

42ND STREET DESIGN
A KERRIE KELLY COMPANY

19TH & CAPITOL

1,035 CREATIVE RETAIL FOR LEASE IN THE HEART OF MIDTOWN

PROPERTY SUMMARY

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT RARE CREATIVE RETAIL/OFFICE SPACE FOR LEASE IN THE CENTER OF MIDTOWN

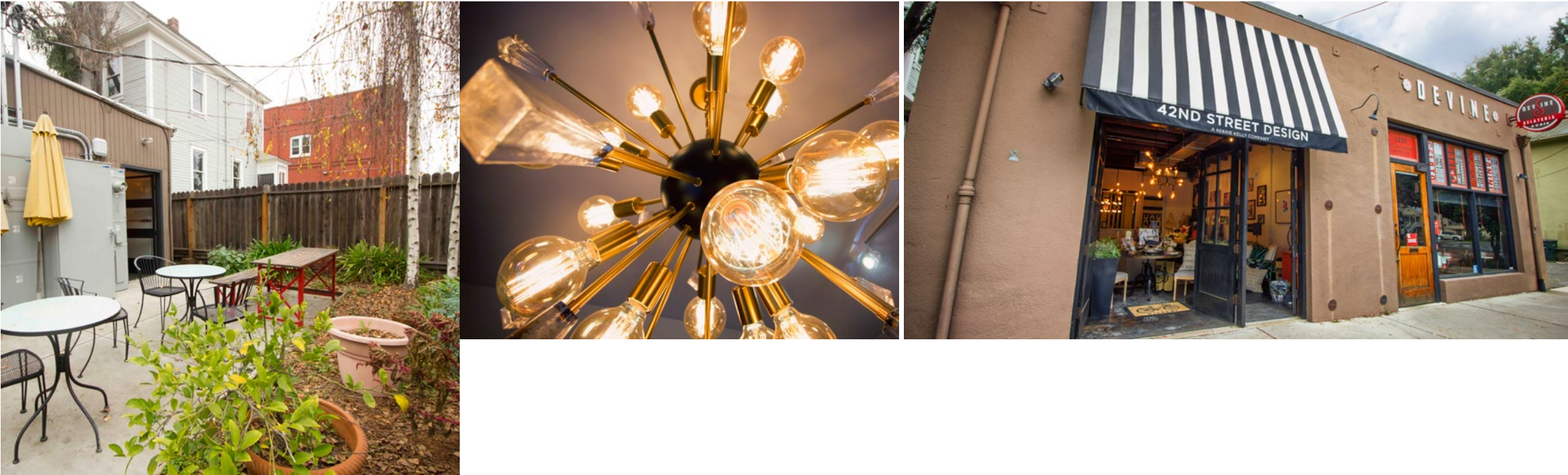
1221 19th Street provides the perfect opportunity for a tenant seeking retail, restaurant or office space in Sacramento's lively midtown district. The space is immediately adjacent to Devine Gelateria and has a set of doors that open wide onto 19th Street. The space features exposed ceilings, concrete floors, hard ducting and updated finishes throughout.

1221 19th Street delivers the perfect space to build an environment that shapes great client and customer experiences along with a strong company brand image.

This is a very rare opportunity to lease one of Midtown's most iconic spaces!



PROPERTY INFO	
ADDRESS:	1221 19th St, Sacramento CA 95816
SUITE SIZE:	1,035 SF
LEASE RATE:	\$3.00 / NNN
TERM:	Through 11/30/21
CONDITION:	As-is



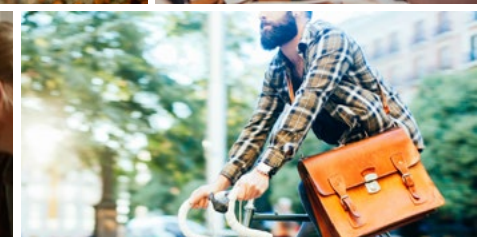
PROPERTY LOCATION

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.

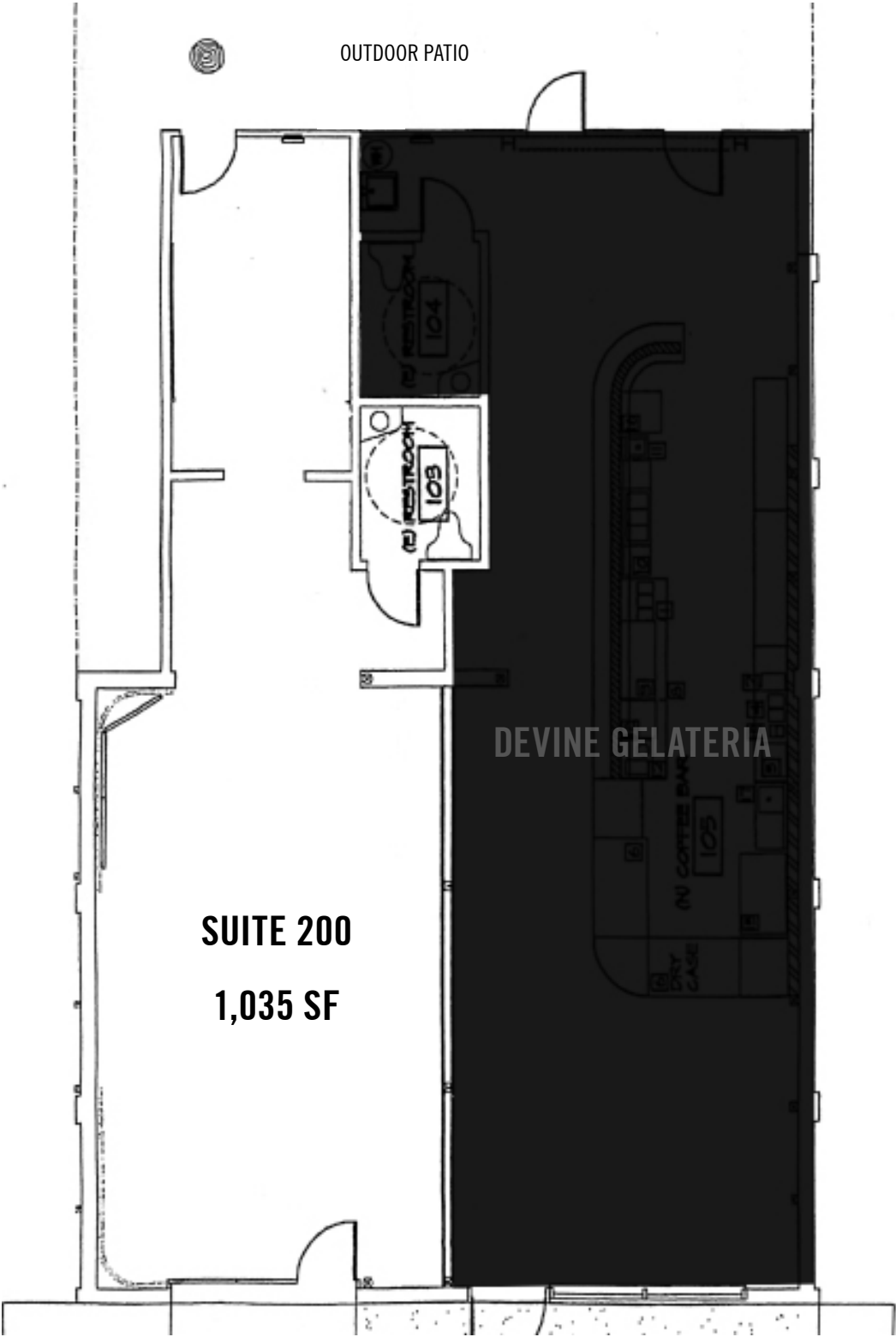
Within Midtown, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The hub of this exciting district is the MARRS building – only two blocks away. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood.

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 district 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, the District is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more.

Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by the new parking garage next door by Pappas Investments and the accompanying grocery store planned for 21st and L.



FLOOR PLAN





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