

1811 10TH STREET

R STREET BUILDING FOR LEASE



TURTON
COMMERCIAL REAL ESTATE

R STREET'S HIDDEN GEM

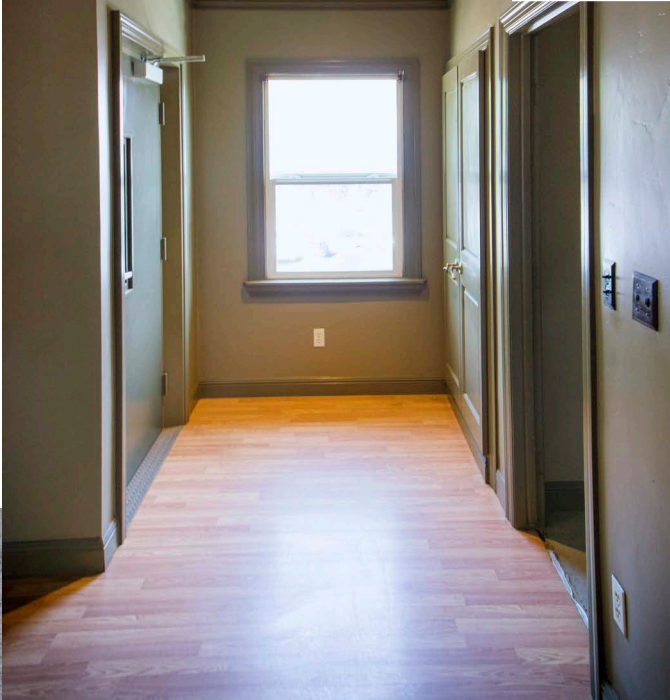
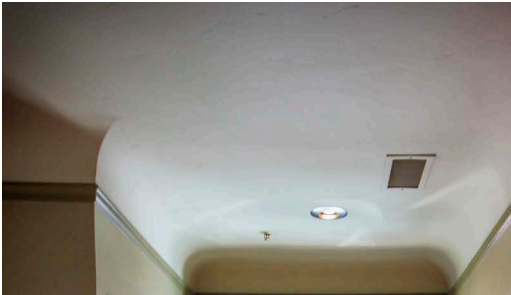
TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT
A RARE VICTORIAN OFFICE / RETAIL SPACE LOCATED AT THE
POPULAR INTERSECTION OF 10TH & R STREET

1811 10th Street is a two-story building with beautiful Victorian accents, large windows and a fenced in front courtyard. The building is perfect for an office or retail user looking to capitalize on the R Street Corridor's booming retail and office market.

The entire building is available for lease, offering options for both the first and second floor. The interior has hardwood floor, crown molding, private offices/areas, elevator, and a large restroom. The property comes with 9 parking stalls (2 are available with the lease the rest are negotiable), a great value proposition for any tenant looking to be downtown and in the heart of the R Street corridor.

PROPERTY INFO

ADDRESS:	1811 10TH STREET, SACRAMENTO CA 95811
AVAILABLE	2,400 SF
LEASE RATE:	\$1.75/SF MODIFIED GROSS
PARKING:	9 STALLS (2 WITH LEASE, EXTRA ARE NEGOTIABLE)

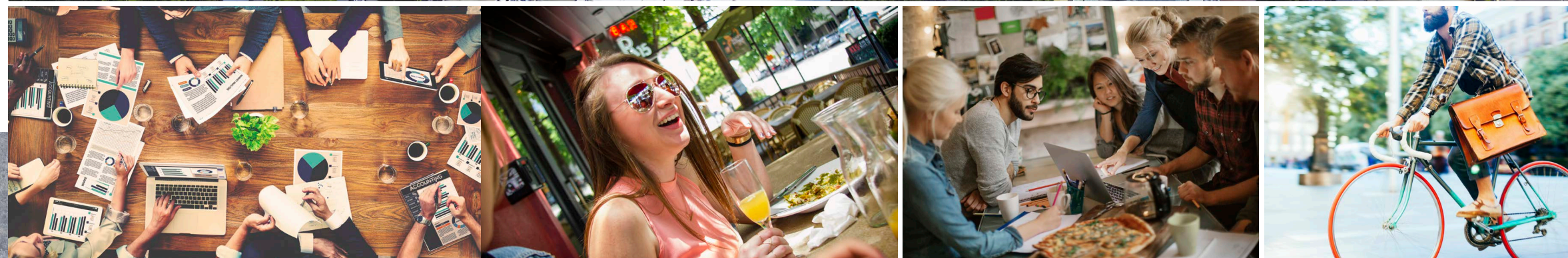


R STREET. LIVE. WORK. PLAY.

TAKE ADVANTAGE OF THE BOOMING SACRAMENTO MARKET

The property is located ½ block from the popular Fox & Goose Public House - the entrance of the burgeoning R Street Corridor. R Street is a raw, authentic, brick and mortar industrial warehouse district that embodies Sacramento's blue collar history and now is redefined as Northern California's most desirable artist community. This location is home to amazing locally owned restaurants and is embedded within a smattering of local, regional and hip national retailers. This area is emerging as a place every top young talented employee will want to live, work and play.

The building is in one of the most thriving areas of the R Street Corridor, with bustling creative energy and exciting nightlife. Several recent major redevelopment projects are near the subject property, including Warehouse Artist Lofts (WAL) and the Capital Wholesale Electric Building, which is now the offices of HGA Architecture and MarketOne Builders. The ICE Blocks development project located a few blocks east will add an additional 60,000 SF of retail along with 97,000 SF of office tenants and 145 residential units. Other projects in the area include 32 single-family townhomes and 450 apartments under construction by SKK Development, New Helvetia Theatre conversion into 26 apartments and restaurant/bar space by Cordano Company, Safeway Marketplace by Petrovich Development, and 16Powerhouse by D&S Development. Nearby amenities include Shoki Ramen House, WAL Public Market, Fish Face Poke Bar, Bottle and Barlow, MetroJuice Company, Benjamin's Shoes, Old Gold, Ace of Spades, Shady Lady, Burgers and Brew, Café Bernardo, R15, Iron Horse Tavern, Selland's, Dos Coyotes Border Café, Roxie Deli & BBQ, European Wax Center, Fox & Goose Pub, ARTHOUSE, among others.







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