



TURTON
COMMERCIAL REAL ESTATE

2114K

RARE MIDTOWN FOR SALE OR LEASE OPPORTUNITY
POPULAR K STREET CORRIDOR

PROPERTY SUMMARY

TURTON COMMERCIAL IS PLEASED TO PRESENT A RARE OPPORTUNITY TO PURCHASE OR LEASE A STORE FRONT PROPERTY ALONG THE DESIRABLE K STREET CORRIDOR IN

2114 K Street is a 6,400 square foot building on a 6,400 square foot commercial zoned parcel with alley access. The building and property can be combined with the adjacent 3,200 square foot commercial property and two parking lots if so desired. Together, the Subject Properties can accommodate a user up to 9,600 square feet and 56 parking stalls.

The Subject Property is currently out as traditional office space; however, it has the potential to reimagine the storefront and expose the impressive roof truss systems above the existing T-Bar infrastructure. A new façade, exposed and sand blasted bow truss ceiling system and a signage program would make this building highly desirable from a retail or contemporary office perspective. The Subject Property also features brick facades and large glass storefronts along one of the busiest stretches of K Street in the city. Potential uses include, but are not limited to soft goods retail, hair salon, restaurant/cafe, art gallery, coworking space, brewery, coffee shop, creative office and contemporary professional office.

The Subject Property(ies) are located a stone's throw from countless amenities, including Temple Coffee, Der Biergarten, Midtown's Cantina Alley, the new Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Block Butcher Bar, and Peet's Coffee), Faces, The Depot and much more. Furthermore, the Subject Properties can take advantage of a handful of service-based amenities within three blocks including Golden 1 Credit Union, UPS Store, Floppy's Printing, dry cleaning, and various hair and nail salons.

This is a truly one of a kind opportunity to purchase a bite-sized retail storefront building along Midtown's hottest new micro-corridor. Benefit from great identity, a high level of exposure and a neighborhood/city on the rise. It is easy to imagine transforming this space into one of the most desirable buildings in town. Act now and be part of the movement.

Love this opportunity?! We do too...Why not make it a portfolio ACQ.



BUILDING INFO

ADDRESS:	2114 K Street
PURCHASE PRICE:	\$1,350,000
BUILDING SIZE:	6,400 SF
PARCEL SIZE:	6,400
TYPE:	Office/Retail
PRICE/SF:	\$210/SF
RENT:	\$2.00-2.25/SF
LEASE TYPE:	NNN
PARKING:	\$100/Stall
TI PACKAGE:	Negotiable



PROPERTY LOCATION

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors 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 centralized area in the city of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento.

One block away from 2114 & 2116 K Street, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The hub 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. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Lavendar Heights 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, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more.

Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Nearby prominent tenants include Starbucks, Noah's Bagels, Pete's Restaurant & Brewhouse, Bev Mo, Dickey's, Tank House, The Old Spaghetti Factory, Faces, Badlands, Subway, Art Galleries and many more.



ACQUISITION OPPORTUNITIES

ADDITIONAL PURCHASE OPPORTUNITIES

ADDRESS 2116 K Street
PURCHASE PRICE: \$1,00,000
BLDG SIZE: 3,200 SF
PARCEL SIZE: 6,400 SF
TYPE: Retail/Office
PRICE/SF: \$312.50/SF
RENT: \$2.00-2.25/SF
LEASE TYPE: NNN

ADDRESS: 2119 L Street
PURCHASE PRICE: \$675,000
PARCEL SIZE: 6,400 SF
NUMBER OF PARKING STALLS: 17 Stalls @ \$100
DIMENSIONS: 40' x 160"
ZONING: R3-A

ADDRESS: 1114 22nd Street
PURCHASE PRICE: \$960,000
PARCEL SIZE: 6,400 SF
NUMBER OF PARKING STALLS: 27 Stalls
DIMENSIONS: 80' x 80'
ZONING: C-2

22 & K STREET PORTFOLIO STATS
RETAIL/OFFICE SPACE COMBINED: 9,600 SF
DEVELOPABLE LAND: 25,600SF
PARKING STALLS: 56 stalls
PARKING COST: \$100 per stall, per month
ZONING ALL PARCELS: C-2/R3-A



Nearby Mural by Nate Frizzell
Wide Open Walls 2016



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