Medical Group employed over

470 physicians and 120 allied health professionals serving more than a half-million patients each year across Northern California. Furthermore, local restaurateur and developer, Randy Paragary, is planning a **107-room boutique hotel at the corner** of 28th Street and Capitol Ave, located directly next door to the B Street Theatre. The project has gained support from the City’s Planning Commission and the neighboring residents. The targeted completion date is unknown as this time. //

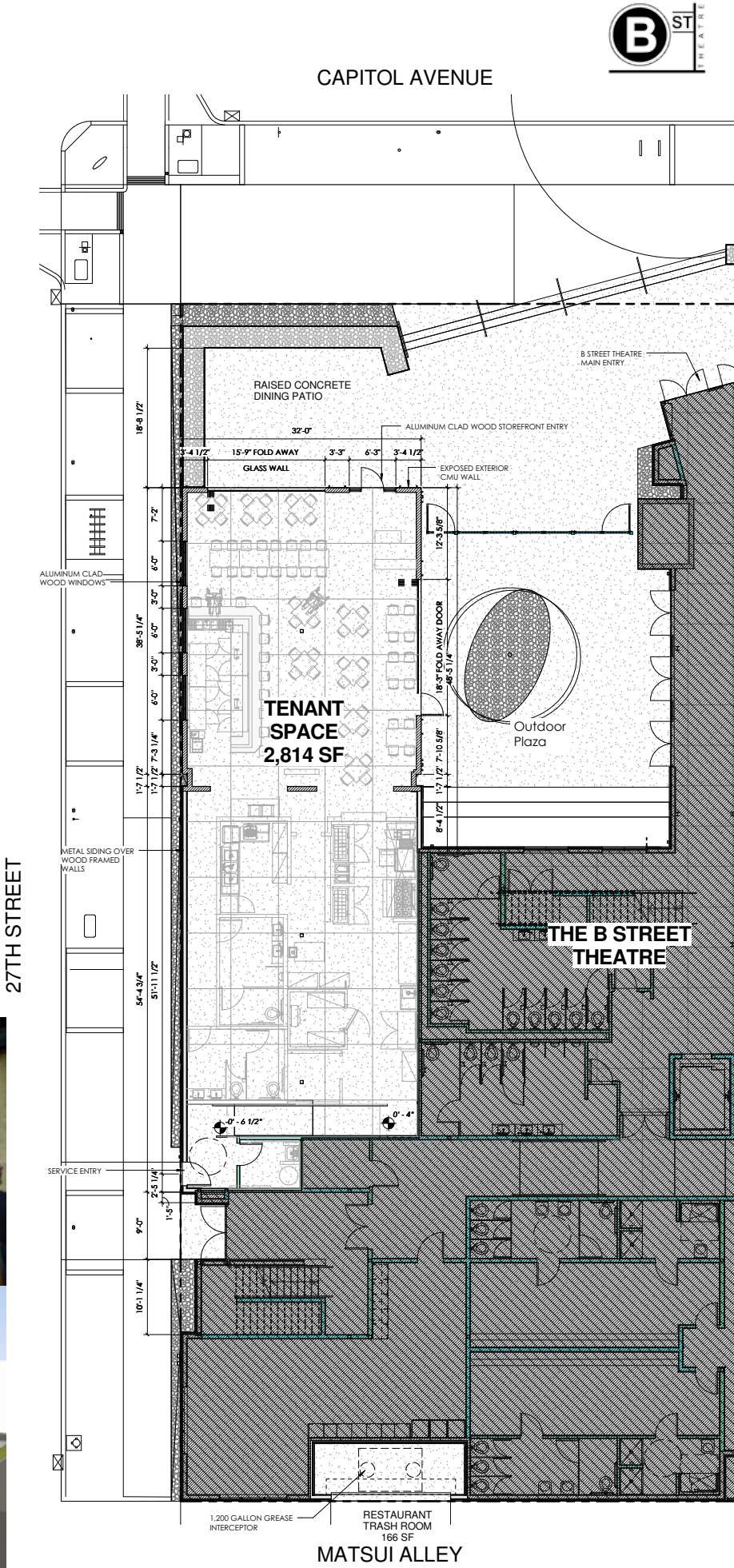


FLOOR PLANS



NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
- 3. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
- 4. ALL ROOFS ARE 6" POLYSTYRENE INSULATION ON 4" CONCRETE UNLESS NOTED OTHERWISE.
- 5. ALL EXTERIOR WALLS ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 6. ALL EXTERIOR DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
- 7. ALL EXTERIOR WINDOWS ARE 36" WIDE UNLESS NOTED OTHERWISE.
- 8. ALL EXTERIOR LIGHTS ARE 12" DIA. UNLESS NOTED OTHERWISE.
- 9. ALL EXTERIOR VENTS ARE 12" DIA. UNLESS NOTED OTHERWISE.
- 10. ALL EXTERIOR RAILS ARE 4" DIA. UNLESS NOTED OTHERWISE.
- 11. ALL EXTERIOR HANDRAILS ARE 2" DIA. UNLESS NOTED OTHERWISE.
- 12. ALL EXTERIOR STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.
- 13. ALL EXTERIOR STAIRS ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE.
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The new B Street Theatre will house two large theater spaces connected by a large public lobby, classrooms, courtyard, a restaurant. The larger of the two theater spaces, the Sutter Children's Theatre, will seat 365 people in a proscenium-style playhouse setting and the other stage, the Mainstage Theatre, will seat 250 people with a thrust stage for a more

intimate atmosphere. The restaurant space is located adjacent to the two theaters, separated by an outdoor courtyard. The restaurant also has the exclusive use of an elevated patio area located near the corner of 27th and Capitol Ave. The above restaurant plan is for marketing purposes only and will be delivered in shell condition. //





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