

# 23 00

## N STREET

PRIME MIDTOWN OFFICE  
SPACE FOR LEASE



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# THE PROPERTY

1,800

AVAILABLE SF

3,600

BUILDING SF

10

PARKING STALLS AVAILABLE

## EASILY ACCESSIBLE TO MIDTOWN & THE R STREET CORRIDOR

2300 N Street (the “Property”) is a free-standing genuine red brick building located at the corner of 23rd and N Street. The Building is a perfect combination of old and new with a genuine red brick exterior accented by mint green window frames and a modern interior with new fixtures and appliances.

The office space features large windows, high ceilings, and beautiful wooden flooring throughout. The large private offices and communal areas provides the perfect slate to build an environment that shapes positive client experiences and a strong company brand image.

Your office space 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!





Section One: The Property

2300 N

# PROPERTY DETAILS

Address:	2300 N St, Sacramento, CA 95816
Building Size:	± 3,600 SF
Suite 200:	± 1,800 SF
Lease Rate:	\$1.85 MG
Availability:	August 1, 2021
Parking:	10 stalls available





# BUILDING LOCATION

## IN THE HEART OF MIDTOWN SACRAMENTO!

The Building is situated along a burgeoning corridor in Midtown that stands to benefit from the continued investment into the R Street Corridor, the Handle District, and Lavender Heights. The corridor is surrounded by Sacramento's hottest districts and can benefit from all three's numerous eateries, watering holes, art galleries, retailers and office tenants. These districts are home to some of Sacramento's best restaurants, events, and nightlife scene. Major

residential developments are taking place nearby and retailers, office tenants and residents are moving to the urban core to take advantage of the existing live, work, play lifestyle. Midtown Sacramento is the perfect fusion of multi-generational 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 and East Sacramento.







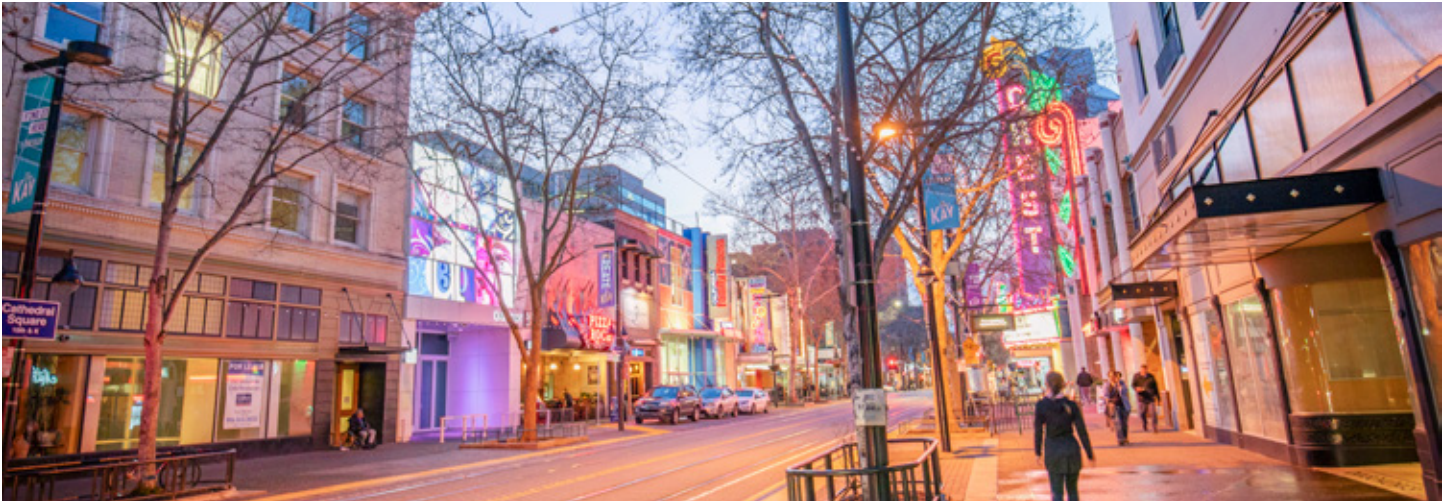
# NEARBY AMENITIES

The Property also benefits from proximity to several popular restaurants and bars, with easy access to every corner of the growing city.

## POPULAR RESTAURANTS NEAR 2300 N STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Centro Cocina Mexicana	Identity Coffee	New Roma Bakery	South
Ace of Spades	Chicago Fire	Iron Horse Tavern	Old Soul Coffee	Squeeze Burger
Aioli Bodega Espanola	Chipotle	Jack's Urban Eats	Orphan	Station 16
Alaro Craft Brewery	Coconut on T	Karma Brew	Pachamama Coffee Coop	Tank House BBQ
Art of Toys	Cornerstone	Kin Thai Street Eatery	Paesano's	Tapa the World
Azul Mexican	Crepeville	Kru Japanese	Paragary's	Tea Cup Cafe
Babes Ice Cream & Donuts	Der Biergarten	Bombay Bar & Grill	Pizzasaurus Rex	Temple Coffee
Badlands	Eatuscany Cafe	Kupros Craft House	Portofino's	Thai Basil
Bar West	Elixir Bar & Grill	Lowbrau	Pushkin's Bakery	Thai Canteen
Bento Box	Faces	Luna's Cafe & Juice Bar	Q Street Bar & Grill	The Golden Bear
BevMo	Federalist Public House	Maydoon	Queen Sheba	The Mill Coffee House
Bottle & Barlow	Fieldwork Brewing Co.	Mango's/Burgertown	R15	The Porch
Broderick Midtown	FishFace Poke Bar	Make Fish	Red Rabbit	The Rind
Buckhorn Grill	Fit Eats	Mast Coffee	Rick's Dessert Diner	The Waterboy
Burger Patch	Fox & Goose Public House	Mercantile Saloon	Roxie Deli and Barbecue	Tres Hermanas
Burgers and Brew	Ginger Elizabeth Chocolates	Mikuni Sushi	Ro Sham Beaux	Uncle Vito's Pizza
Cafe Bernardo	Grange	Monkey Bar	Sandwich Spot	University of Beer
Café Bernardo's	Highwater	Mulvaney's B&L	See's Candies	Yogurtagogo
Camellia Coffee Roasters	Ike's	N Street Cafe	Shady Lady	Zelda's Pizza
Cantina Alley	I Love Teriyaki	Nekter	Shoki Ramen House	Zocalo





# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

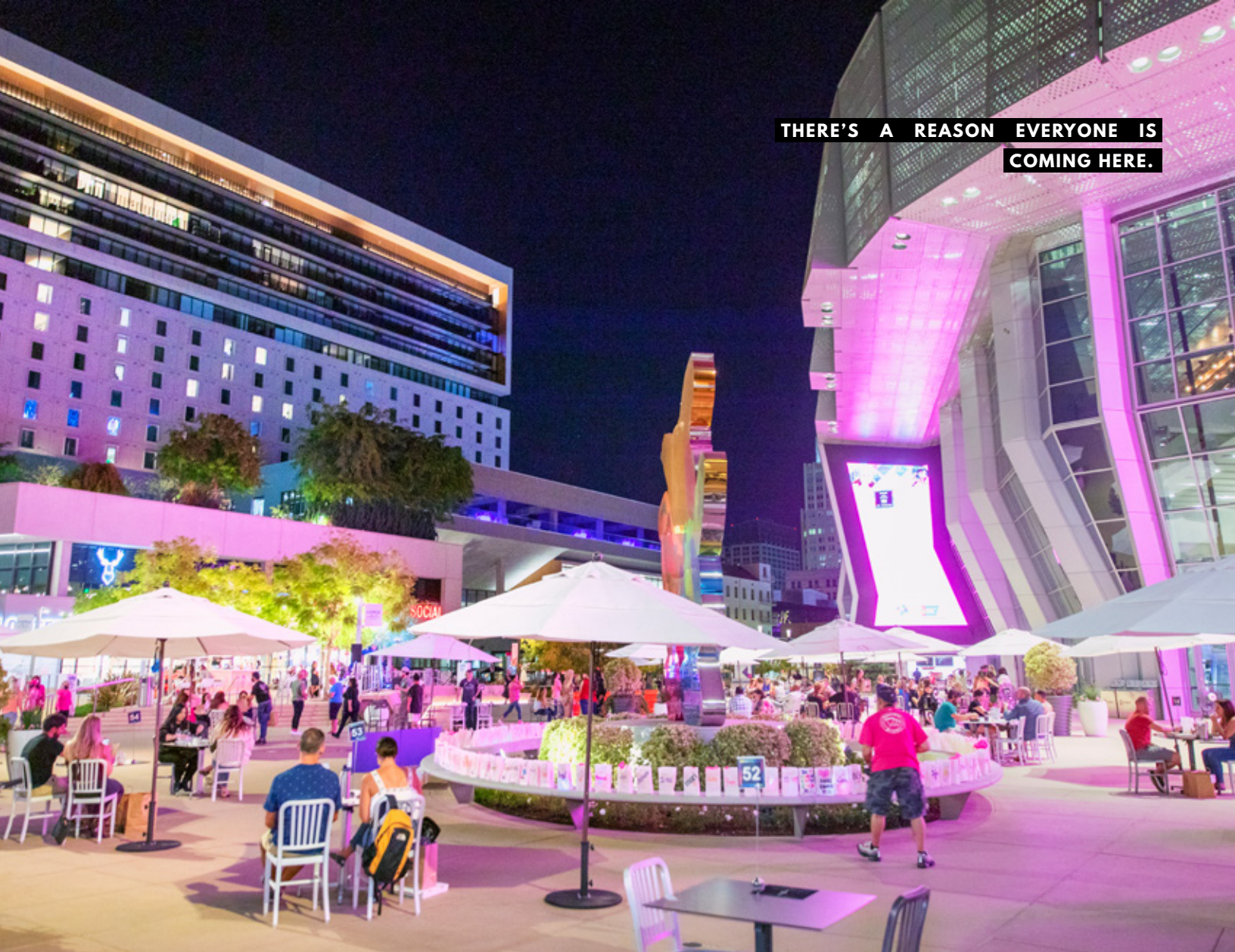
## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).



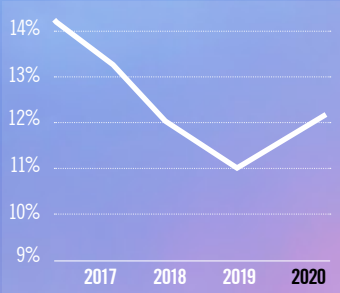
THERE'S A REASON EVERYONE IS COMING HERE.



# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

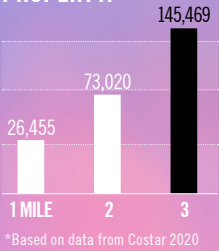
### SACRAMENTO OFFICE VACANCY:



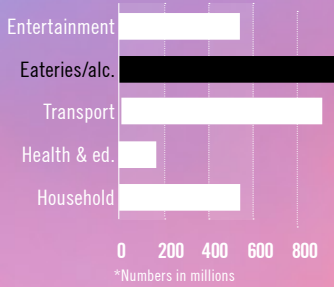
### SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

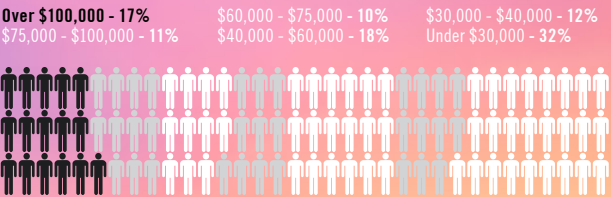
### NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



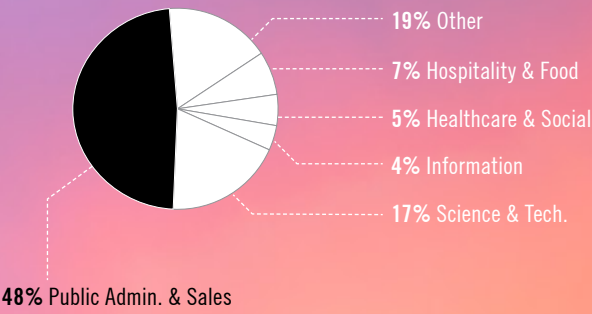
### ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



### SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



### LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



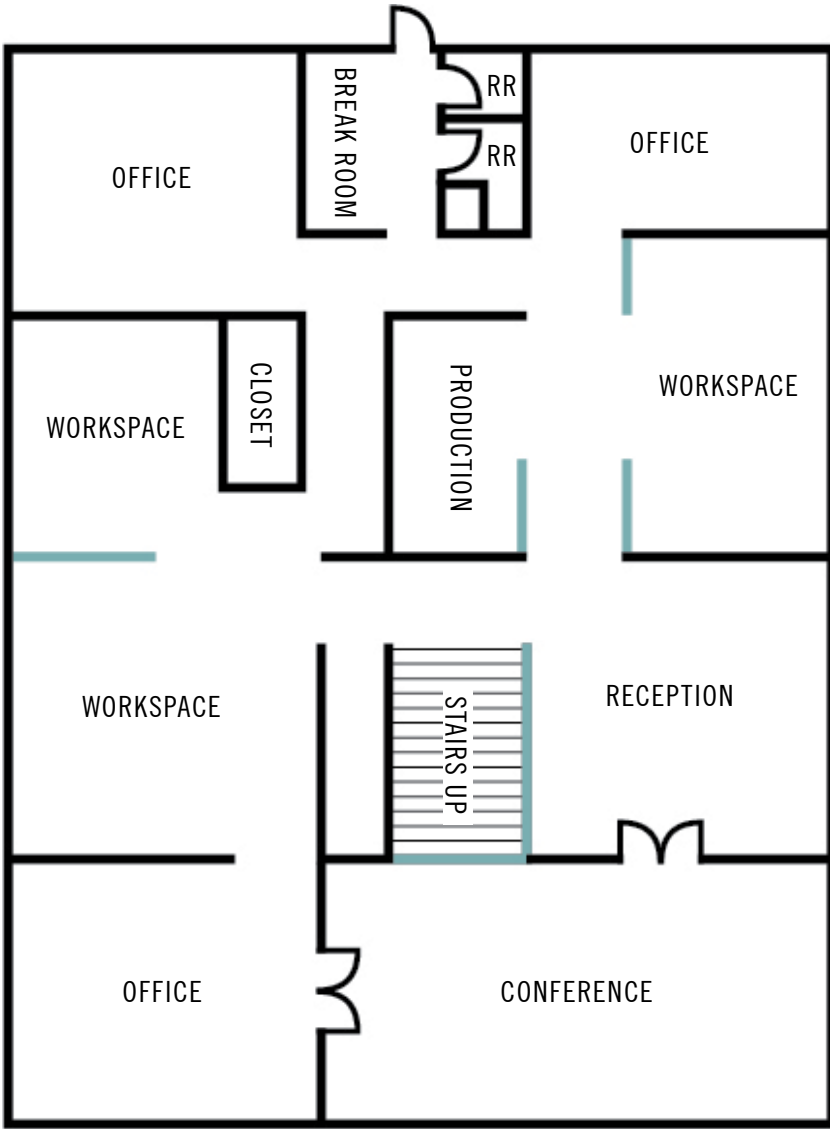
**34.3%** Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

WALK SCORE: 97  
BIKE SCORE: 98  
TRANSIT SCORE: 55

# FLOOR PLAN

SUITE 200  
1,800 SF





**TURTON**  
COMMERCIAL REAL ESTATE