

1225 8TH STREET

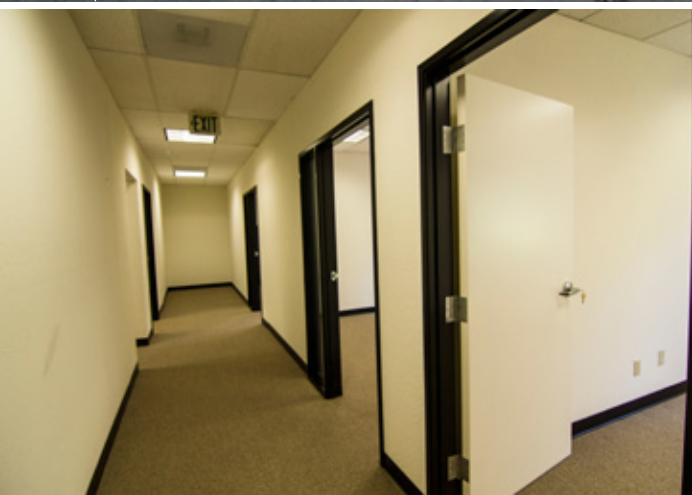


TURTON
COMMERCIAL REAL ESTATE

THE PROPERTY

TURTON COMMERCIAL IS PLEASED TO PRESENT A CONTEMPORARY OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN SACRAMENTO

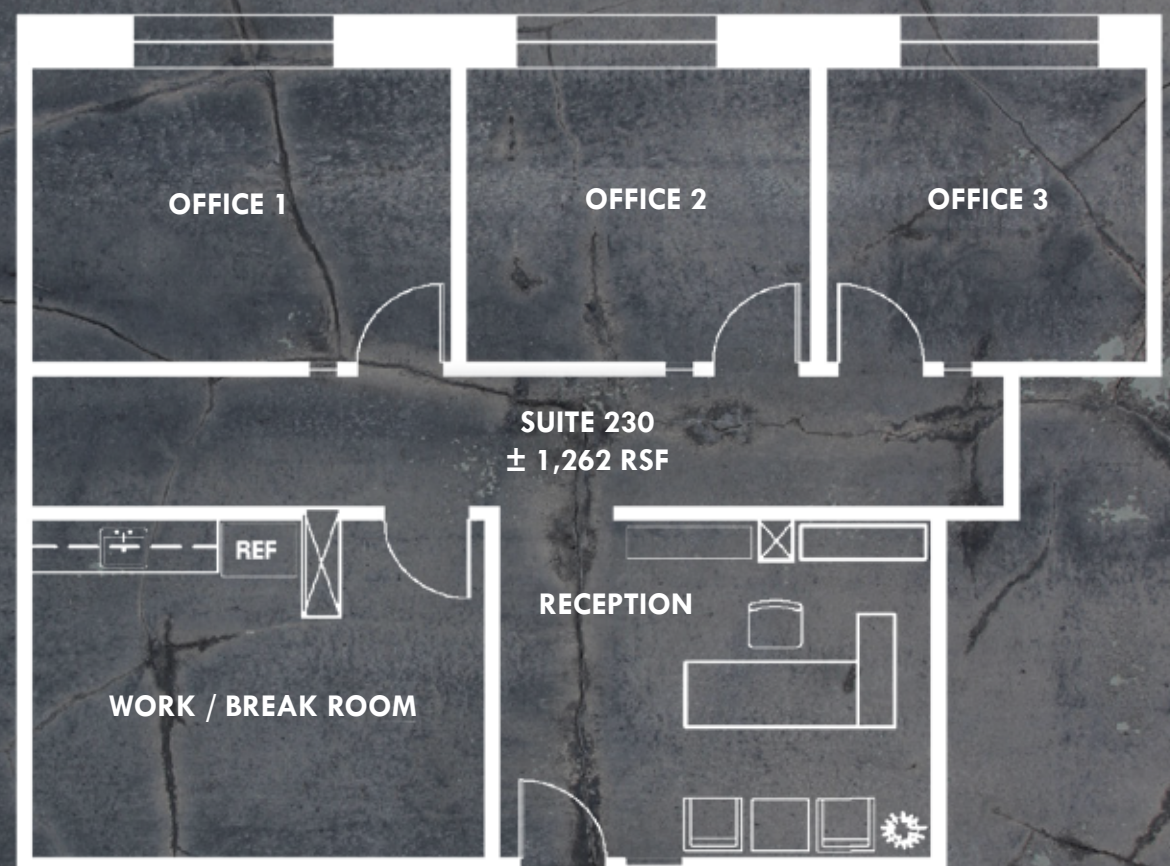
- Downtown Sublease Available
- Ground Floor Office Space
- ± 1,262 SF Suite
- Negotiable Lease Rate
- Contemporary Lobby
- Modern Ceilings and Fixtures
- Operable Windows
- Private Offices
- Conference Room
- Break Room with Sink
- Large Windows Allowing Natural Light
- Highly Visible Corner Location
- One Block from Public Parking Garage
- Two Blocks from Lawn of State Capitol
- Street Parking on L and 8th Street



THE LOCATION

Downtown Sacramento is the epicenter for the region's most exciting events and development activity. Downtown continues to be the hub of Sacramento's \$2.8 billion tourism industry with more than 378 conventions and events and more than 880,000 attendees in 2014 alone. The burgeoning nightlife and entertainment scene, coupled with the development of the new Entertainment and Sports Center (ESC), provides the perfect opportunity for an office or retail user to define their company culture in Sacramento's booming downtown submarket.

30 new retail businesses opened downtown in 2014 and the office market continues to develop as firms move to the urban core to attract top talent. More than one-third of the Class A office space in the region is located in Downtown providing a large daytime population of over 70,000 employees. Fueled by the millennial generation, demand for downtown housing continues to grow from its current 17,000 residents and Downtown hotel occupancy has increased to 77% - well above the national average.



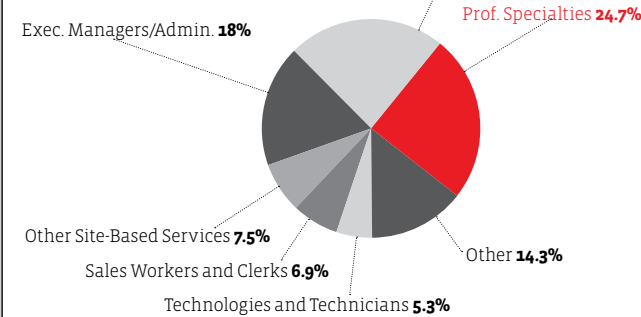
DEMOGRAPHICS

DOWNTOWN L STREET IS STRATEGICALLY LOCATED IN THE HEART OF DOWNTOWN, FLANKED ON ALL SIDES BY CITY DWELLERS.

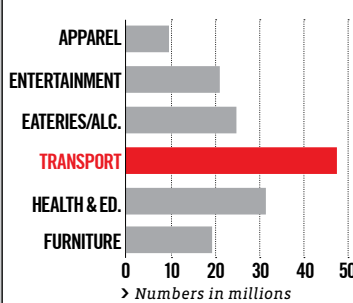
SACRAMENTO ANNUAL SALARY BREAKDOWN
Over \$100,000. **17%** \$60,000 - \$75,000. **10%** \$30,000 - \$40,000. **12%**
\$75,000 - \$100,000. **11%** \$40,000 - \$60,000. **18%** Under \$30,000. **32%**



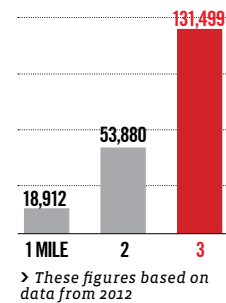
LARGEST NEARBY EMPLOYMENT INDUSTRIES



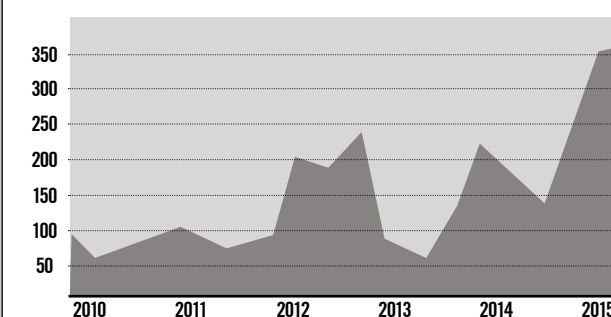
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF L STREET:



TOTAL POPULATION WITHIN VARYING RADIUS:



APARTMENT BUILDING SALES (IN MILLIONS)



DEMOGRAPHICS OF “THE GRID”

71,335
DAYTIME EMPLOYEES

11,062
TOTAL HOUSING UNITS

55
DOWNTOWN BARS

15.3 MILLION
ANNUAL REGIONAL VISITORS

607,000
CONVENTION CENTER ATTENDEES

17,736
TOTAL DOWNTOWN RESIDENTS

140
RESTAURANTS

CITY RANKINGS

- #1 HAPPIEST WORKERS IN MIDSIZED CITIES
- #1 MOST VALUABLE MINOR LEAGUE BASEBALL TEAM
- #2 TOP 10 MOST FUN, AFFORDABLE U.S. CITIES
- #4 U.S. METRO CLEAN TECH INDEX
- #4 BEST CITIES FOR NERDS
- #10 BEST CITIES FOR WOMEN IN THE WORKFORCE
- #10 BEST CITIES FOR COFFEE SNOBS
- #10 LEAST STRESSED-OUT CITIES
- #14 AMERICA'S COOLEST CITIES
- #16 BEST CITIES FOR MILLENNIALS
- #25 AMERICA'S TOP 50 BIKE-FRIENDLY CITIES



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