

PARK TOWER RETAIL

980 9TH STREET AND 1010 8TH STREET, SACRAMENTO, CA 95814

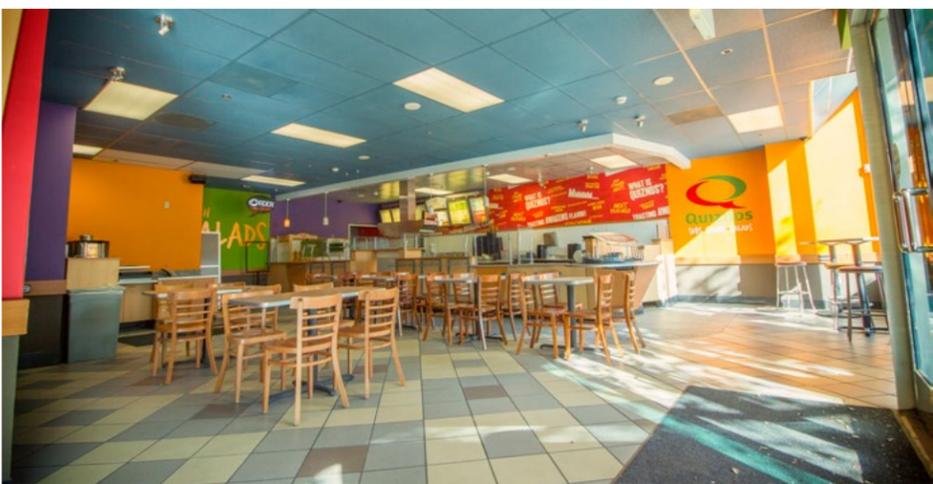
HIGH-END RETAIL SPACE

TURTON COMMERCIAL IS PLEASED TO PRESENT A PRIME RETAIL OPPORTUNITY LOCATED IN THE HEART OF DOWNTOWN.

980 9th Street, more commonly referred to as "Park Tower", is a 460,000 square foot Class A office building built in 1991. Park Tower is known for its Art Deco architecture featuring a stepped exterior accentuated by an assortment of aqua-blue glass panes. The building is arguably the most centrally located Class A high-rise tower in Downtown Sacramento, located 2 blocks from the entrance to the Golden 1 Center, 3 blocks to the front steps of the Capitol and 5 blocks from the Sacramento Convention Center. On the ground floor, Park Tower offers several retail opportunities ranging from 2,000 to 10,000 square feet.

PROPERTY INFO

ADDRESS:	980 9TH STREET AND 1010 8TH STREET
SUITES:	980 9TH, SUITE 100 - 6,697 SF 980 9TH, SUITE 165 - 2,671 SF 1010 8TH STREET - 6,000 SF
RATE:	\$2.50 - \$3.00
LEASE TYPE:	NNN
T.I. ALLOWANCE:	AVAILABLE



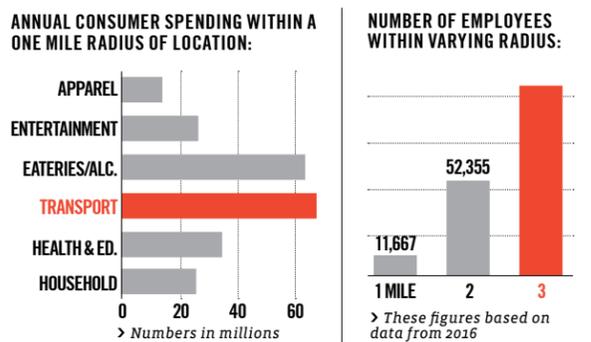


SACRAMENTO. LIVE. WORK. PLAY.

TAKE ADVANTAGE OF THE BOOMING DOWNTOWN MARKET

Downtown Sacramento is the epicenter for the region's most exciting events and development activity. Downtown continues to be the hub of Sacramento's \$2.8 billion tourism industry with more than 378 conventions and events and more than 880,000 attendees in 2014 alone. The burgeoning nightlife and entertainment scene, coupled with the development of the new Entertainment and Sports Center (ESC), provides the perfect opportunity for an office or retail user to define their company culture in Sacramento's booming downtown submarket.

30 new retail businesses opened downtown in 2014 and the office market continues to develop as firms move to the urban core to attract top talent. More than one-third of the Class A office space in the region is located in Downtown providing a large daytime population of over 70,000 employees.



SACRAMENTO DEMOGRAPHICS

NUMBERS INDICATE A VIBRANT METRO EPICENTER

CITY RANKINGS

- #1 HAPPIEST WORKERS IN MIDSIZED CITIES
- #1 MOST VALUABLE MINOR LEAGUE BASEBALL TEAM
- #2 TOP 10 MOST FUN, AFFORDABLE U.S. CITIES
- #4 U.S. METRO CLEAN TECH INDEX
- #4 BEST CITIES FOR NERDS
- #10 BEST CITIES FOR WOMEN IN THE WORKFORCE
- #10 BEST CITIES FOR COFFEE SNOBS
- #10 LEASE STRESSED-OUT CITIES
- #14 AMERICA'S COOLEST CITIES
- #16 BEST CITIES FOR MILLENNIALS
- #25 AMERICA'S TOP 50 BIKE-FRIENDLY CITIES



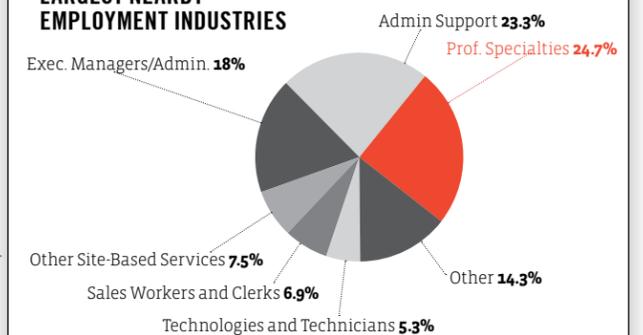
CITY DATA

SACRAMENTO ANNUAL SALARY BREAKDOWN

Over \$100,000. **17%** \$60,000 - \$75,000. **10%** \$30,000 - \$40,000. **12%**
 \$75,000 - \$100,000. **11%** \$40,000 - \$60,000. **18%** Under \$30,000. **32%**



LARGEST NEARBY EMPLOYMENT INDUSTRIES



DEMOGRAPHICS OF "THE GRID"

15.3 MILLION

ANNUAL REGIONAL VISITORS

607,000

CONVENTION CENTER ATTENDEES

17,736

TOTAL DOWNTOWN RESIDENTS

140

RESTAURANTS

71,335

DAYTIME EMPLOYEES

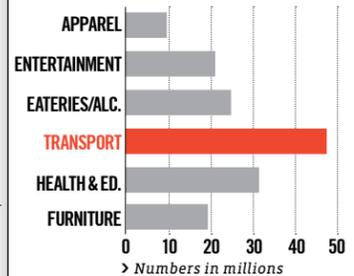
11,062

TOTAL HOUSING UNITS

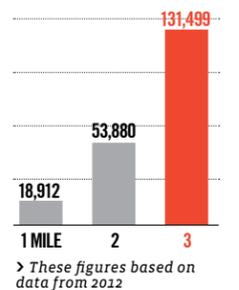
55

DOWNTOWN BARS

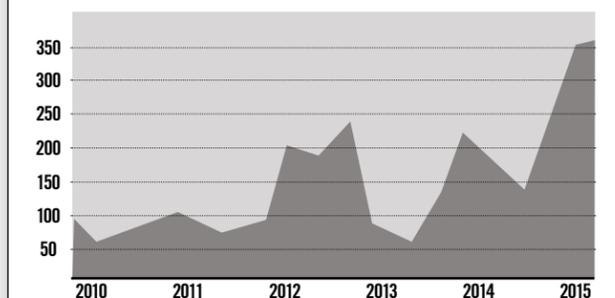
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF K STREET:



TOTAL POPULATION WITHIN VARYING RADIUS:

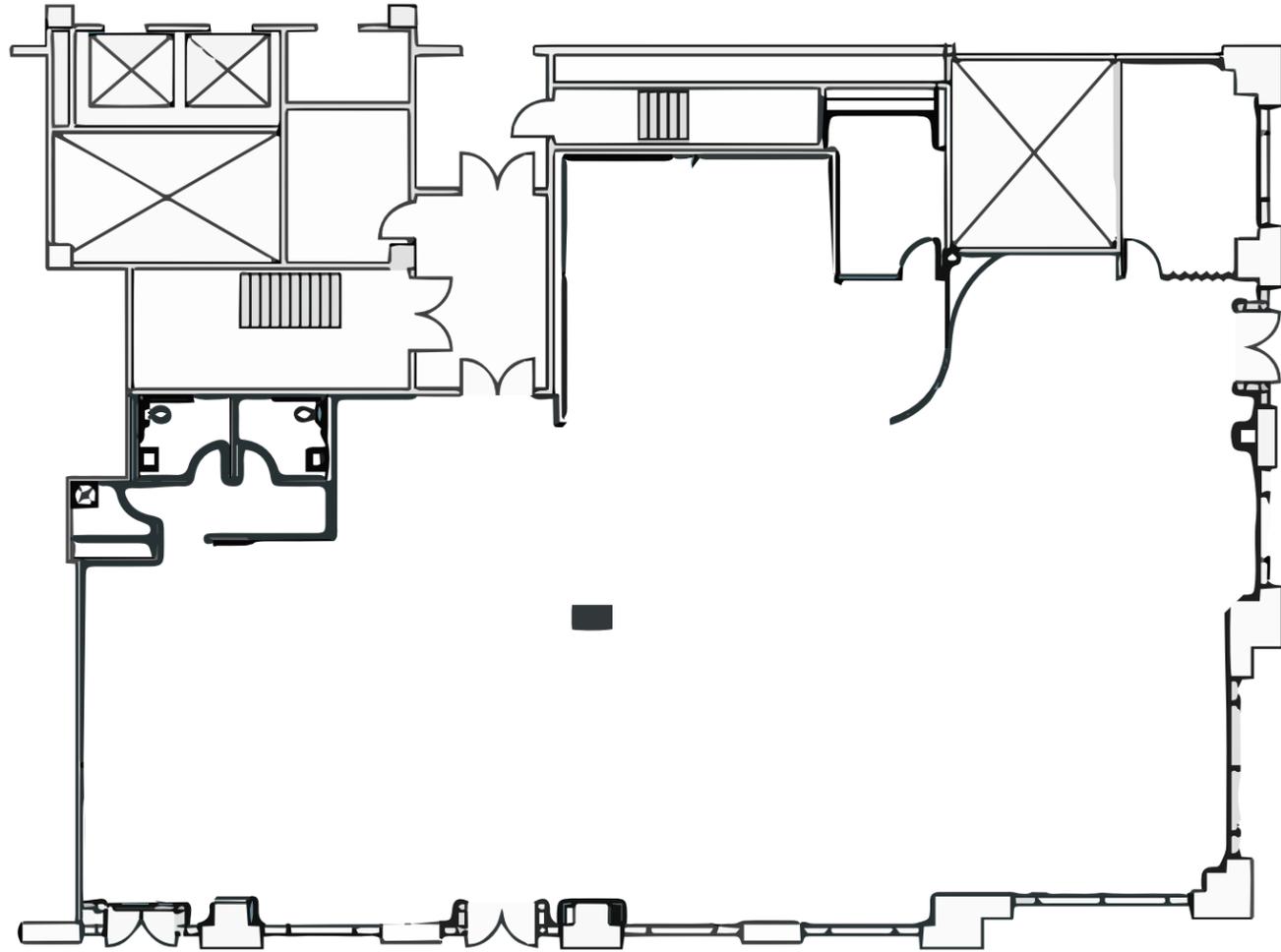


APARTMENT BUILDING SALES (IN MILLIONS)

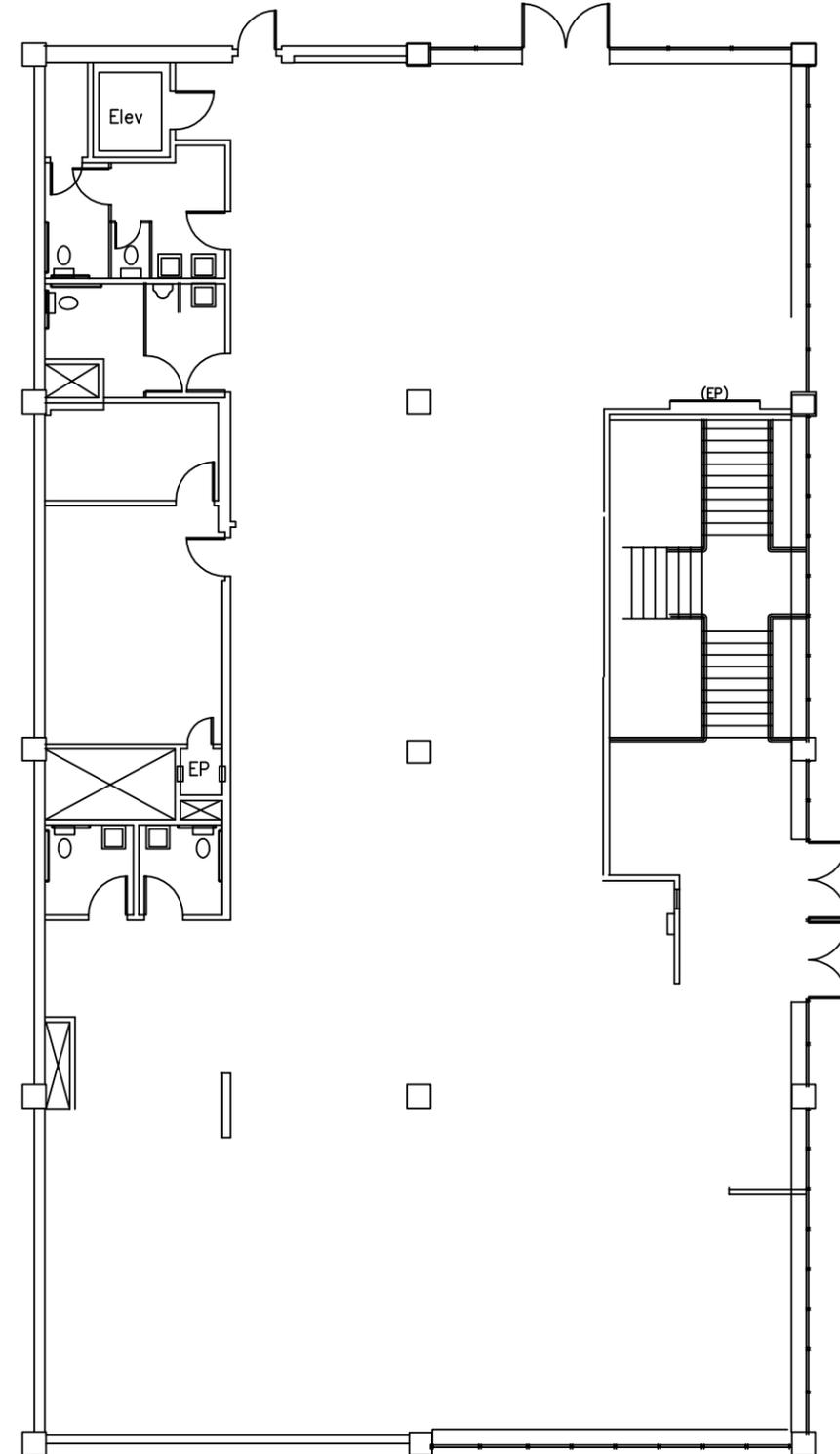


FLOOR PLANS

980 9TH STREET, SUITE 100
6,000 SF



1010 8TH STREET
6,697 SF







TURTON
COMMERCIAL REAL ESTATE

AARON MARCHAND
D.R.E. LIC. 01711650
916.573.3305
AARONMARCHAND@TURTONCOM.COM

JON LANG
D.R.E. LIC. 01934394
916.573.3302
JONLANG@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM