

1945 BROADWAY

HIGH IDENTITY FREESTANDING RETAIL BUILDING FOR LEASE
ON THE BROADWAY CORRIDOR



TURTON
COMMERCIAL REAL ESTATE

BUILDING FEATURES

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT ONE OF THE BROADWAY CORRIDOR'S HOTTEST OFFICE/RETAIL BUILDINGS FOR LEASE

1945 Broadway is an exciting urban core retail opportunity on the emerging Broadway Corridor! The building has floor to ceiling glass lines providing abundant room for marketing your property to the 22,000 cars per day on the Broadway thoroughfare. The unique location on Broadway between 20th Street and the railroad tracks provides high visibility from multiple directions. The building has a large flat roof with wood paneling giving ample room for prominent building signage for easy visibility and marketing needs.

The property has 15 on-site parking stalls available so employees and customers do not have to worry about finding street parking or parking in nearby lots. 1945 is accessible from both 20TH and Broadway with an ingress/egress located on both streets.

The high ceilings, abundant natural light and unique ceiling provides the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your retail environment is a part of your company's value proposition — invest in a space that enhances customer satisfaction, streamlines workflow and adds value to your bottom line!

BUILDING INFO

ADDRESS: 1945 BROADWAY, SACRAMENTO, CA 95818

CROSS STREETS: BROADWAY & 20TH STREET

SIZE: 3,600 SF

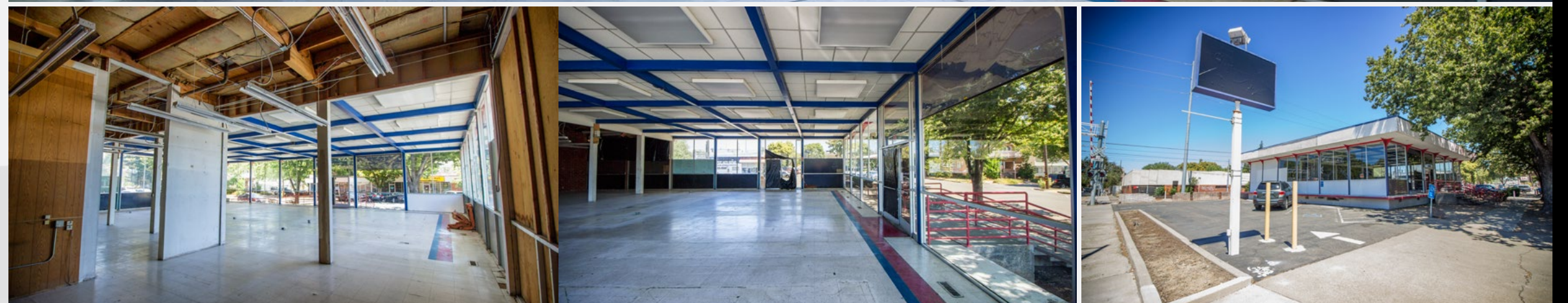
BUILDING: FREE-STANDING

PARKING: 15 STALLS

PARKING RATIO: 2:1,000 SF

FRONTAGE: 190' ON BROADWAY

LEASE RATE: \$1.50/SF NNN



PROPERTY LOCATION

TAKE ADVANTAGE OF BROADWAY'S EMERGING RETAIL SCENE AND REVITALIZATION

Broadway is gaining a lot of attention as it undergoes a transformation that includes the construction of the new Broadway Bridge as well as the development of an innovative infill housing community, Mill at Broadway, that is well underway. The highly respected local restaurant, The Kitchen, plans to relocate themselves here along with other popular attractions such as Joe Marty's sports bar and New Helvetia Brewing Company. This much anticipated revitalization is causing activity to surge as established investors and independent owners alike compete for a piece of the action.

With the city's plans for street improvements, traffic calming and numerous large developments underway, this historic corridor stands is undergoing a transformative period of investment and redevelopment. The Broadway corridor benefits from an eclectic mix of eateries, retail users, office tenants, an iconic theater and high end residential neighborhood. Everywhere you look there are reminders of the past, the current progress, and future that are blending together into what we call the "Tower District."

The broad mix of businesses and restaurants along with a reasonably strong building stock combine to create one of Sacramento's most eclectic, engaging and interesting corridors. With City plans in the works to make the street friendlier to pedestrians and cyclists, reducing the street from four lanes to two and improving pedestrian access, the character has been preserved, while enhancing the street's overall image, walkability, and connectivity to adjacent employment centers and neighborhoods.

LINKS:

[THE MILL AT BROADWAY](#)

[GREATER BROADWAY DISTRICT](#)



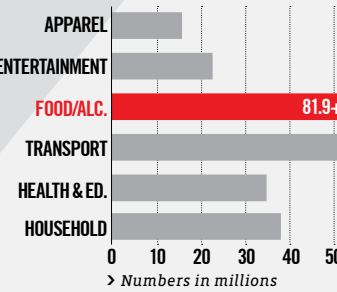
PROPERTY DEMOGRAPHICS



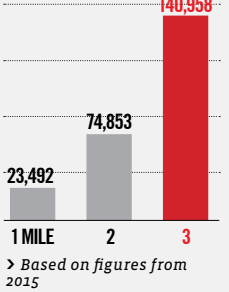
SACRAMENTO ANNUAL SALARY BREAKDOWN
Over \$100,000. **17%** \$60,000 - \$75,000. **10%** \$30,000 - \$40,000. **12%**
\$75,000 - \$100,000. **11%** \$40,000 - \$60,000. **18%** Under \$30,000. **32%**



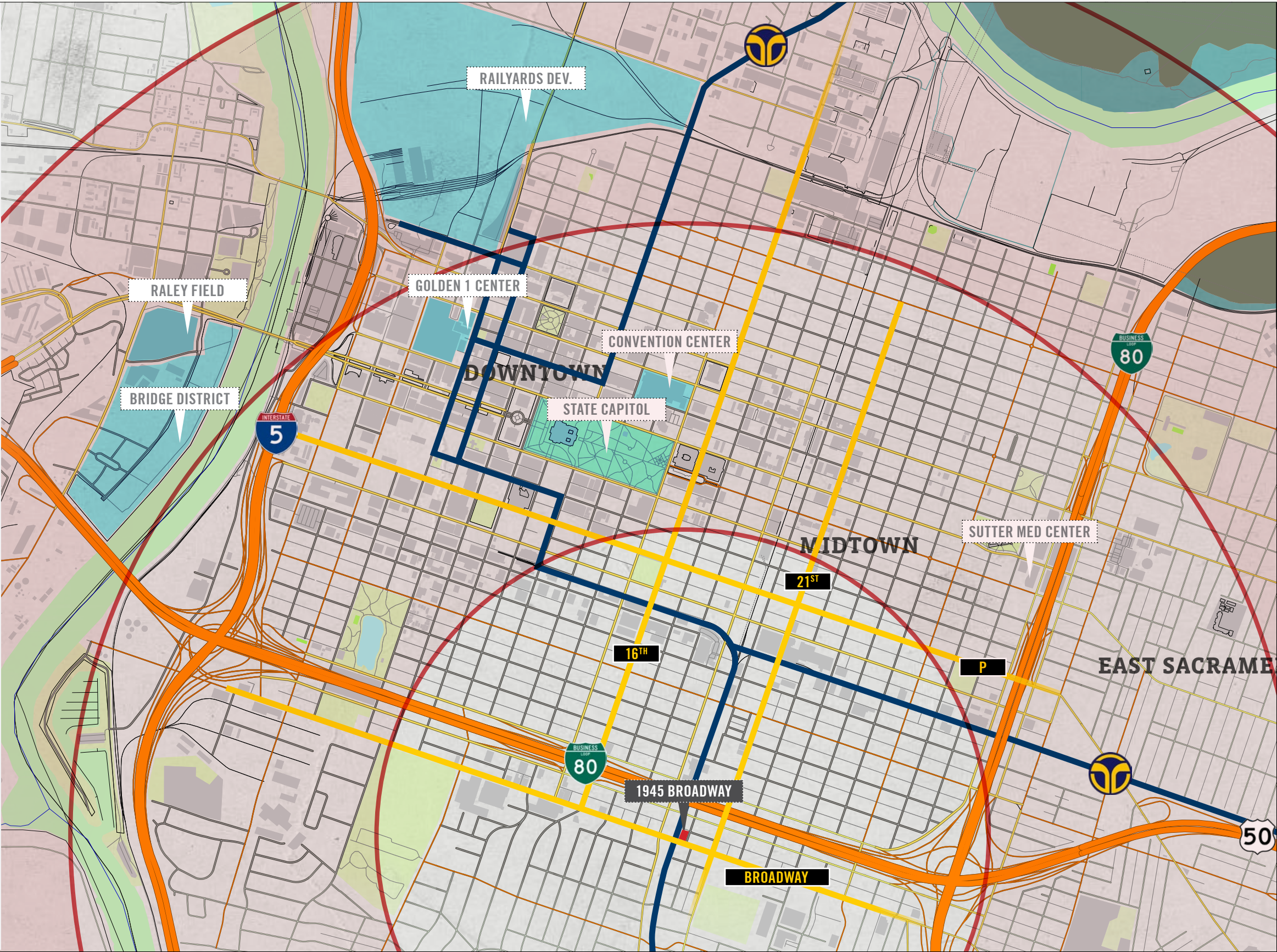
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF 1945 BROADWAY:



TOTAL POPULATION WITHIN VARYING RADIUS:



Population	1 Mile	2 Mile	3 Mile
2015 Total Pop:	23,492	74,853	140,958
2020 Pop:	24,641	78,515	147,456
Pop Growth 2015-2020:	4.89%	4.89%	4.61%
Average Age:	39.40	38.80	38.70
Households			
2015 Total Households:	13,115	37,033	63,060
HH Growth 2015-2020:	4.96%	4.96%	4.64%
Median House-hold Inc:	\$45,099	\$43,095	\$46,380
Avg Household Size:	1.80	1.90	2.20
2015 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$383,679	\$361,980	\$324,460
Median Year Built:	1948	1949	1952





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

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