

1020

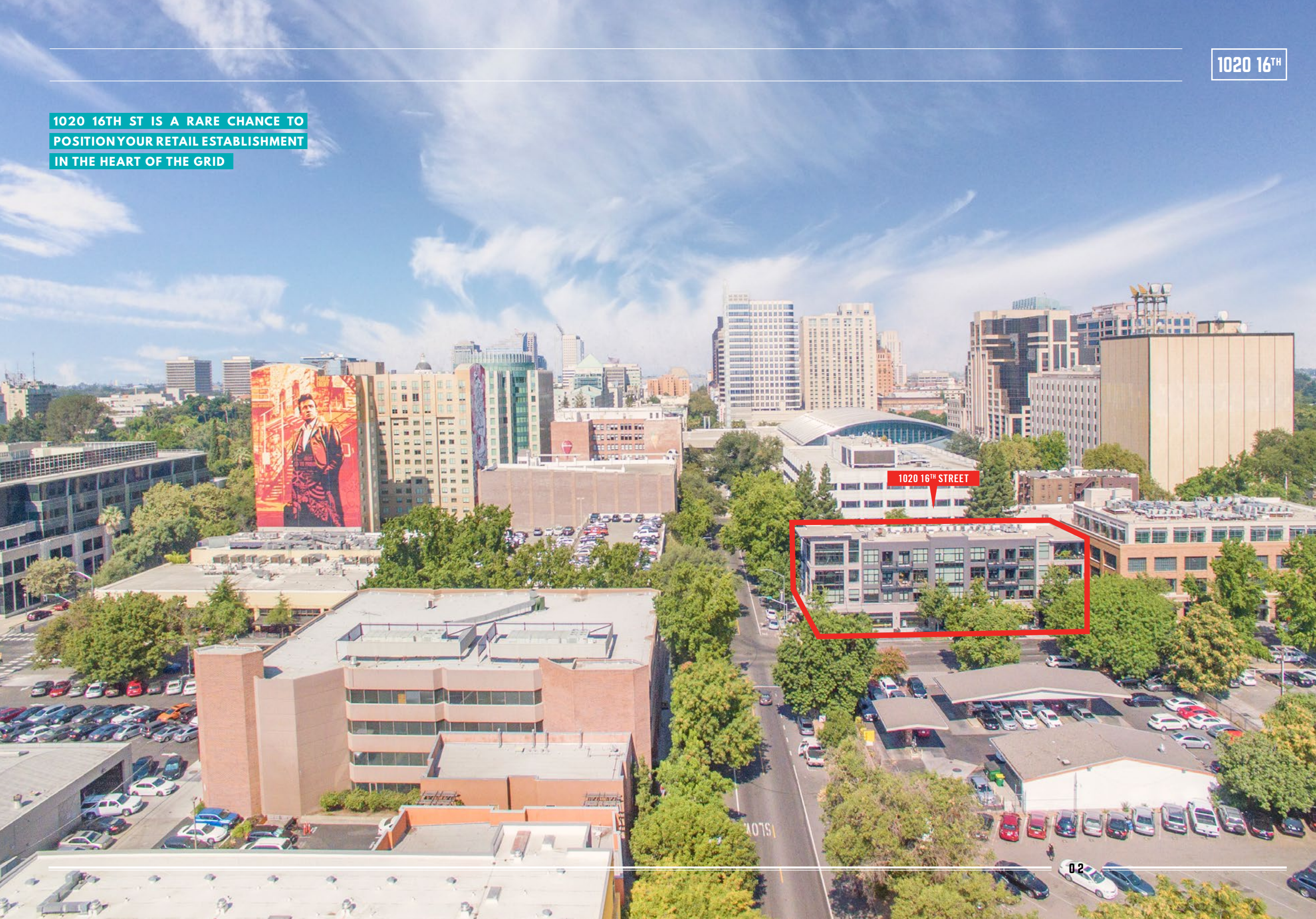
16TH STREET



TURTON
COMMERCIAL REAL ESTATE

1020 16TH

1020 16TH ST IS A RARE CHANCE TO
POSITION YOUR RETAIL ESTABLISHMENT
IN THE HEART OF THE GRID



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THE PROPERTY

±1,892
SF AVAILABLE

22,000
CARS PER DAY

1
SPACE AVAILABLE

21
LUXURY RESIDENCES ABOVE

ONE 2ND GEN RETAIL/RESTAURANT SPACE ON MIDTOWN'S BUSIEST STREET

1020 16th Street, also known as o1 Lofts Midtown, is a 3-story mid-rise mixed-use project comprised of 14 light-filled lofts with open floor plans with expansive windows, and balconies' ranging from ± 638 to ± 1,088 square feet, over 7,000 square feet of retail space.

o1 Lofts Midtown is an essential connection between 16th Street, Downtown and Midtown to link a seamless, vibrant lifestyle experience anchored in Sacramento's most walkable

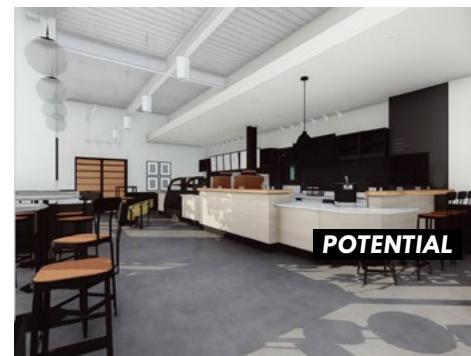
mixed-use neighborhood. o1 Lofts is centered in a pedestrian-friendly, walkable neighborhood of Sacramento. The building has incredible visibility to both 16th Street and K Street, and is surrounded by surface and structured parking.

The Property features a modern design that reflects the increasingly contemporary character of Sacramento mixed-use buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows,

abundant natural light and high ceilings.

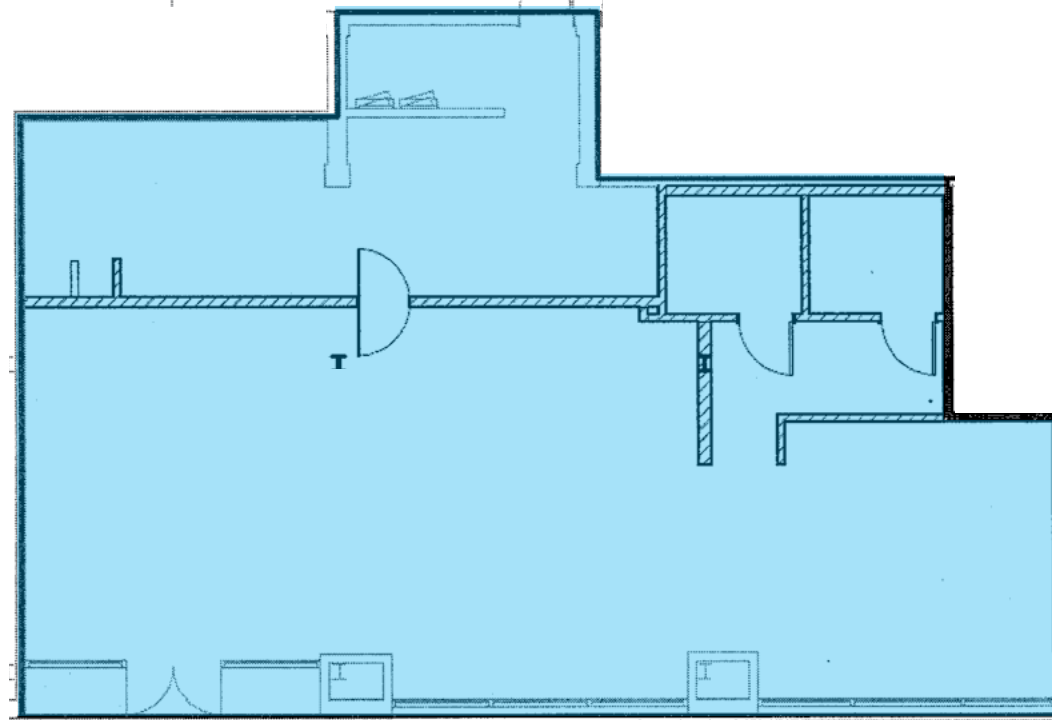
The available space is ± 1,892 square feet and is currently configured as 2nd generation retail/restaurant spaces, featuring high end improvements, a restroom, hood, HVAC, grease-trap, and 225 amp electrical panel – ready to go for the next exciting retail tenant!

Don't miss this opportunity to be part of one of Midtown's most iconic mixed-use projects.

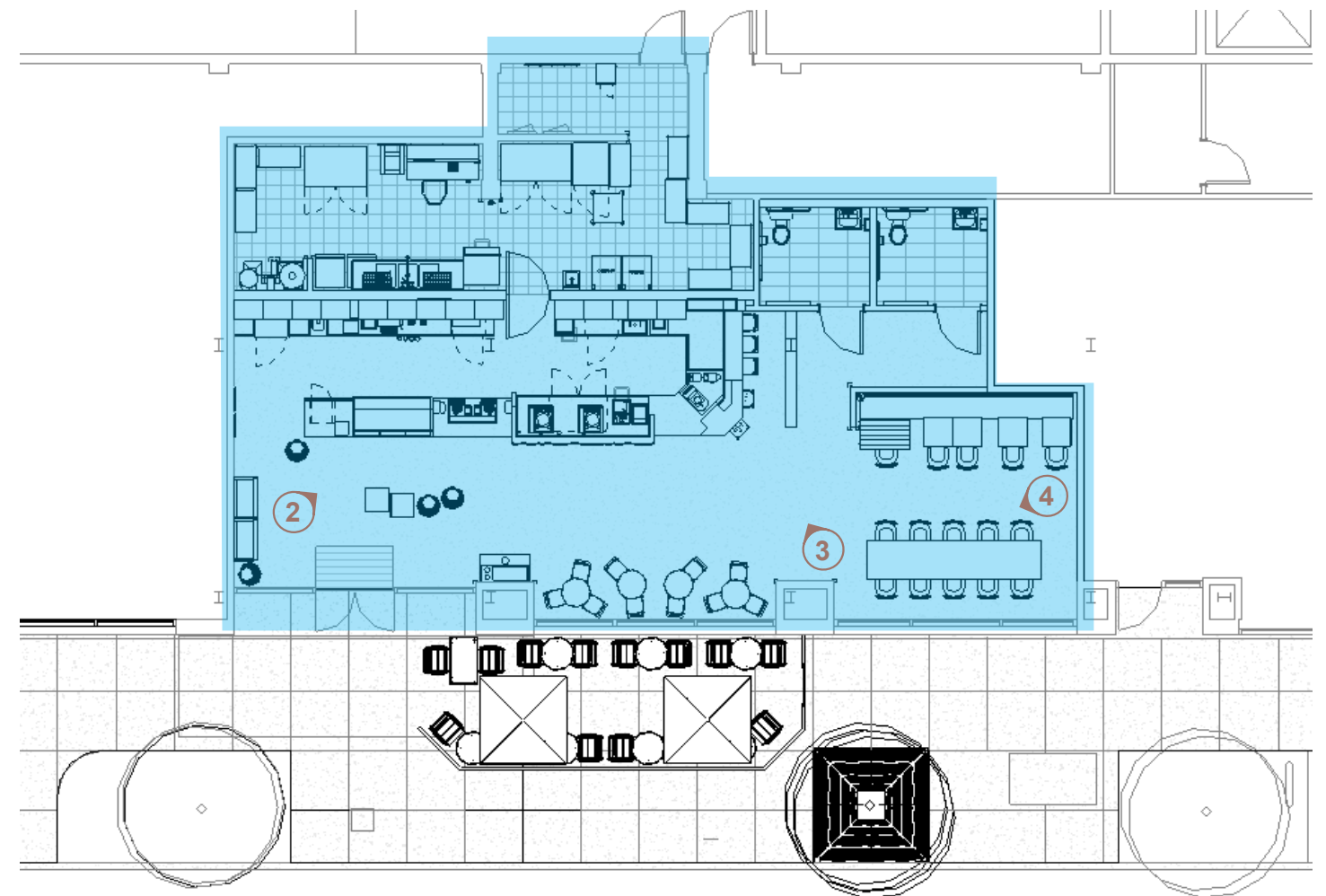


FLOOR PLANS

RETAIL AVAILABLE: 1,892 SF



POTENTIAL COFFEE SHOP LAYOUT





MY BURMA



GREEN GRILL



NEW TO THE BUILDING!



Click or Scan to View Site

MY BURMA - COMING SUMMER 2024

My Burma is a Burmese restaurant offering authentic and traditional dishes made from locally sourced ingredients. The menu includes items such as eggplant curry with shrimps, platha and vegetable curry dip appetizer, noodle salad.

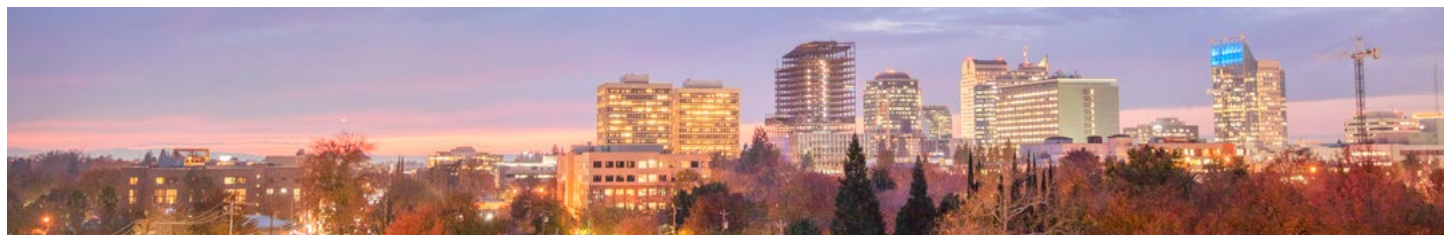


Click or Scan to View Site

GREEN GRILL - NOW OPEN!

Green Grill is fusion of Indian (Ayurvedic style) and western cuisine in Sacramento area to promote healthier and environmentally conscious foods with abundant of vegan options. They use nature's wholesome, fresh, organic, local, healthy mostly plant-based ingredients to create unique and uncompromised flavors and provide maximum benefits to consumers.





BUILDING LOCATION

<p>< 3</p> <p>BLOCKS FROM THE CAPITOL</p>	<p>1</p> <p>BLOCK FROM THE CONVENTION CENTER</p>	<p>100+</p> <p>NEARBY RESTAURANTS & BARS</p>
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PERFECTLY SITUATED BETWEEN BOTH MIDTOWN & DOWNTOWN

Midtown Sacramento is the perfect fusion of successful 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 fruitful submarket. Many people consider Midtown to be the most centralized area in the city of Sacramento, with easy access to Downtown, Old Sacramento,

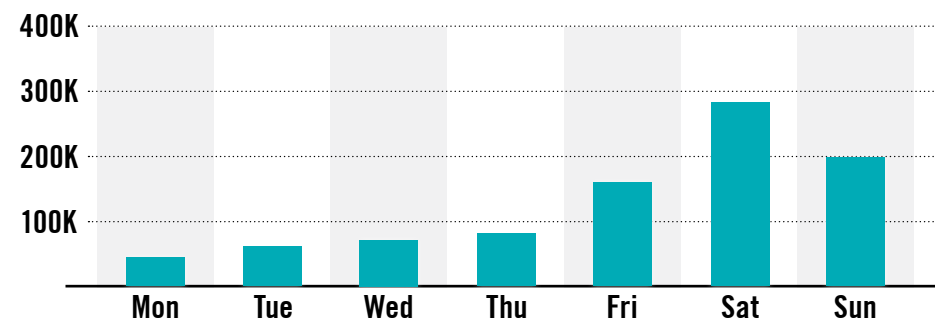
West Sacramento and East Sacramento. The midtown neighborhood has emerged as urban Sacramento's most popular live, work and play destination. The hubs of this exciting district are the o1 Lofts / Elliot Building and the MARRS building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Midtown market has high foot traffic both day and night, and is a hot-spot for those who love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an

excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The property sits in the middle of numerous infill commercial and mixed-use development projects are well under development along the 16th Street corridor, including the future redevelopment of the former Clarion Hotel at 16th and H, the four story future project at 1631 K Street, the remodel of the Memorial Auditorium and Sacramento Convention Center expansion.

NEARBY DATA BITES

<p>98</p> <p>WALKER'S PARADISE</p>	<p>60</p> <p>GOOD TRANSIT</p>	<p>99</p> <p>BIKER'S PARADISE</p>
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Daily visitors SAFE Credit Union Convention Center

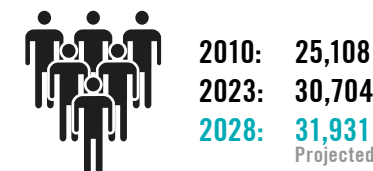


Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population

1-mile radius of property



Nearby Food & Bev

	<p>160</p> <p>Nearby Restaurants</p>
<p>26</p> <p>Nearby Bars</p>	



Annual Consumer Spending

	<p>8</p> <p>Associate Degree</p>
<p>29%</p>	<p>Bachelor Degree</p>
<p>18%</p>	<p>Advanced Degree</p>



Q4 2023 - Placer AI, Costar, DSP

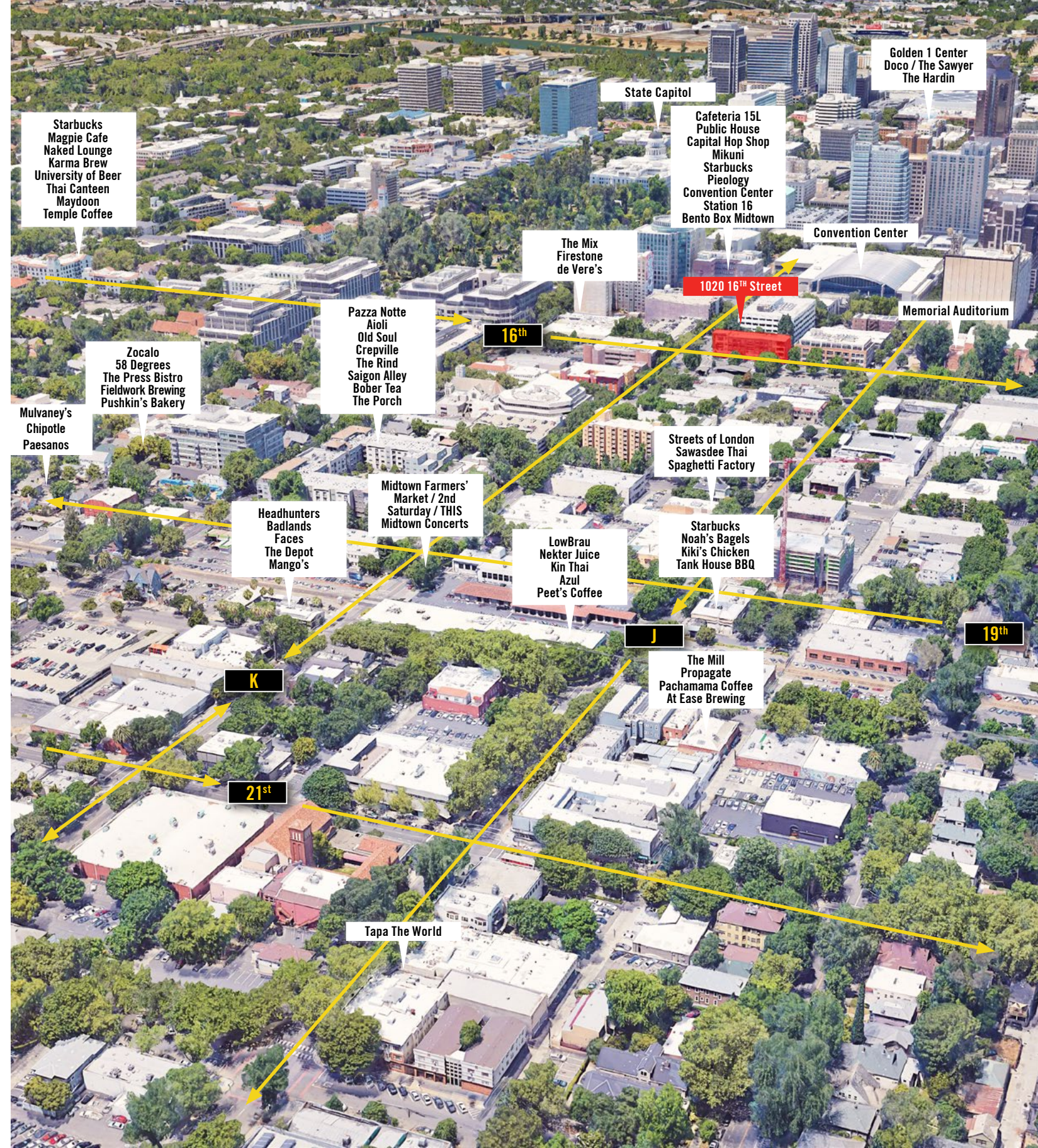


NEARBY AMENITIES

The Property benefits from high pedestrian and traffic counts along the 16th Street corridor and the area around the Convention Center. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1020 16TH STREET (not all are mentioned here):

- | | | | | |
|--------------------------|-----------------------------|-------------------------|-------------------------|-----------------------|
| 58 Degrees & Holding Co. | Chipotle | Karma Brew | Paesanos | Tapa the World |
| Ace of Spades | Cornerstone | Kin Thai Street Eatery | Paragary's | Tea Cup Cafe |
| Adamo's | Crepeville | Kru Japanese | Peet's Coffee | Temple Coffee |
| Aioli Bodega Espanola | Dad's Sandwiches | Kupros Craft House | Pizzasaurus Rex | Thai Basil |
| Alaro Craft Brewery | Der Biergarten | Lowbrau | Plant Power Fast Food | Thai Canteen |
| Azul Mexican | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | The Golden Bear |
| Badlands | Faria Bakery | Mango's/Burgertown | R15 | The Mill Coffee House |
| Bar West | Federalist Public House | Massulo Pizza | Red Rabbit | The Porch |
| Bento Box | Fieldwork Brewing Co. | Mendocino Farms | Rick's Dessert Diner | The Rind |
| BevMo | Fire Wings | Mercantile Saloon | Ro Sham Beaux | The Snug |
| Bike Dog | FishFace Poke Bar | Mikuni Sushi | Roxie Deli and Barbecue | The Trade Coffee |
| Bombay Bar & Grill | Fox & Goose Public House | Milka Coffee | Saigon Alley | The Waterboy |
| Bottle & Barlow | Ginger Elizabeth Chocolates | Mochinut | Scorpio Coffee | Tower Theatre Cafe |
| Broderick Midtown | Good News Wine | Monkey Bar | See's Candies | Tres Hermanas |
| Burger Patch | Goodside Coffee | Mulvaney's B&L | Selland's | Tupi Coffee |
| Burgers and Brew | Grange | N Street Cafe | Shake Shack | Uncle Vito's Pizza |
| Cafe Bernardo | Highwater | Nekter | Shady Lady | University of Beer |
| Camellia Coffee | I Love Teriyaki | New Roma Bakery | Squeeze Burger | Vic's Ice Cream |
| Cantina Alley | Identity Coffee | Noah's Bagels | Station 16 | Yogurt a GoGo |
| Capital Hop Shop | Iron Horse Tavern | Old Soul Coffee | Sun & Soil Juice | Zelda's Pizza |
| Centro Cocina Mexicana | Jack's Urban Eats | Pachamama Coffee Coop | Tank House BBQ | Zocalo |





SACRAMENTO

2,623,204
GREATER SAC POPULATION

1,317,600
GREATER SAC WORKFORCE

\$89,169
MEDIAN HOUSEHOLD INCOME

GSEC 2023
(Lightcast 2022)

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably cen-

tral location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States ver-

sus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (a stone's throw from the Subject Property).





CALL YOUR PARKING CONCIERGE!
• 916.851.1612 •



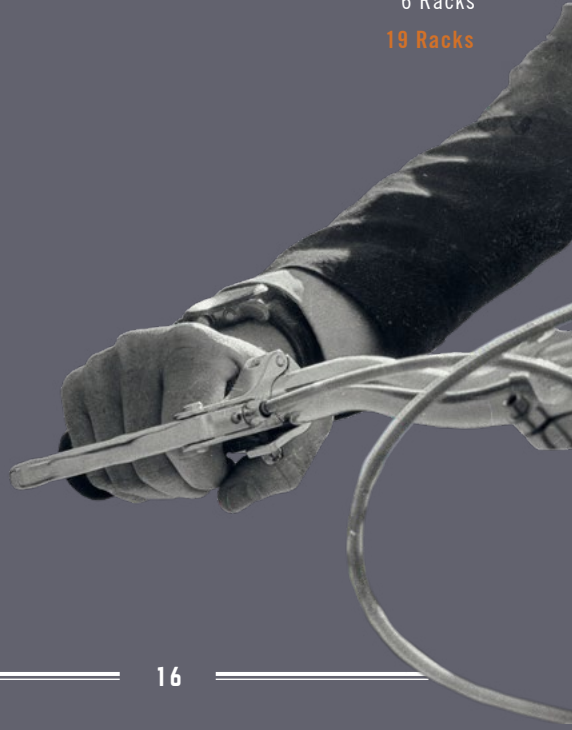
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CAR PARKING

1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
1524 J Street	36 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	1,009 Stalls

BIKE PARKING

1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks



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