

817 16TH ST

CREATIVE SPACE FOR RETAIL OR OFFICE ON THE
HIGHEST TRAFFIC CORRIDOR IN MIDTOWN





2409 L STREET, STE 200
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

PATRICK STELMACH
DIRECTOR - LIC. 01964999
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

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16TH STREET. RARE. AUTHENTIC. STUNNING. FREESTANDING. LEASE A ONE-OF-A-KIND RETAIL / OFFICE SPACE ON MIDTOWN'S HIGHEST TRAFFIC THOROUGHFARE

THE PROPERTY

2,000 - 4,800
RSF AVAILABLE

5
PARKING STALLS

4
ROLL-UP DOORS

30,542
CARS PER DAY

600
SF PATIO

817 16th Street is a very rare corner location for a creative retail, restaurant or office tenant along one of urban Sacramento's busiest thoroughfares with more than 30,542 cars per day.

The building has 16th Street and I Street visibility, alley access and surrounded by parking.

Currently configured as event space, it has the potential to be reimagined by leveraging the impressive roof truss systems. New signage and outdoor patio space makes this building highly desirable. The building features brick facades,

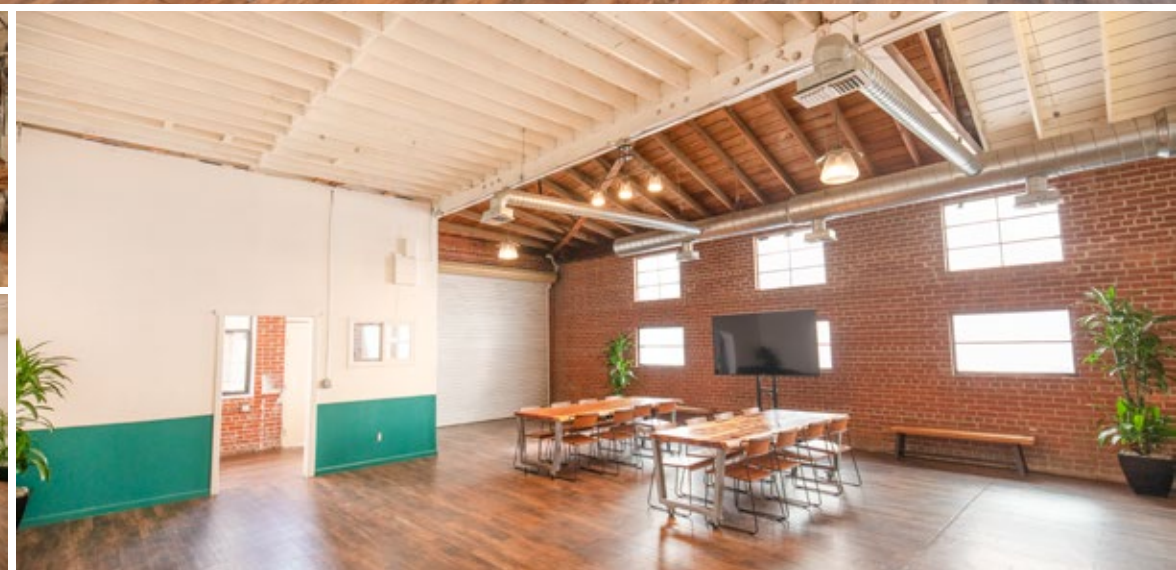
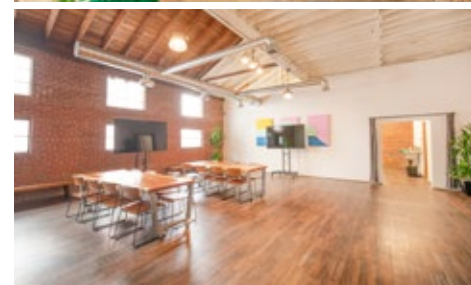
large glass storefronts, and roll-up doors. Potential uses include, but are not limited to: soft goods retail, hair salon, restaurant/cafe, event space, art gallery, coworking space, brewery, wine bar, coffee shop, fitness gym, creative office and contemporary professional office.

The property is located a stone's throw from countless amenities, including Mikuni, PF Changs, The Mill Coffee, LowBrau, Burgers and Brew, Starbucks, the newly renovated Memorial Auditorium and Sacramento Convention Center, Chando's

Cantina, Pieology, and much more.

The 16th Street corridor is home to several high-end development projects with over 400 apartment units under construction and nearing completion.

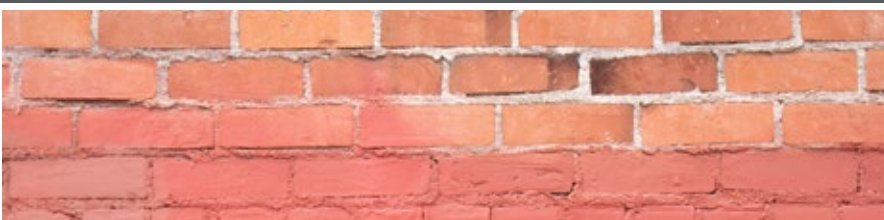
This is a truly one of a kind opportunity to lease a freestanding retail storefront building along Midtown's hottest corridor. Benefit from great identity, a high level of exposure and a city on the rise. It is easy to imagine transforming this space into one of the most desirable buildings in town.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





BUILDING STATS

Address:	817 16th Street, Sacramento, CA 95814
Suite Size:	± 2,000 – 4,800 RSF
Lease Rate:	\$2.25/SF NNN
Use:	Retail or Office
Parking:	5 On-Site, Additional Stalls Available on a Monthly Basis
Signage:	Available
Patio:	± 600 SF - exclusive





BUILDING LOCATION

14

NEARBY DEVELOPMENTS

1,000

NEW HOUSING UNITS

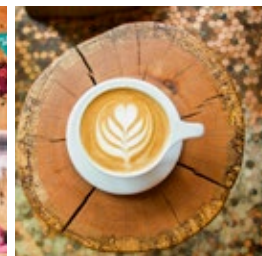
75+

NEARBY AMENITIES

Midtown Sacramento is the perfect fusion of multi-generational 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 burgeoning and 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. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased

emphasis on inner-city living. Midtown has emerged as one of the submarket's hottest micro-markets. 817 16th Street is straddles the border between Midtown and Downtown which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 817 16th Street is also located only a few blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50. The downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery. The 16th Street corridor is home to several high-end development projects with over 574 apartment units

recently completed, under construction and nearing completion, and more proposed:
H16 Midtown by SKK
95 units completed on NEC 16th & H Streets
Manor Flats
27 Victorian-style units completed SWC 16th & F
Elanor Apartments by SKK
95 units nearing completion on SEC 16th & E Streets
17 Central by D&S
111 units under construction on NWC 17th & K
The Bernice by SKK
186 units proposed on SWC 16th & H Streets
Lavender Courtyard by Mutual Housing
50 units planned for SEC 16th & F Streets
Lotus Equity Partners
Proposing 60 units for NEC 14th & H Streets



Section Two: The Location





THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that's not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively

opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an

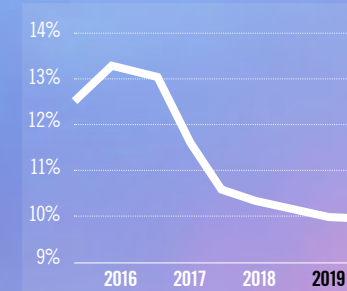
exciting time for the city. In California, nowhere is the word "renaissance" more applicable and demonstrable than in Downtown Sacramento, and 1020 16th Street is situated in the middle of everything.



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

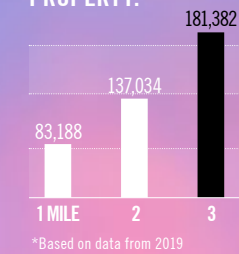
SACRAMENTO OFFICE VACANCY:



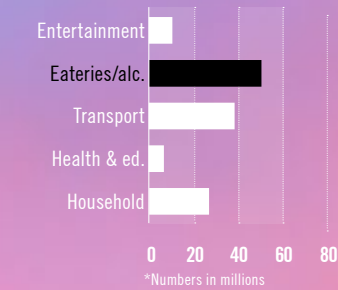
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #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

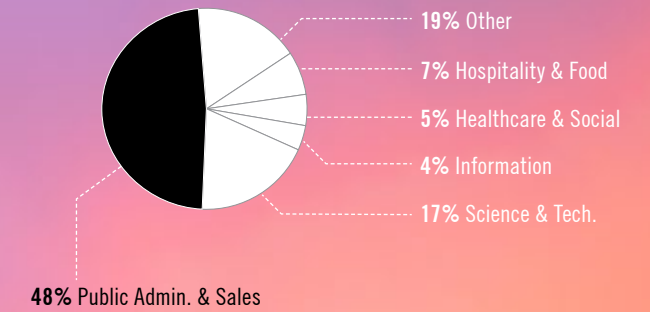
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:

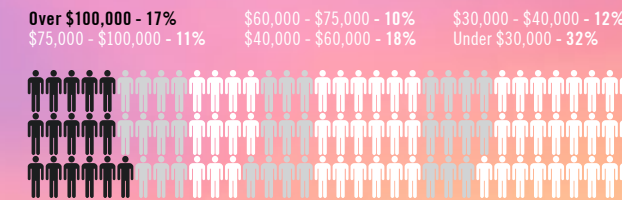


WALK SCORE:
72

BIKE SCORE:
98

TRANSIT SCORE:
64

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



FLOOR PLAN

