

716 10TH STREET

OFFICE SPACE FOR LEASE

716

VIRTUAL TOUR



 **TURTON**
COMMERCIAL REAL ESTATE



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THE PROPERTY

± 2,934

ENTIRE 2ND FLOOR SF

\$1.95

SF/MONTH FSG

ELEVATOR

ACCESS

AMPLE PARKING

NEARBY

PROXIMITY TO THE COURTHOUSE, DOCO, GOLDEN 1 CENTER & THE STATE CAPITOL

Turton Commercial Real Estate is pleased to present an incredibly well located and versatile leasing opportunity at 716 10th Street (the “Property”), situated in the lively Downtown Sacramento submarket. This ±9,600 square foot, three-story, distinctive midcentury building offers tenants a highly visible ±2,934 square foot second-floor office space with elevator access. The suite features six (6) private offices, mini-bullpen, reception area, breakroom,

copy/storage area, and conference room.

Located on 10th Street between H Street and G Street, the Property is surrounded by desirable amenities within the Downtown submarket. It is in close proximity to the Courthouse, Downtown Commons, City Hall, Golden 1 Center, and the State Capitol, creating an efficient environment for attorneys, lobbyists, and a variety of other office users.

With ample street parking and parking garages directly across the street and to

the west and to the north, the Property offers convenient access for tenants and visitors alike. Situated withing minutes of Highway 50, Highway 80, Interstate 5, and Highway 160 ensures seamless connectivity, while its location just 12 miles from Sacramento International Airport enhances long range accessibility.

Don’t miss this unmatched opportunity to establish your presence in Sacramento’s dynamic Downtown office market.





1 THE OPPORTUNITY
716 10TH STREET

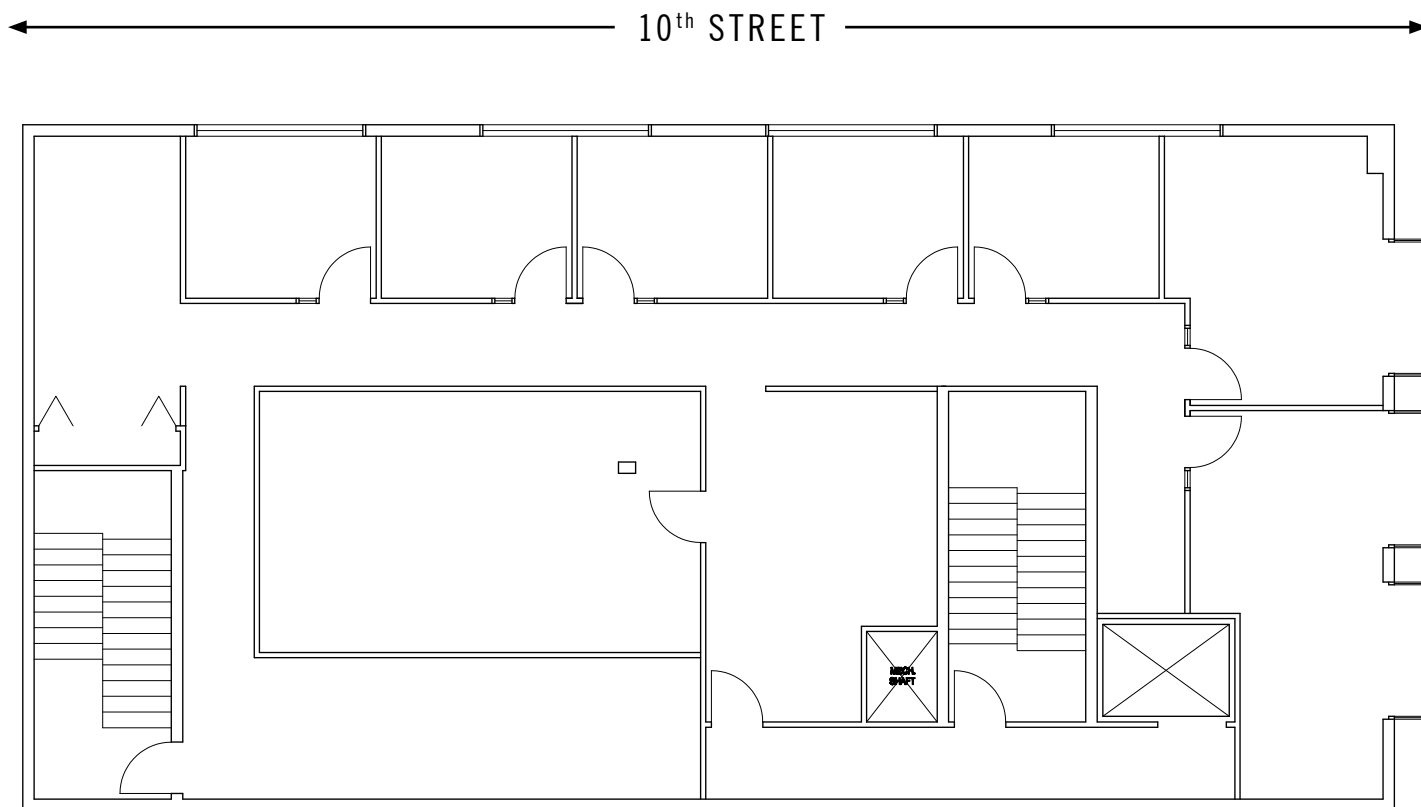
PROPERTY DETAILS

Address:	716 10 th Street, Sacramento, CA 95814
Building Type:	Office/Retail
For Lease:	± 2,934 SF
Lease Price:	\$1.95 SF/Full Service
Bike Storage:	Yes

FLOOR PLAN

2nd Floor

± 2,934 SF - \$1.95/SF Full Service





THE BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

716 10th Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Civic Center District and the thriving K Street Entertainment District (the Kay).

The Property sits just one block from Concerts in the Park, four blocks from the State Capitol, five blocks from the Sacramento Convention Center, Downtown Commons and Golden 1 Center,

and has the best amenities immediately accessible in the entire urban core.



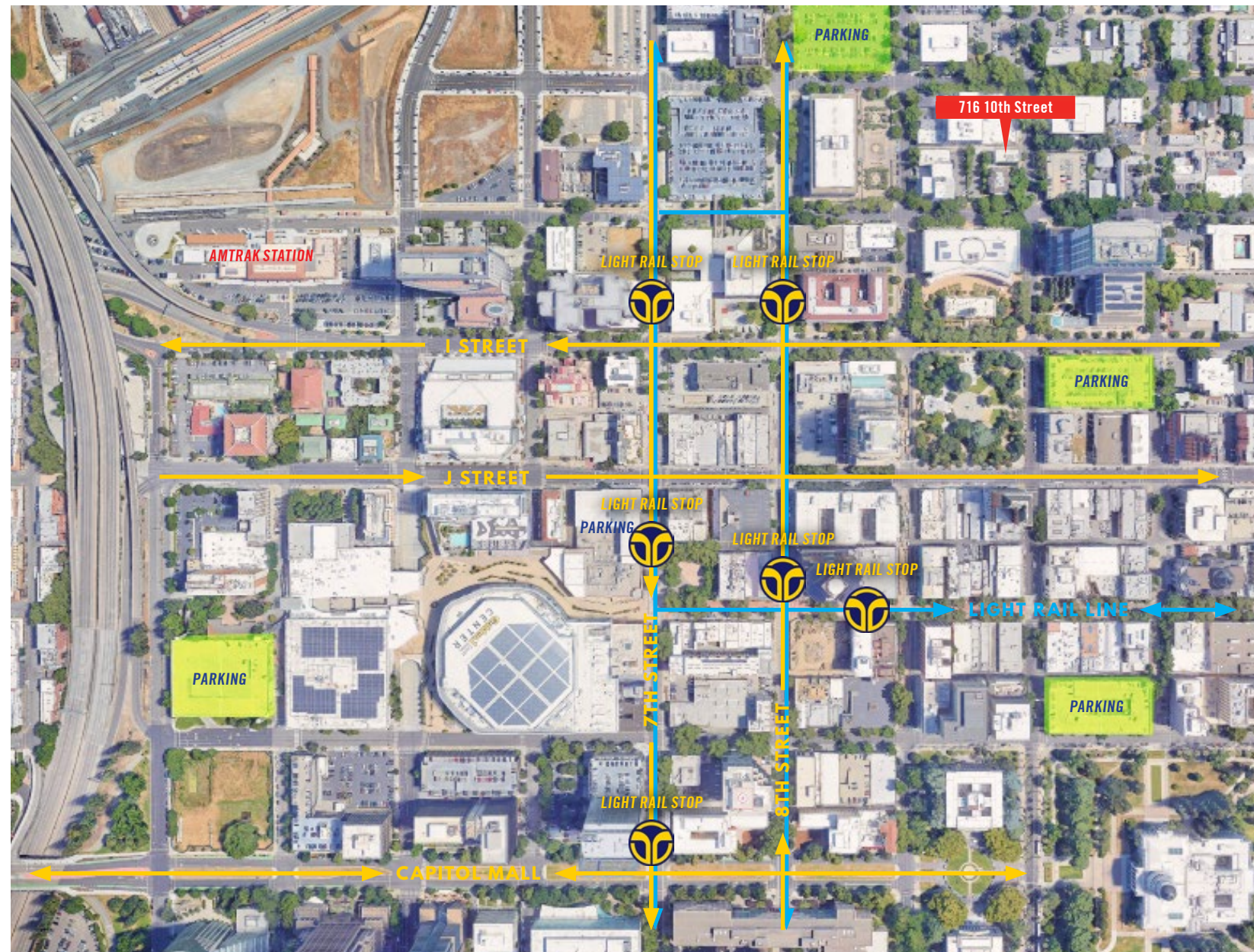


NEARBY AMENITIES

The Property benefits from a central location on the Kay and near the Civic Center District, the Entertainment District, and the Kay Street District.

POPULAR RESTAURANTS NEAR 716 10TH STREET (not all are mentioned here):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Nash & Proper	Scorpio Coffee
Ace of Spades	Der Biergarten	Ju Hachi	Nekter	Shady Lady
Aioli Bodega Espanola	Drunken Noodle	Karma Brew	Old Soul Coffee	Shoki Ramen House
Alaro	Echo & Rig	Kin Thai Street Eatery	Otoro	Sibling by Pushkin's
At Ease Brewing	Ella	Kodaiko Ramen & Bar	Pachamama Coffee	Station 16
Azul Mexican	Estelle Bakery & Patisserie	Koja Kitchen	Coop	Tank House BBQ
Babe's Ice Cream	Federalist Public House	Kru	Paesano's	Tapa the World
Beach Hut Deli	Fieldwork Brewing Co.	Bombay Bar & Grill	Paragary's	Tasty Dumpling
Bento Box	FishFace Poke Bar	Kupros Craft House	Philz Coffee	Temple Coffee
Bottle & Barlow	Fizz Champagne	La Costa Cafe	Plant Power Fast Food	Thai Basil
Buddha Belly Burger	Fixin's Soul Kitchen	Localis	Polanco	Thai Canteen
Burgers and Brew	Flatstick Pub	LowBrau	Prelude Kitchen & Bar	The Coconut on T
Cafe Bernardo	Fox & Goose	Majka Pizza	Rick's Dessert Diner	The Golden Bear
Cafeteria 15L	Ginger Elizabeth Grange	Maydoon	Ro Sham Beaux	The Mill Coffee House
Camden Spit & Larder	I Love Teriyaki	Mendocino Farms	Roots Coffee	The Porch
Camellia Coffee	Il Fornaio	Midici Neapolitan Pizza	Roscoe's Bar	The Rind
Cantina Alley	Insomnia Cookies	Mikuni Sushi	Ruhstaller BSMT	The Waterboy
Chipotle	Iron Horse Tavern	Morton's	Saigon Alley	Tres Hermanas
Crepeville		Mulvaney's B&L	Salt & Straw	Uncle Vito's Pizza
Dad's Kitchen		N Street Cafe	Sauced	Zelda's Pizza
			See's Candies	Zocalo





CIVIC CENTER DISTRICT

PLACER AI SEPT 2023 - SEPT 2024



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



\$103,523
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street

to Interstate 5. The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States

Courthouse. It is also a major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.



THE KAY DISTRICT

PLACER AI MAY 2023 - MAY 2024



13

BLOCKS



4.7M

YEARLY VISITS



27

BARS & RESTAURANTS



\$100,994

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS*

Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

Notable Events Held in District:
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

*Experian-Mosaic Psychographic Profiles 2024



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsize City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION
GREATER SACRAMENTO REGION

2,623,204

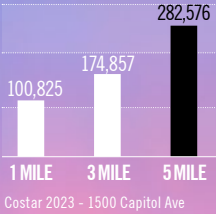
GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

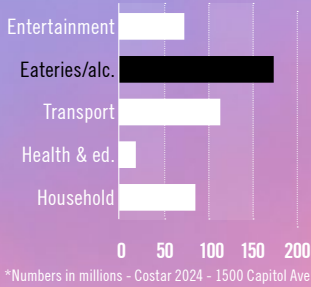
68%

GSEC 2024
Applied Geographic Solutions
& GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2024
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol

