

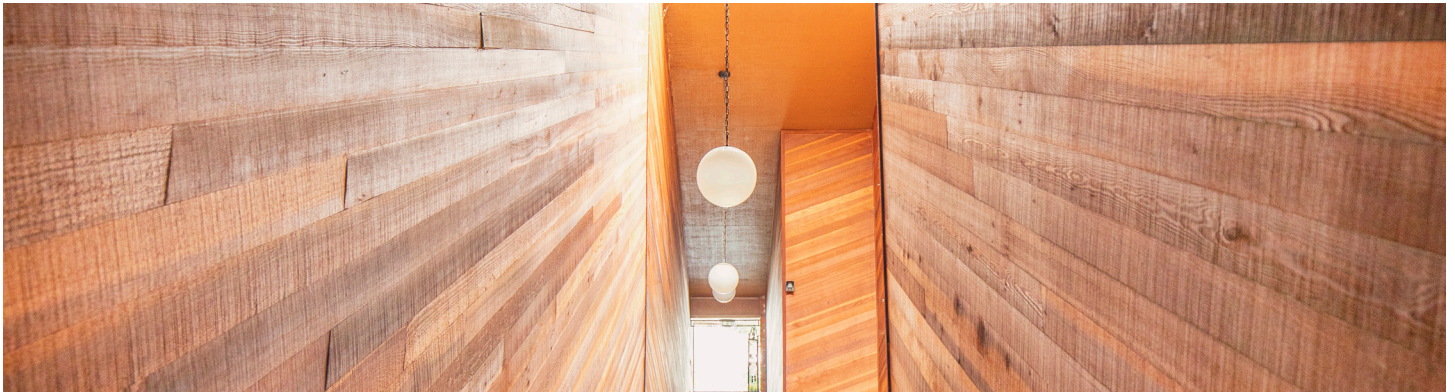
2309
K STREET

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Dr. Alan Zarembski, D.C.
Affordable
Chiropractic
Suite 100

J.O. HAZZARD SUBDIVISION
CONSULTING, INC.
Suite 150

RETAIL/COMMERCIAL BUILDING PRESENTING A UNIQUE OPPORTUNITY
FOR A BUSINESS OWNER OR ADD-VALUE COMMERCIAL PROPERTY OWNER



THE PROPERTY

2309 K STREET - HEART OF MIDTOWN, SACRAMENTO

The incredibly well located and highly versatile retail/commercial building presents a unique opportunity for a small business owner or an astute add-value commercial property investor.

The ±3,963 SF building is comprised of three suites. One vacant ±1,981 SF suite on the 2nd Floor and two occupied 990 SF suites on the ground floor. The two occupied units are below market and on a Month to Month tenancy. The vacant suite would be suitable for a small office tenant looking for an incredibly well-located office surrounded by desirable amenities.

The Subject Property features an original brick façade, soaring vaulted ceilings with skylights on the 2nd floor, unique redwood paneling and vintage tile floors. The ground floor could be

repositioned with storefront windows and a front patio.

Fair Market rents for nicely renovated commercial property command a premium in Midtown due to scarcity. A nicely renovated and stylish office suite would command a \$2.25-\$2.50/SF/Modified Gross while repositioning the ground floor units to accommodate a retail-oriented tenant who would garner interest in the \$2.50-\$3.00/SF/NNN range with a tenant improvement allowance that varies by tenant credit, proposed use, and economic lease terms.

Investment Strategy: The highest and best use for this building would be in high-end retail or creative office at market retail rents. One block away, retail rents are at \$3.00-\$3.50/SF/NNN

while high end office space is at \$2.25-\$3.00/SF full service gross.

The building will command retail rents at or close to the upper tier of pricing due to location, marketability and sizing of the units, architectural elements, such as the vaulted ceilings, skylights and original redwood paneling, and the potential for signage and walkability. Rent out the garage as an art studio or storage. Rent out the parking at \$125/stall.

The location of the space in Midtown warrants a wide variety of retail and/or creative office uses. Potential uses include, but are not limited to soft goods retail, restaurant, taproom, art gallery, architect, engineer, advertising firm and much more.



PROPERTY DETAILS

Address:	2309 K Street
Building Type	Office/Retail
Building Size:	3,963 SF
Ground Floor	1,981 SF*
2nd Floor	1,981 SF*
Parcel Size	6,400
Lot Dimensions	40'x160'
Parking Stalls	8 Stalls
Storage/Garage	350SF
Zoning	C-2
Suite 100	Retail - Physical Therapy
Lease Term:	MTM
Suite Size	990 RSF*
Rent:	\$1,000
Lease Type:	Modified Gross
Fair Market Rent:	\$2.75-3.00/SF/NNN
Suite 150	Occupied -Traditional Office
Lease Term:	MTM
Suite Size:	990 RSF*
Rent:	\$1,000
Lease Type:	Modified Gross
Fair Market Rent:	2.25-2.50/SF/NNN
Suite 200	Vacant - Traditional Office
Lease Term:	MTM
Suite Size:	1,920 RSF*
Rent:	\$0.00
Lease Type:	Modified Gross
Fair Market Rent:	\$2.25-2.50/SF/Modified Gross
Storage Unit	300 RSF
Fair Market Rent:	\$500
Parking Stalls	8 Stalls
Fair Market Parking	\$125/Stall
Building Features:	High End Brick Façade & Architecture Vaulted Ceilings on the 2nd Floor Potential for Front Patio Design Features Throughout Identity Location, Activated Neighborhood Walkable Location, Pedestrian Counts Add Value Strategy through Leasing Can Accommodate 990-3,963 SF User

Section One: The Property







BUILDING LOCATION

40,000+	58	75,000+	145
SF OF NEW DEVELOPMENT	AWESOME BARS	DAILY VISITORS	RESTAURANTS

IF YOU ARE GOING TO MOVE, MIDTOWN IS WHERE YOU WANT TO BE.

Amazing third wave coffee abounds within every direction of the Subject Property. Pachamama, The Mill, Old Soul at the Weatherstone, Temple Coffee not to mention Peet's and Starbucks.

Midtown is the is the perfect fusion of successful locally owned business; a healthy dose of carefully selected national and regional retailers, and an eclectic mix of high-end demographic occupations that are embedded in a landscape of unique older buildings and mature trees.

Move to Midtown where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events. It

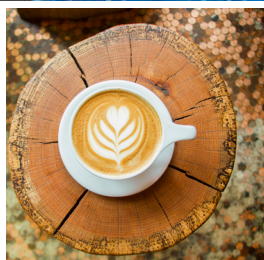
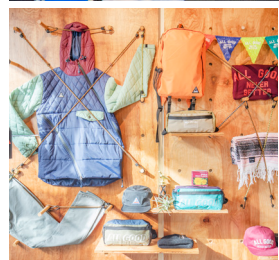
is the center of Sacramento's art, music, and cultural scene and is the most centralized area in the city of Sacramento. With easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento, the Submarket caters to the daytime workforce as well as the weekend neighborhoods.

Within Midtown, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. 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.

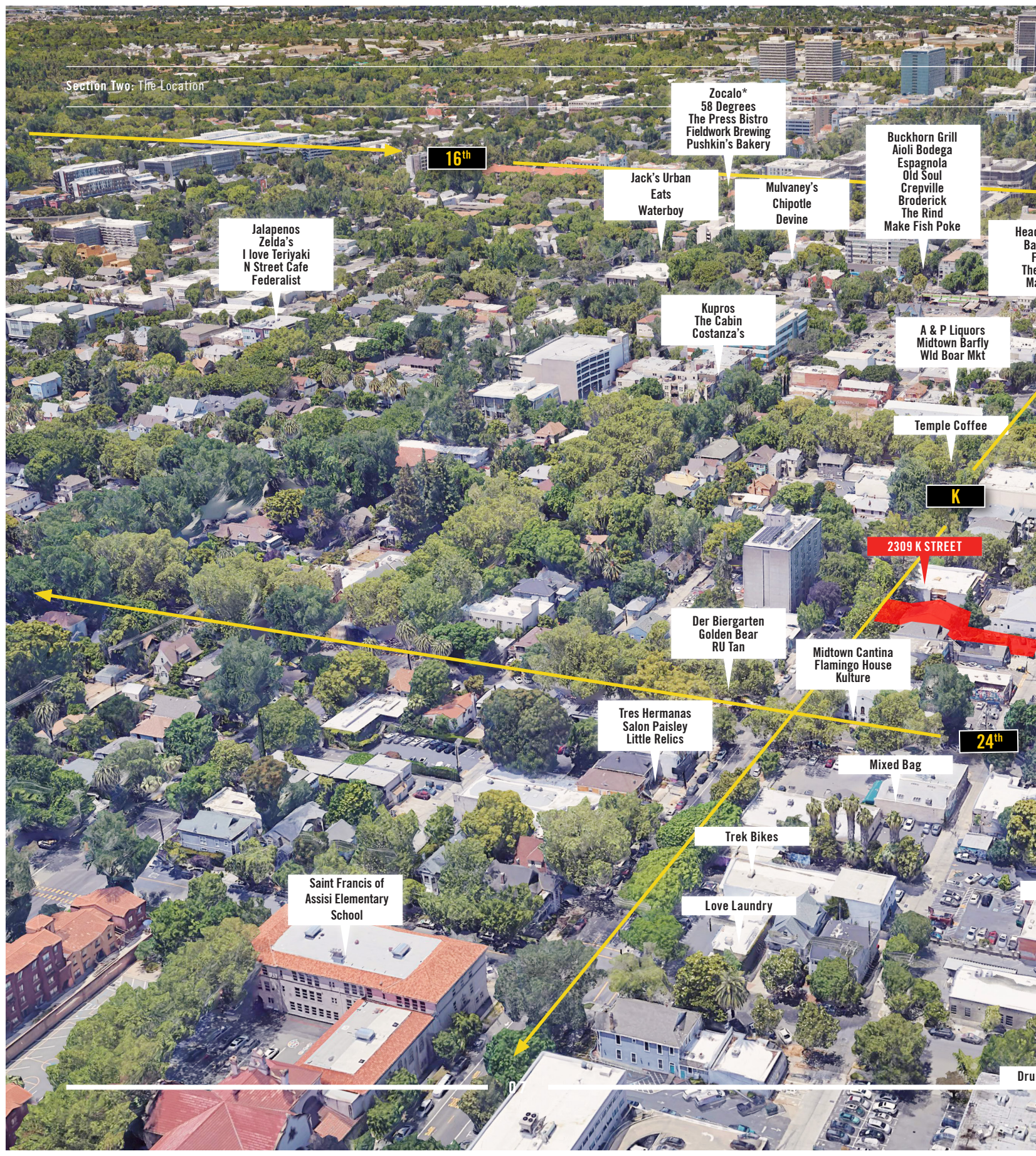
This whole area boasts high foot traffic both

day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, the District is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Midtown block parties, PARK(ing) Day, and much more.

Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects.



Section Two: The Location



Jalapenos
Zelda's
I love Teriyaki
N Street Cafe
Federalist

16th

Zocalo*
58 Degrees
The Press Bistro
Fieldwork Brewing
Pushkin's Bakery

Jack's Urban
Eats
Waterboy

Mulvaney's
Chipotle
Devine

Buckhorn Grill
Aioli Bodega
Espagnola
Old Soul
Crepville
Broderick
The Rind
Make Fish Poke

Kupros
The Cabin
Costanza's

A & P Liquors
Midtown Barfly
Wld Boar Mkt

Temple Coffee

K

2309 K STREET

Der Biergarten
Golden Bear
RU Tan

Midtown Cantina
Flamingo House
Kulture

Tres Hermanas
Salon Paisley
Little Relics

Mixed Bag

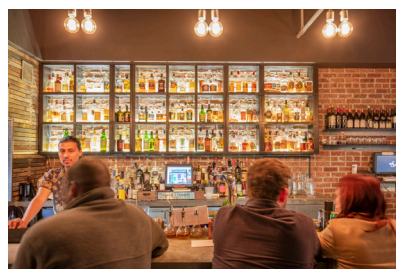
24th

Saint Francis of
Assisi Elementary
School

Trek Bikes

Love Laundry

Dru



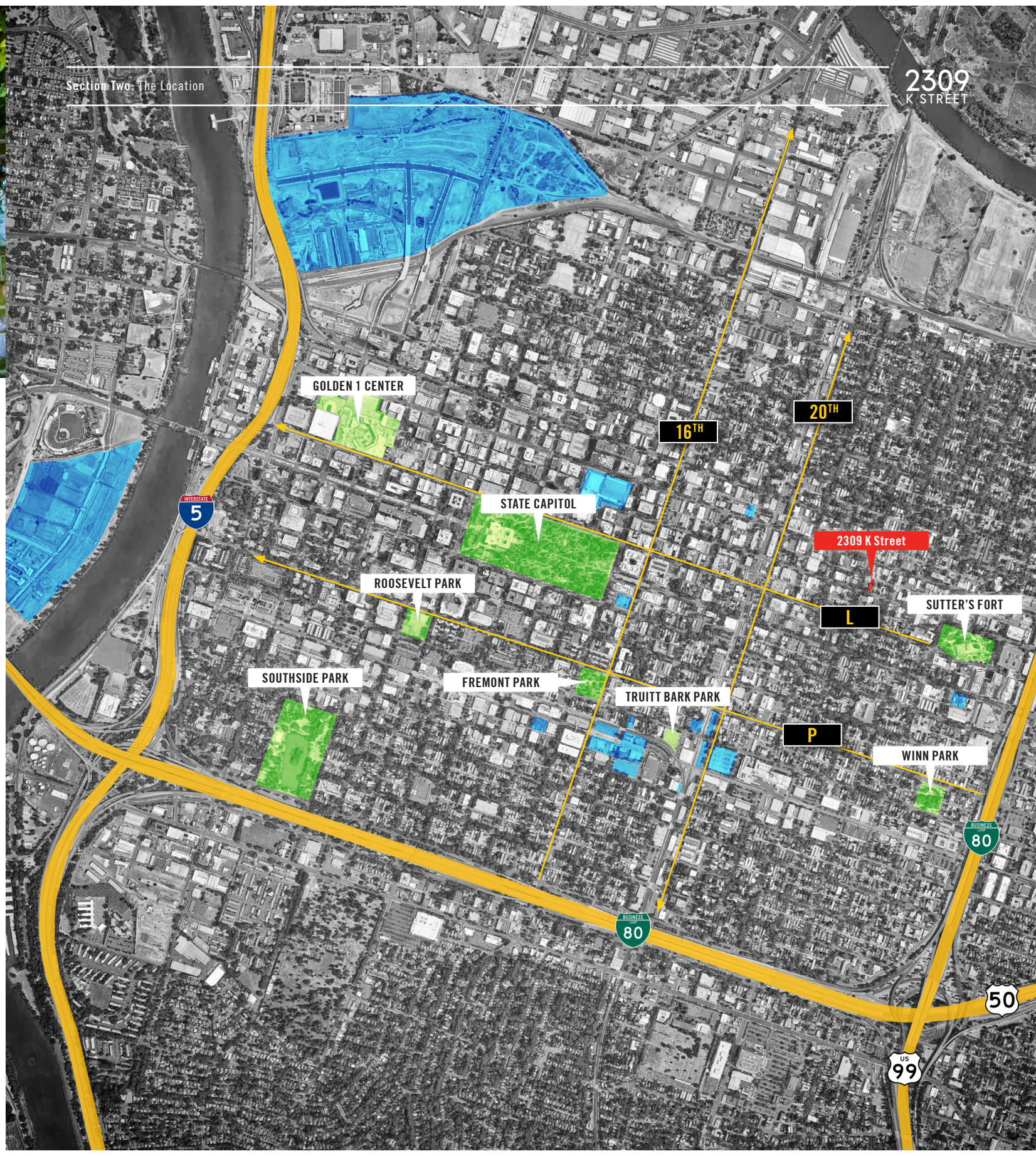


NEARBY AMENITIES

This property has one of, if not, the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 2309 K STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Chipotle	Jack's Urban Eats	Pachamama Coffee Coop	Tank House BBQ
Ace of Spades	Cornerstone	Karma Brew	Paesano's	Tapa the World
Aioli Bodega Espanola	Crepeville	Kru Japanese	Paragary's	Tea Cup Cafe
Amaro Italian Bistro & Bar	Der Biergarten	Bombay Bar & Grill	Pizzeria Urbano	Temple Coffee
Art of Toys	Dos Coyotes	Kupros Craft House	Portofino's	Thai Basil
Azul Mexican	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Canteen
Badlands	Elixir Bar & Grill	Lucca	Pronto Pizza	The Bread Store
Bar West	Faces	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Golden Bear
Bento Box	Federalist Public House	Mango's/Burgertown	Q Street Bar & Grill	The Mill Coffee House
BevMo	Fieldwork Brewing Co.	Make Fish	R15	The Porch
Block Butcher Bar	FishFace Poke Bar	Mercantile Saloon	Red Rabbit	The Press
Bottle & Barlow	Fit Eats	Metro Kitchen & Drinkery	Rick's Dessert Diner	The Rind
Broderick Midtown	Fox & Goose Public House	Mikuni Sushi	Roxie Deli and Barbecue	The Waterboy
Buckhorn Grill	Ginger Elizabeth Chocolates	Monkey Bar	Saddle Rock	Tres Hermanas
Burger Patch	Grange	Mulvaney's B&L	Sakamoto	Uncle Vito's Pizza
Burgers and Brew	Highwater	N Street Cafe	See's Candies	University of Beer
Cafe Bernardo	Hot Italian	Nekter	Shady Lady	Waffle Square Country Kitchen
Café Bernardo's	I Love Teriyaki	Nido	Shoki Ramen House	Yogurt a GoGo
Cantina Alley	Identity Coffee	Nishiki Sushi	Squeeze Inn	Zelda's Pizza
Centro Cocina Mexicana	Iron Horse Tavern	Old Soul Coffee	Sun & Soil Juice	Zocalo



GOLDEN 1 CENTER

STATE CAPITOL

ROOSEVELT PARK

SOUTHSIDE PARK

FREMONT PARK

TRUITT BARK PARK

SUTTER'S FORT

WINN PARK

2309 K Street

20TH

16TH

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**MIDTOWN IS THE SOCIAL HUB OF SAC.
SACRAMENTANS ALL KNOW TO COME
TO THIS NEIGHBORHOOD TO START
THEIR NIGHT OUT!**

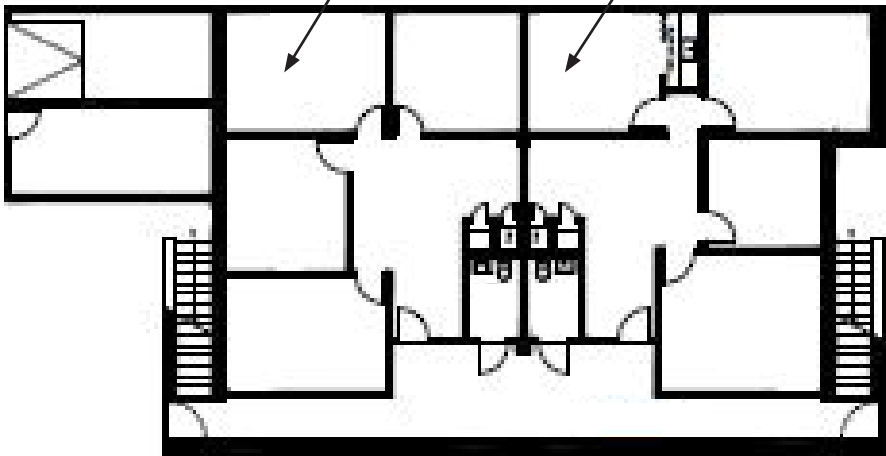
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FLOOR PLANS

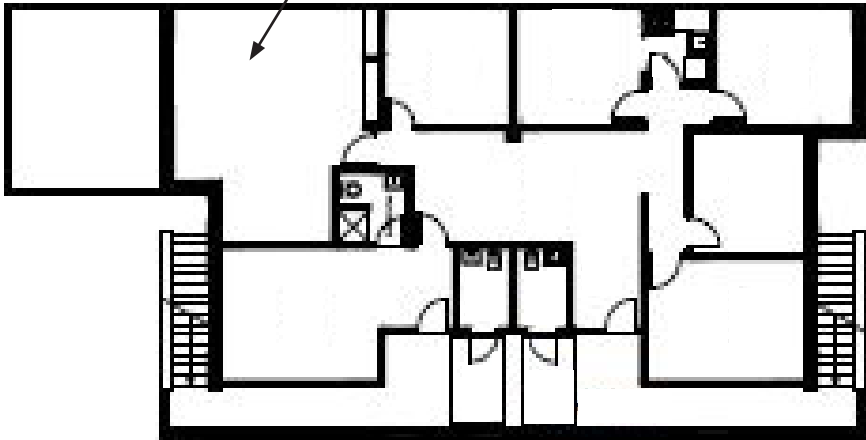
Suite 101:
±810 SF

Suite 100:
±855 SF

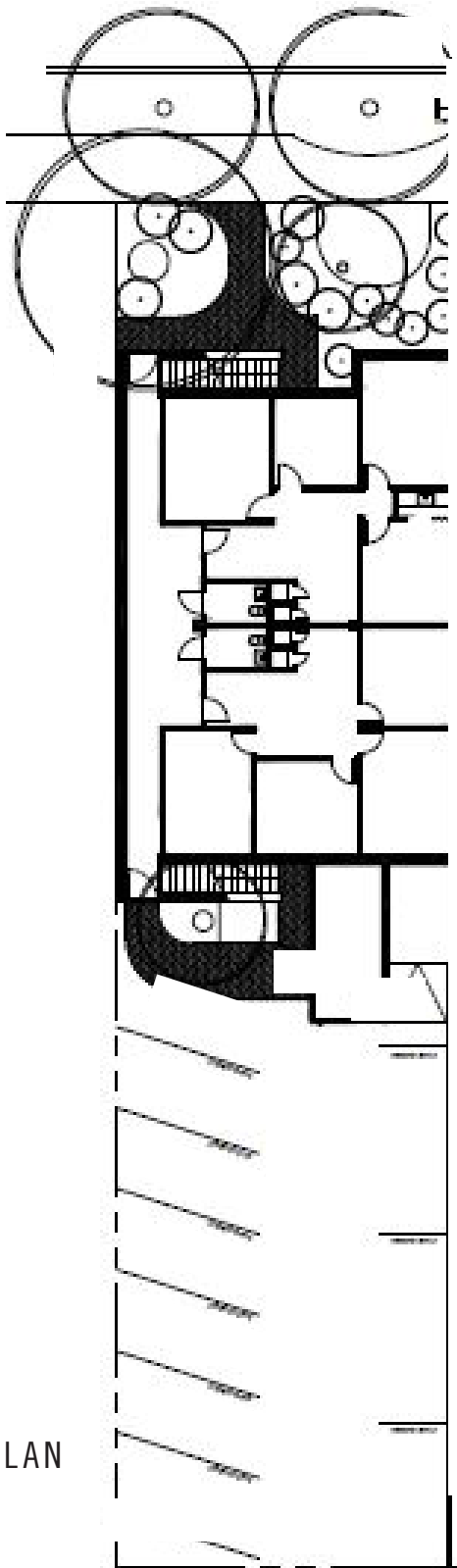


LEVEL 1

Suite 200:
±1,745 SF



LEVEL 2



SITE PLAN



IMPROVEMENT IDEAS

Renovate the front: A little bit of investment will go a long way on this building! With a few strategic and economic investments into the facade, this building can be transformed. Paint, landscaping with trimming and pruning, a front patio and new windows complete with a storefront window to orient the ground floor unit towards K Street.





RAD NEARBY MURAL BY
@JOHNSHUERTAARTE05



TURTON
COMMERCIAL REAL ESTATE

JOHN MUDGETT

VICE PRESIDENT
D.R.E. LIC. 01765754

916.573.3306

JOHNMUDGETT@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM