

1415 21st Street

**A UNIQUE OFFICE LEASING OPPORTUNITY
LOCATED IN THE HEART OF MIDTOWN**



TURTON
COMMERCIAL REAL ESTATE



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The Opportunity

Turton Commercial Real Estate is pleased to present the exceptional leasing opportunity at 1415 21st Street (the "Property"), located in the vibrant Midtown Sacramento district. This ±1,905 square foot second-story office space is move-in ready, featuring two restrooms, a break area, and an open workspace with skylights. Situated in a meticulously renovated two story building originally constructed in 1969, the Property seamlessly blends midcentury modern charm with contemporary functionality. Renovations include a refreshed exterior façade with a retail storefront, a modernized lobby and common

areas, and upgraded mechanical systems.

The Property can offer tenants onsite parking, an important and scarce amenity in Midtown. Additional monthly parking is available at a multi-level parking garage just one block away at 21st Street and Capitol Avenue. Clients and visitors can also take advantage of free two hour parking along N Street or convenient 30 minute metered parking directly in front of the Property on 21st Street.

The Property is a short walk from an array of Midtown's most popular destinations, including Temple Coffee, the MARRS Building (home to LowBrau, Block Butcher Bar, and

Peet's Coffee), Kupros, The Federalist Public House, Alaro Brewery and not to be overlooked, downstairs neighbor Zelda's Original Gourmet Pizza, one of Sacramento's iconic dining spots.

In addition to dining and entertainment options, tenants will benefit from proximity to numerous service based amenities within a four block radius, including Chase Bank, the UPS Store, dry cleaning services, and a variety of hair and nail salons.

Experience the ultimate Midtown office environment at 1415 21st Street.



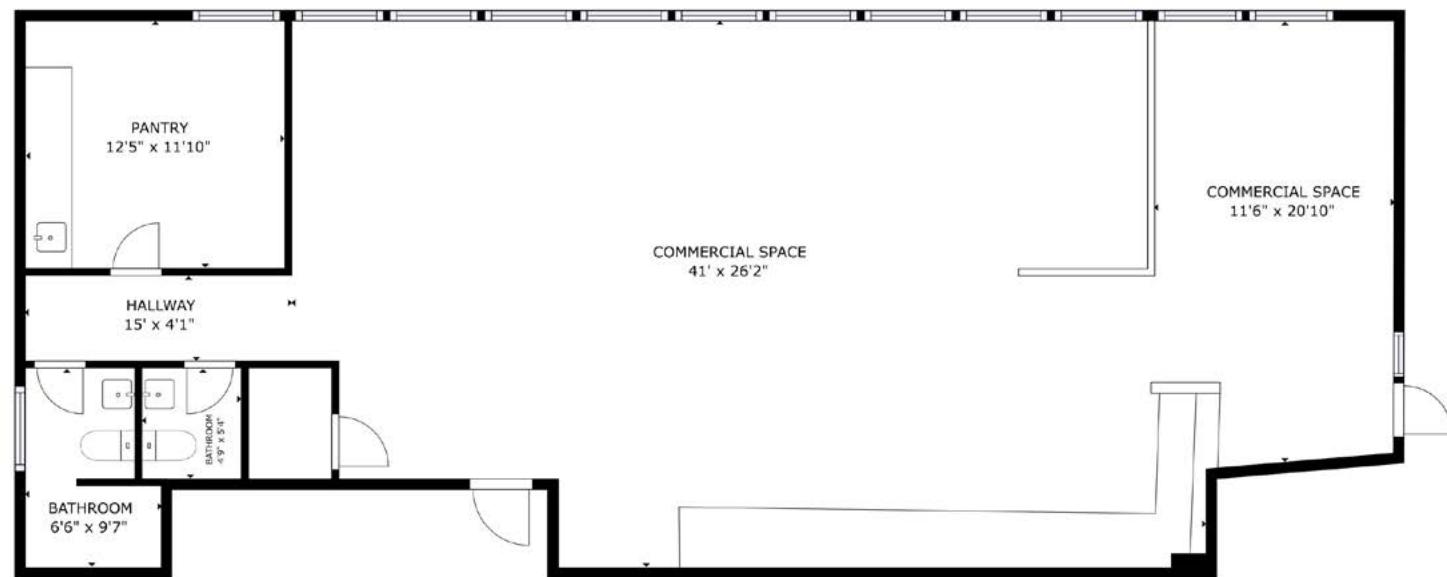
1 THE OPPORTUNITY
1415 21ST STREET



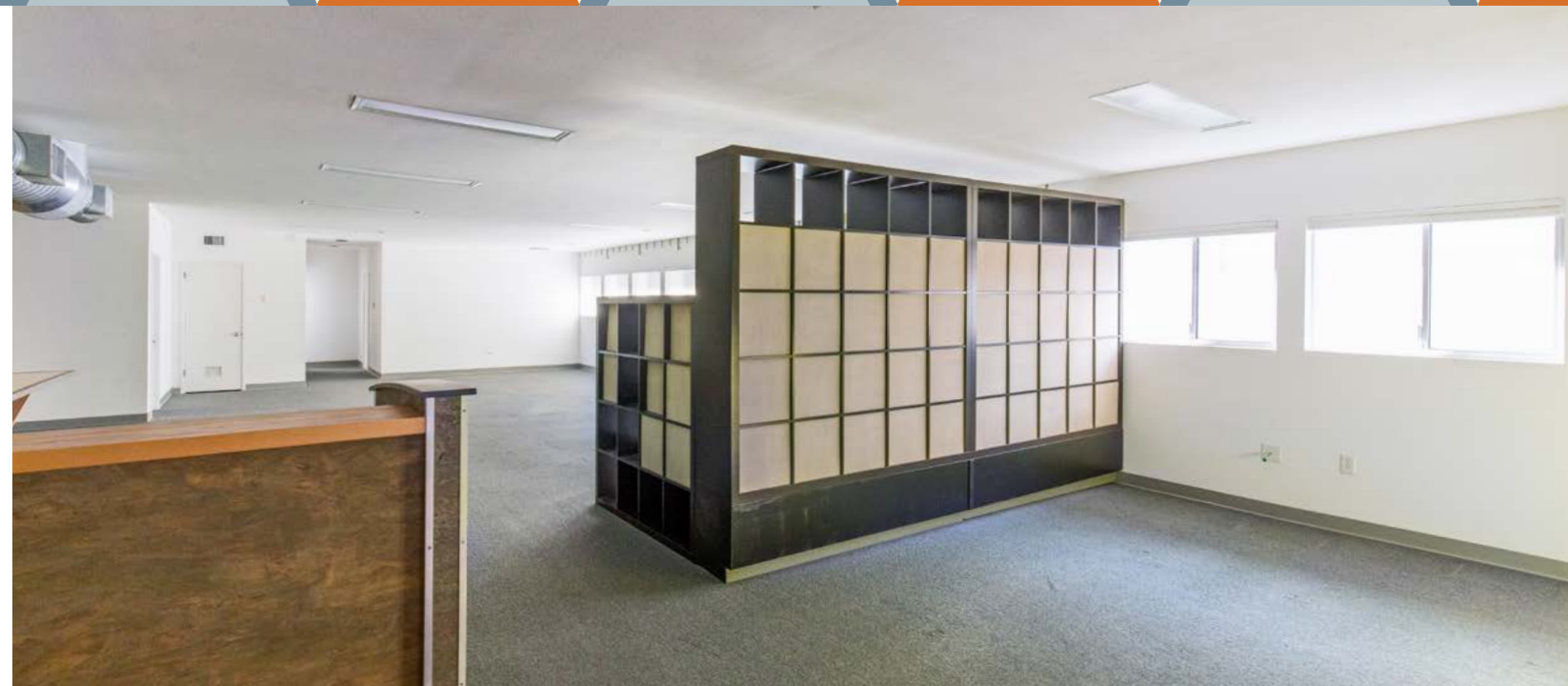
Property Info

Address: 1415 21st Street, Sacramento, CA
Size: ± 1,905 SF
Lease Rate: \$1.95 / SF / Month Modified Gross
Availability: Immediately

The Floor Plan



SUITE A



The Location

1415 21st Street enjoys one of the most desirable locations in Midtown, Sacramento.

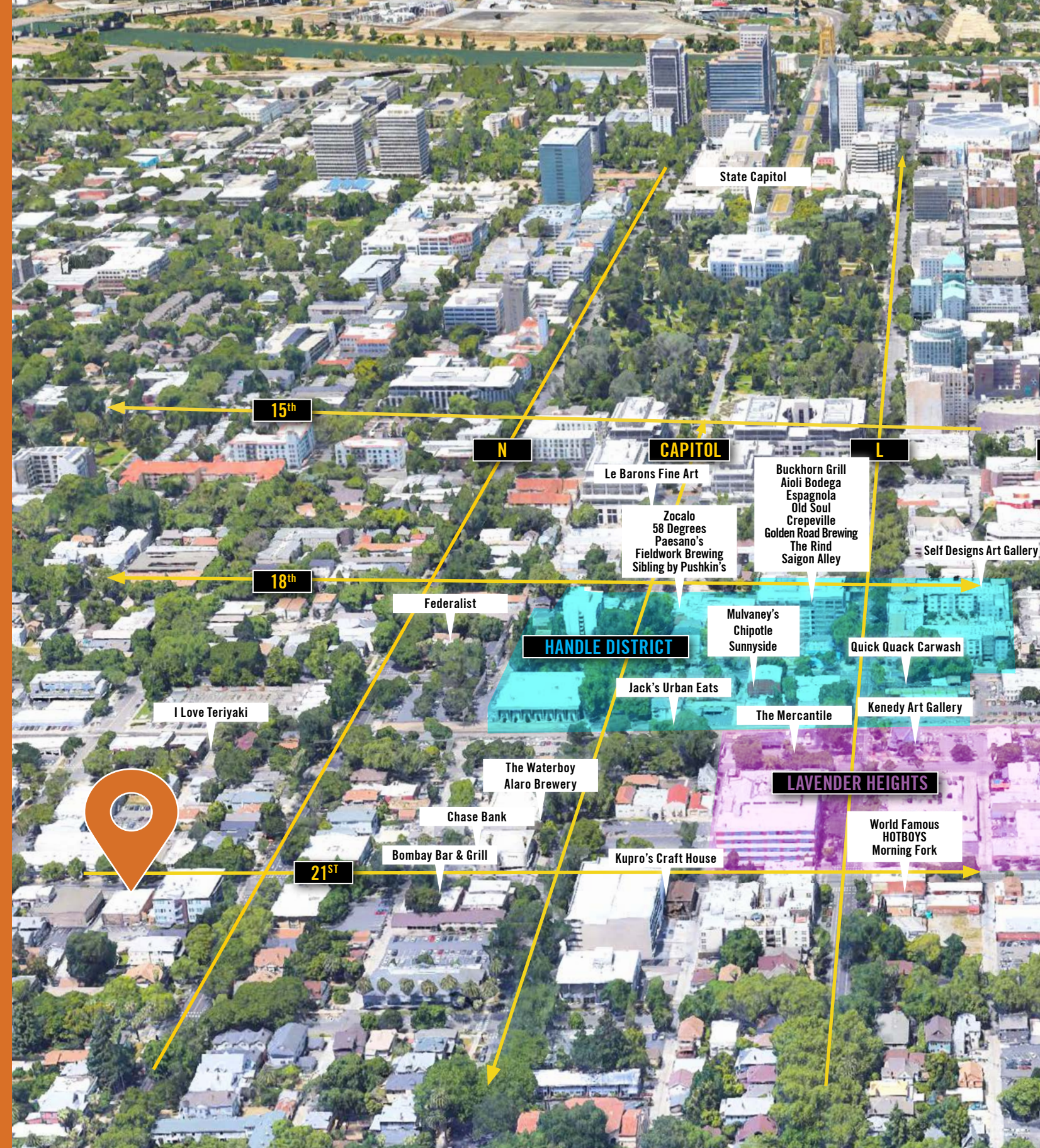
Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents and investors near and far have flocked 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 desirable area in the city of Sacramento, with easy freeway access and adjacent to

Downtown, Old Sacramento, West Sacramento and East Sacramento.

The Subject Property is located adjacent to the Handle District and surrounded by many of Midtown's most desirable amenities, including Zocalo, Fieldwork Brewing, Aioli Bodega Espagnola, Crepeville, The Rind, Capitol Park, and much more. The Handle District features some of Sacramento's most successful restaurants and nightlife venues and has a unique mix of local restaurants, art galleries, coffee houses and boutiques. The Handle District generates high foot traffic - day and night - and is a local hot spot for those who love to eat, drink, and enjoy

Midtown's more popular establishments.

A few blocks away the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!



3 THE LOCATION
1415 21ST STREET



The Handle District

PLACER AI JULY 2023 - JULY 2024



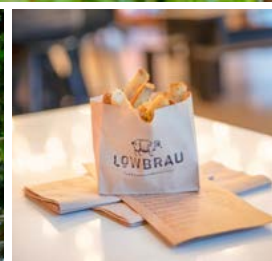
TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making

it a hotspot for those who love to eat, drink, and enjoy Midtown’s popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney’s B & L, offering upscale American fare; Aioli Bodega

Espanola, with its authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you’re in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





3 THE LOCATION

1415 21ST STREET



Lavender Heights

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.1M

YEARLY VISITS



12

BARS & RESTAURANTS



\$75,149

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as

an excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day.

One of the standout attractions is the Midtown Farmers' Market, held year-round

on Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

Sacramento Data Bites

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

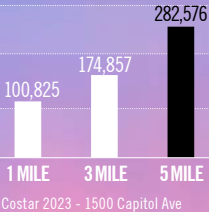
POPULATION
GREATER SACRAMENTO REGION

2,623,204
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

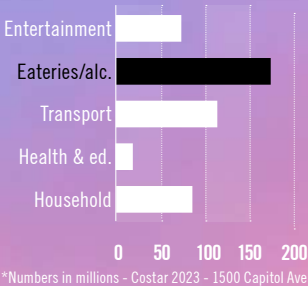
PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



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