

1813 CAPITOL AVE.

RETAIL SPACE FOR LEASE

+/- 2,700 RSF AVAILABLE

TURTON
COMMERCIAL REAL ESTATE

FINANCING PROVIDED BY:
FIRST NORTHERN BANK

HANDLE DISTRICT

www.youngclifford.com

RETAIL/OFFICE AARON MARCHAND 916.573.3305	RESIDENTIAL MOLLIE NELSON 916.718.4377
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TURTON COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

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 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 streetscape.

This one-of-a-kind, 2,700 SF retail space is the perfect location for a restaurateur 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.

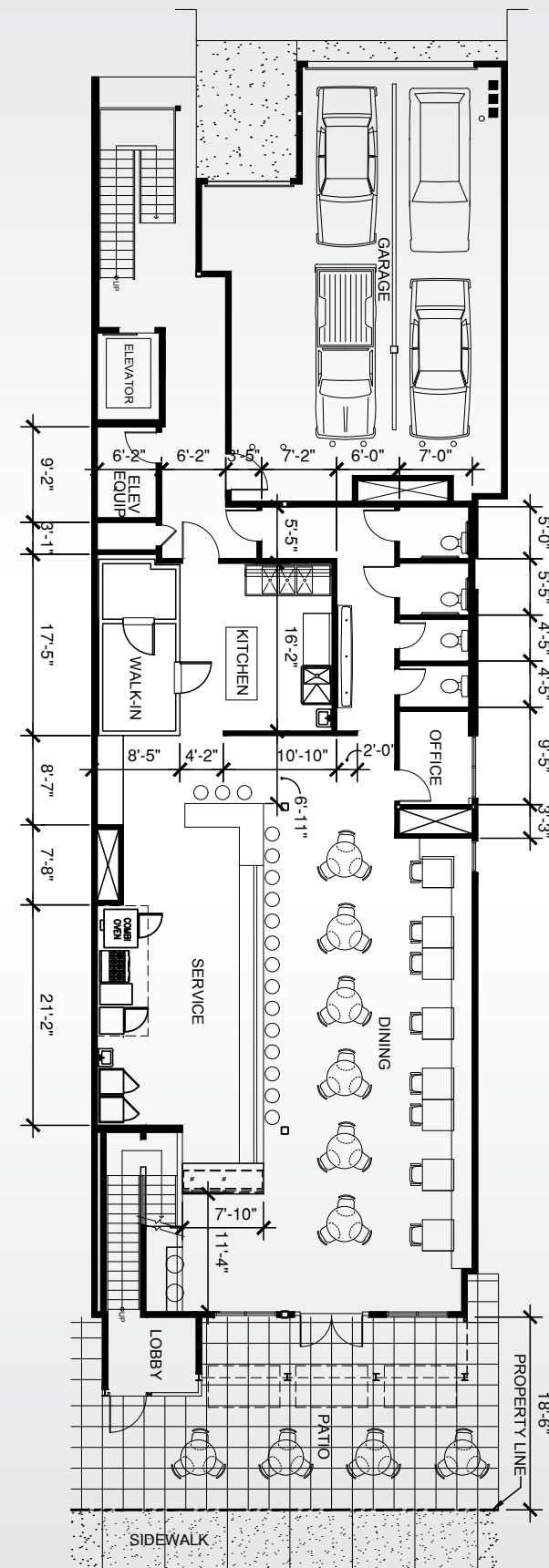
- Heart of Midtowns Handle District
- 1st Generation Restaurant/Retail Space now available
- 500-600sf private courtyard
- Grease Interceptor installed
- Stubbed plumbing for restrooms & Kitchen
- Gas distributed to space
- Duct shafts exist for house and kitchen mechanical
- 400 amps power
- Bicycle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



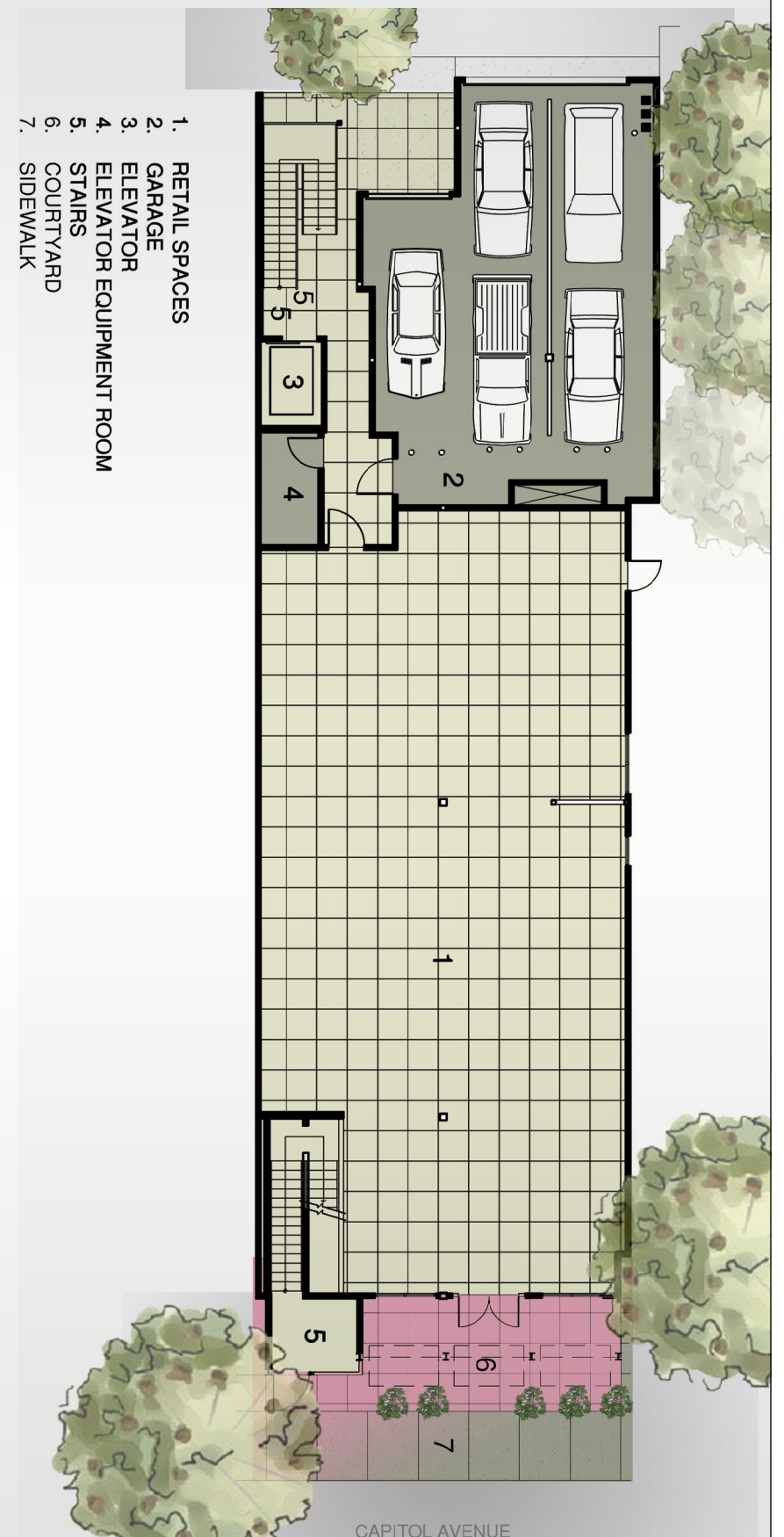
While it is an excellent starting location for the popular Second Saturday festivities, the District is home to many of its own events such as: Bastille Day Waiters' Race & Street Festival, Yelp's Farm to Handle Block Party, 12 Days of Midtown and Too Hot to Handle. These events often attract large crowds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



RESTAURANT TEST FLOOR PLAN



FLOOR PLAN





TURTON COMMERCIAL REAL ESTATE

AARON MARCHAND

D.R.E. LIC. 01711650

916.468.0193

AARONMARCHAND@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816

916.468.0193 | TURTONCOM.COM