



TURTON
COMMERCIAL REAL ESTATE

**RETAIL SPACE
FOR LEASE**

**1330 H STREET
SACRAMENTO, CA**



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1050 20th Street, Ste. 220
Sacramento, CA 95814

- Located on the Corner of 14th and H Street in Downtown Sacramento's Entertainment District
- ± 2,315 SF Free Standing Building
- Lease Rate \$1.85/SF NNN
- Tenant Improvement Allowance Available
- Flexible Space
- High Ceilings (Approximately 24 Feet)
- Front Patio
- On-Site Parking
- Parking Garage Across the Street
- Existing Core Plumbing
- Numerous Amenities within Walking Distance

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POPULATION	1 MILE	3 MILE	5 MILE
2011 Total Population	22,239	134,154	332,718
Pop Growth 2011-2016	4.60%	4.80%	5.00%
Per Capita Income	\$29,282	\$26,950	\$24,028
Average Age	39.90	37.50	36.00
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2011 Total Households	12,777	60,002	134,154
HH Growth 2011-2016	5.40%	4.60%	4.40%
Median Household Inc	\$27,277	\$40,572	\$41,987
Avg Household Size	1.47	2.16	2.43
Avg HH Vehicles	0.80	1.30	1.40
HOUSING	1 MILE	3 MILE	5 MILE
Median Housing Value	\$408,696	\$364,176	\$323,326
Median Year Built	1955	1955	1962
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
2011	H Street	12th Street	14,316 Cars Per Day
2011	H Street	15th Street	10,173 Cars Per Day

