

**1805 CAPITOL AVENUE**  
**SACRAMENTO, CA 95811**

**Aaron Marchand**  
D.R.E. Lic. 01711650

**916.468.0193**

[aaronmarchand@turtoncom.com](mailto:aaronmarchand@turtoncom.com)



1050 20th Street, Ste 220  
Sacramento, CA 95811  
[www.turtoncom.com](http://www.turtoncom.com)



# 1805 CAPITOL AVENUE SACRAMENTO, CA 95811



High Ceilings / Exposed Beams



Corner of 18th Street & Capitol Avenue



## BUILDING FEATURES

- Rare Midtown Opportunity
- High Identity Location in the Heart of Midtown
- Capitol Avenue Frontage
- ±1,436 Square Feet
- Lease Rate: \$3.00/SF NNN
- Modern Exterior
- High and Exposed Ceilings
- Signage Available
- Front Patio Seating Available
- Interactive Store-Front Windows
- Tenant Improvement Allowance Available for Qualified Tenants



# 1805 CAPITOL AVENUE SACRAMENTO, CA 95811



Across from Mangia



Adjacent to Zocalo



Across from Paesano's



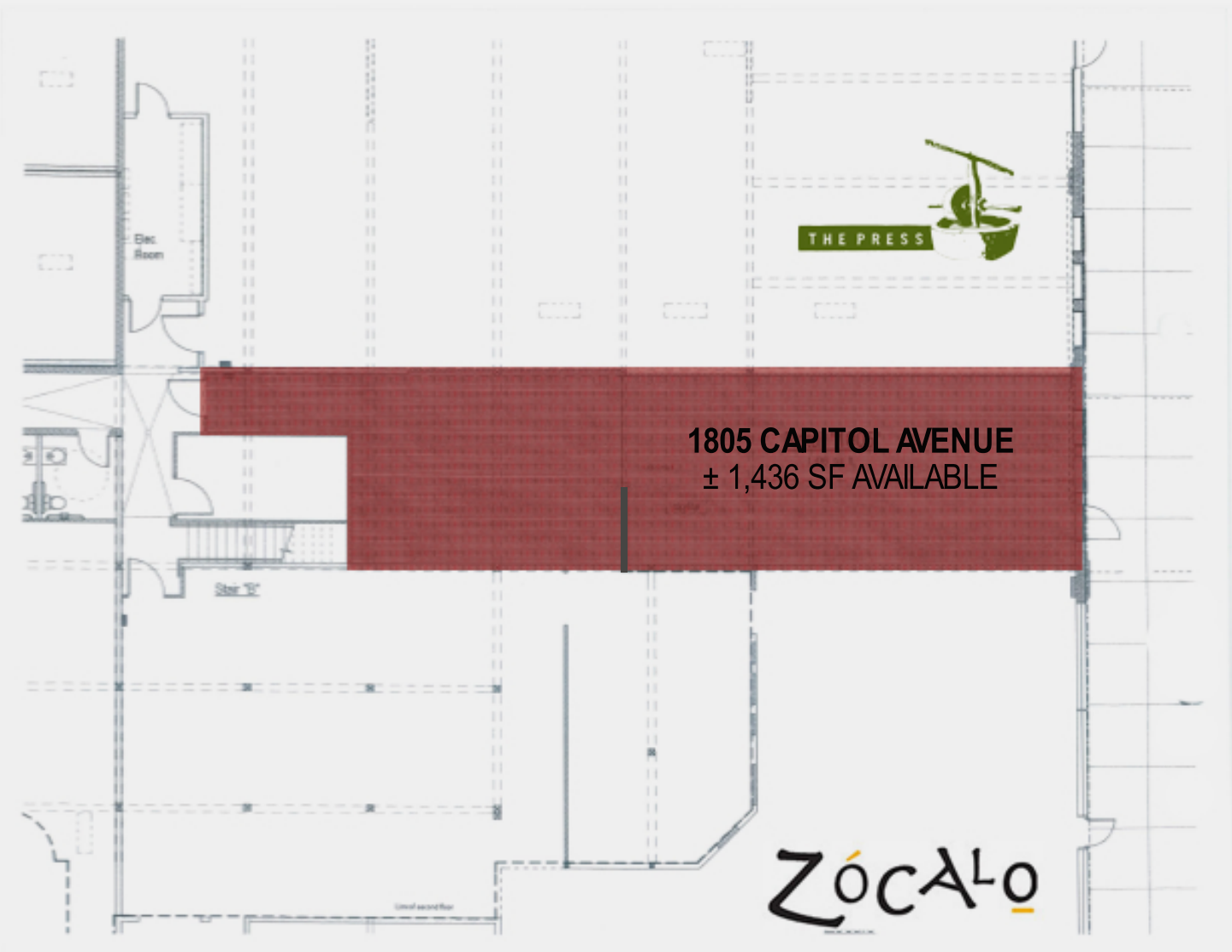
## LOCATION

- Located in Midtown Sacramento - The Strongest Submarket in the Sacramento Region
- Dynamic and Exciting Neighborhood
- Popular Intersection in the Heart of the Handle District
- High Foot Traffic Counts Day and Evening
- Highly Visible Location
- Large Daytime Population
- Adjacent to The Press
- In the Same Building as 58 Degrees, Zocalo and The Press
- Within Walking Distance of Many Favorite Sacramento Restaurants and Entertainment Venues
- Easy Access to Major Commute Routes, Public Transportation Lines and the State Capitol





1805 CAPITOL AVENUE  
SACRAMENTO, CA 95811



CAPITOL AVENUE

FLOOR PLAN

**1805 CAPITOL AVENUE  
SACRAMENTO, CA 95811**

POPULATION	1 MILE	2 MILE	3 MILE
2012 Total Population	27,456	60,870	131,168
Pop Growth 2012-2017	3.40%	3.20%	3.60%
Per Capita Income	\$30,087	\$32,907	\$28,424
Average Age	39.30	39.40	38.30
HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2012 Total Households	16,286	31,756	59,771
HH Growth 2012-2017	3.50%	3.00%	3.10%
Median Household Income	\$29,575	\$37,795	\$41,645
Average Household Size	1.54	1.79	2.12
HOUSING	1 MILE	2 MILE	3 MILE
Median Home Value	\$258,225	\$217,179	\$177,834
Median Year Built	1954	1947	1953
ANNUAL CONSUMER SPENDING (Aggregate in Thousands)	1 MILE	2 MILE	3 MILE
Apparel	15,933	38,827	72,950
Entertainment	35,506	89,815	172,918
Food Away from Home	34,820	84,70	159,914
Alcoholic Beverages	6,664	15,924	29,291
Furniture and Appliances	32,520	81,115	156,191
Transportation and Maintenance	81,654	203,085	394,378
Health Care	15,152	39,550	78,777
Education and Day Care	40,797	96,848	177,709
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
2011	Capitol Avenue	19th Street	6,901 Cars per Day

**DEMOGRAPHICS**





**Aaron Marchand**

D.R.E. Lic. 01711650

**916.468.0193**

**[aaronmarchand@turtoncom.com](mailto:aaronmarchand@turtoncom.com)**



**TURTON**  
**COMMERCIAL REAL ESTATE**

1050 20th Street, Ste 220  
Sacramento, CA 95811  
[www.turtoncom.com](http://www.turtoncom.com)