



TURTON
COMMERCIAL REAL ESTATE

2200 K STREET
SACRAMENTO, CA 95816



* Proposed Renovations

MIDTOWN OFFICE / RETAIL OPPORTUNITY

Aaron Marchand

D.R.E. Lic. 01711650

916.468.0193

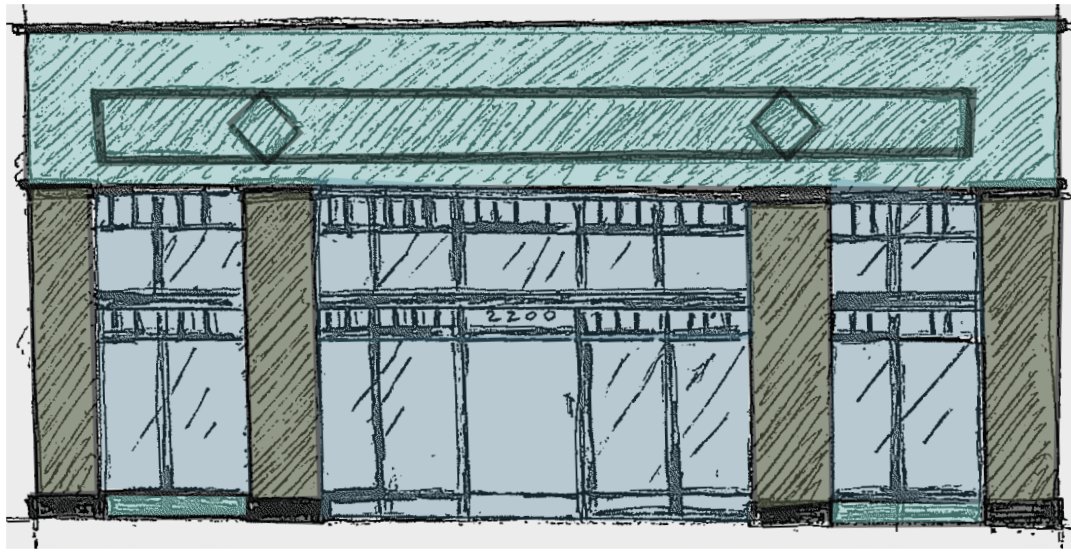
aaronmarchand@turtoncom.com



1050 20th Street, Ste 220
Sacramento, CA 95811
www.turtoncom.com



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FEATURES

- Great Midtown Office / Retail Opportunity
- Located in the Heart of Midtown on the Corner of K and 22nd Street
- First Time for Lease in Over 80 Years
- Prime K Street Frontage
- ± 2,500 Ground Floor, \$2.50/SF NNN
- ± 1,600 SF 2nd Floor, \$1.80/SF Full Service
- Currently Undergoing Renovation
- New Generous Window Lines Facing K and 22nd Street
- Fresh and Modern Exterior Paint
- To be Delivered in “Warm Shell” Condition
- Private Offices
- Street Parking
- Popular Two-Way Street
- Surrounded by Numerous Amenities and Eateries
- Heart of Second Saturday and Midtown Arts Scene
- Easy Access to Major Commute Routes Including Interstate 80 and Highway 50

POPULATION	1 MILE	2 MILE	3 MILE
2014 Total Population	24,725	63,263	131,575
2019 Population	25,974	66,254	137,712
Population Growth 2014 - 2019	5.05%	4.73%	4.66%
Average Age	37.90	39.40	38.00
HOUSEHOLDS			
2014 Total Households	15,443	32,912	59,861
HH Growth 2014-2019	5.02%	4.81%	4.68%
Median Household Income	\$37,362	\$42,187	\$42,376
Average Household Size	1.60	1.80	2.10
2014 Average Household Vehicles	1.00	1.00	1.00
HOUSING	1 MILE	2 MILE	3 MILE
Median Home Value	\$330,869	\$363,607	\$290,348
Median Year Built	1952	1949	1952
ANNUAL CONSUMER SPENDING (\$) (Aggregate in Thousands)	1 MILE	2 MILE	3 MILE
Apparel	15,496	39,845	78,661
Entertainment, Hobbies, Pets	24,679	61,385	113,861
Food & Alcohol	86,259	207,454	389,894
Total Household	36,989	103,861	191,091
Transportation and Maintenance	85,965	209,300	401,953
Health Care	14,415	37,664	70,281
Education and Day Care	19,155	51,222	91,201
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
2012	K Street	23rd Street	8,858

DEMOGRAPHICS

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