# CAPITO

RETAIL SPACE FOR LEASE +/- 2,700 RSF AVAILABLE

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FIRST NORTHE

HANDLE (2) DISTRICT

TURTON COMMERCIAL REAL ESTATE

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**TURTON COMMERCIAL IS PLEASED TO BRING TO MARKET MIDTOWN'S NEWEST GROUND-UP DEVELOPMENT** 

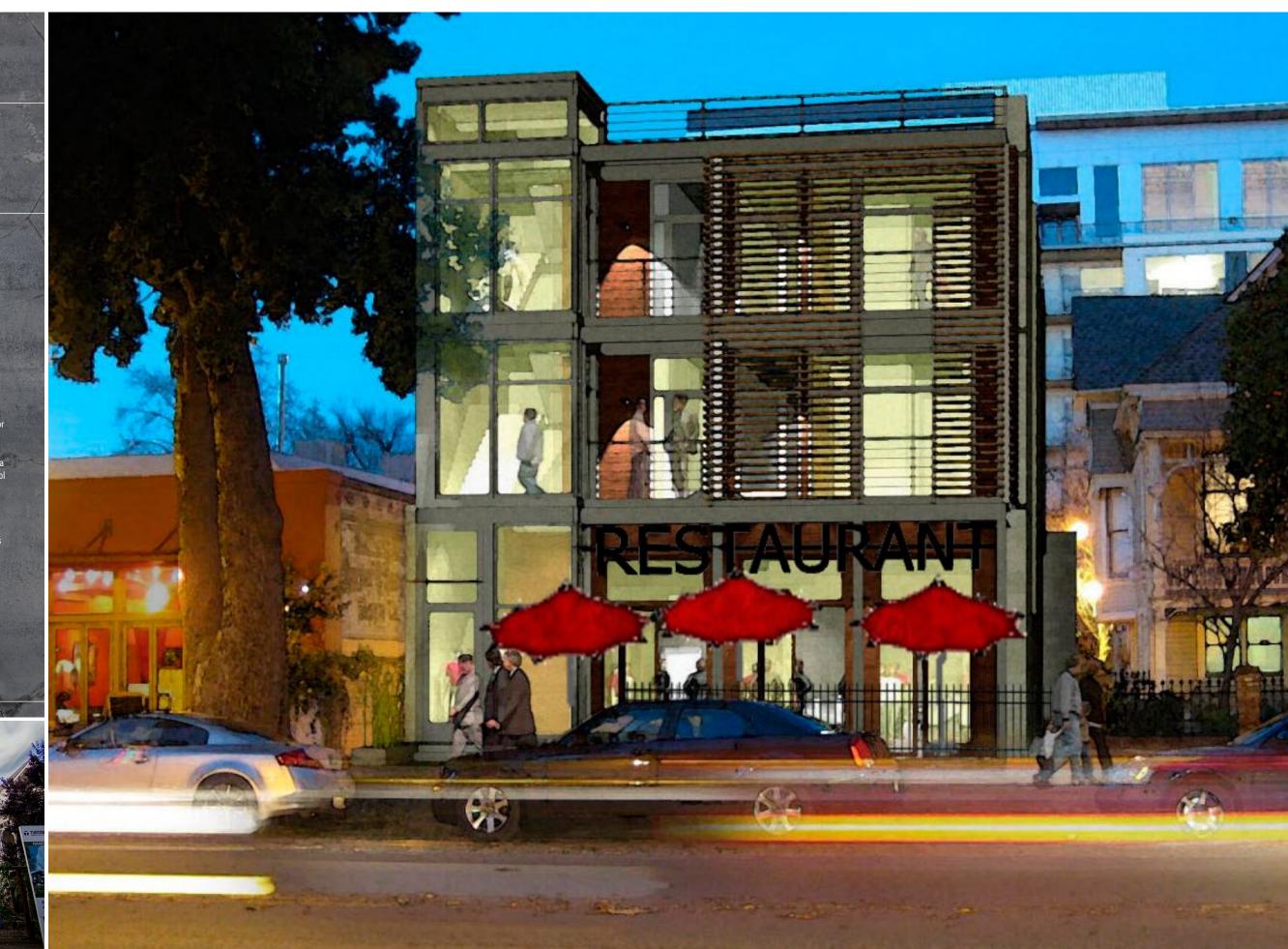
1813 Capitol Avenue is midtown, Sacramento's newest ground-up development! Construction is currently underway for a 3 story development! Construction is currently underway for a 3 story mixed-use building featuring upscale residential condos and ground floor retail space! The project boasts a contemporary design and state of the art façade with modern character to produce an outright architectural gem. The elegant brick façade, large pane windows, and louvers accentuate the geometric lines and steel columns creating an excellent addition to midtown's structurant. streetscape.

This one-of-a-kind, 2,700 SF retail space is the perfect location for a restauranteur who wishes to be located in the hustle and bustle of midtown's popular Handle District. The space offers interior seating for 60 - 80 people and exterior seating for 30 + people in a private, shaded courtyard with views of beautiful tree-lined Capitol Avenue. Metered street parking is available along with potential valet services located at the corner of 18th and Capitol Avenue. The suite will be delivered cold shell with stubbed plumbing, an installed grease interceptor, gas distribution, and compliant ADA access making the suite ready to go for your tenant improvements come October 2015.

- Heart of Midtowns Handle District
  1st Generation Restaurant/Retail Space now available
  500-600sf private courtyard
  Grease Interceptor installed
  Stubbed plumbing for restrooms & Kitchen
  Gas distributed to space
  Duct shafts exist for house and kitchen mechanical
  400 amps power
  Picioulo packing in front

- Bicycle parking in front





### **HIGHLY VISIBLE ON CAPITOL AVENUE** IN MIDTOWN SACRAMENTO'S POPULAR HANDLE DISTRICT

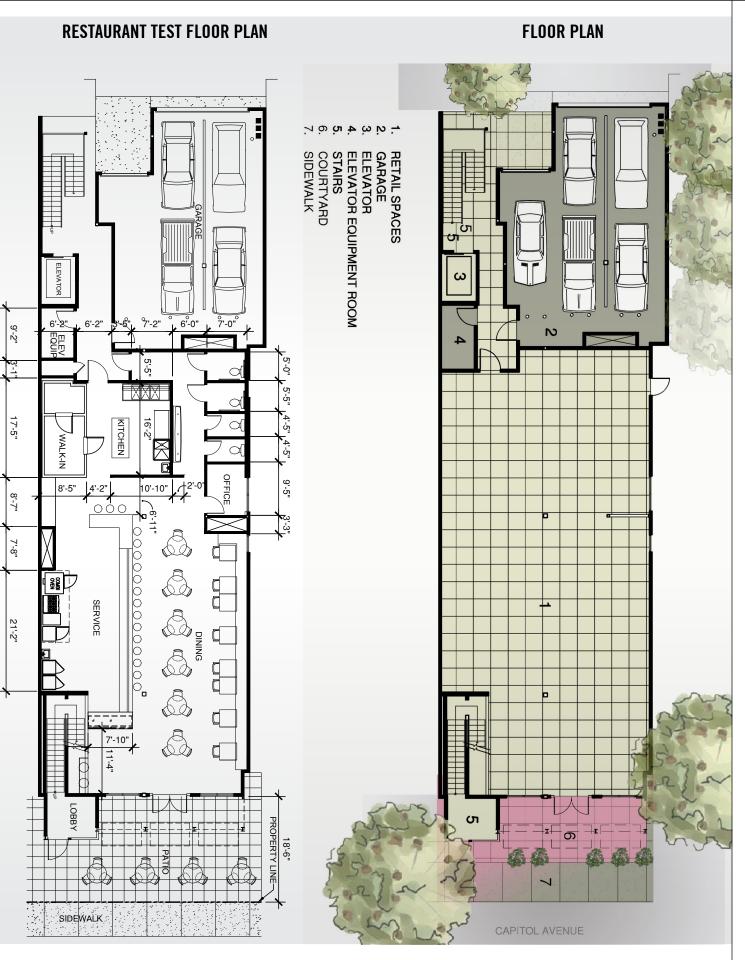
1813 Capitol Avenue is located in the heart of the Handle District in popular midtown – the strongest submarket in the Sacramento region. This exciting district is bounded by Capitol Avenue, L Street, 19th Street and 18th Street and is a visual reference to its street, 19th Street and 18th Street and is a visual reference to its geographic connection to nearby Capitol Park. It is a burgeoning neighborhood that has emerged with a defined culture that supports a vibrant and eclectic mix of local restaurants, wine bars, coffee houses and boutiques. The Handle District has high foot traffic both day and night, and is a hot spot for those who love to eat and drink, and enjoy many of midtown's most popular establishments.

While it is an excellent starting location for the popular Second Saturday festivities, the District is home to many of its own events such as: Bastille Day Waiters' Race & Street Festival, Yelp's Farm to Handle Block Party, 12 Days of Midtown and Too Hot to Handle. These events often attract large crowds providing excellent foot traffic for businesses in the District.









# TURTON COMMERCIAL REAL ESTATE

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