

EBNER

120 K STREET - SACRAMENTO

CREATIVE OFFICE SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

AARON MARCHAND
VICE PRESIDENT - LIC. 01711650
916.573.3305
AARONMARCHAND@TURTONCOM.COM

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCOM.COM

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THE PROPERTY

5,312

SF OFFICE SPACE

\$2.25

PER SF FSG

5

PARKING STALLS

100+

NEARBY RETAILERS

1

RARE OPPORTUNITY

CREATIVE OFFICE SPACE IN OLD SACRAMENTO WATERFRONT DISTRICT

The Ebner Building at 120 K Street is an integral piece of Old Sacramento history and home to the most inspiring creative office space in the waterfront district. Built in 2010, the Ebner/Empire Building stands in place of the original Ebner Hotel, constructed in 1856. Now standing strong as a mixed-use building with basement parking, street-level shops, and upper-level creative office space, the Ebner is ready to strengthen your businesses brand identity with its modern architecture

and unique atmosphere.

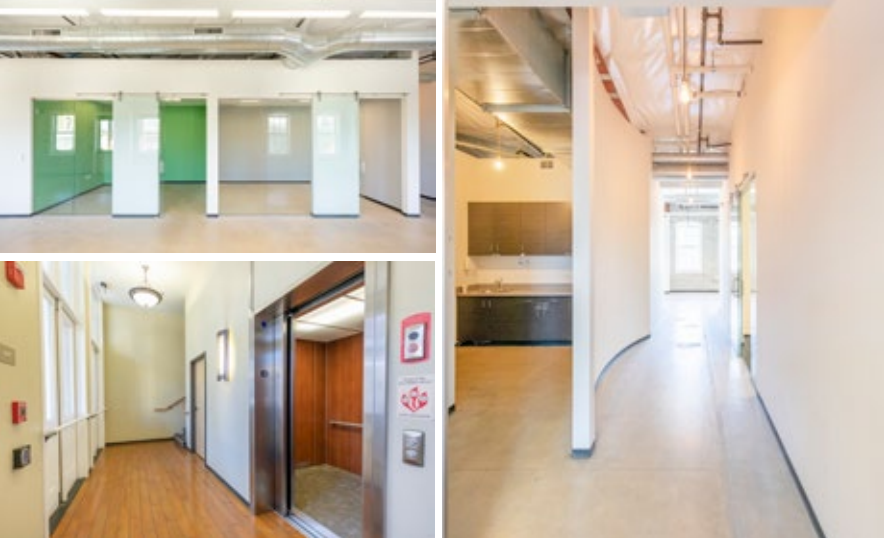
This office space for lease boasts a simplistic mix of exposed concrete, high ceilings, arched window lines, and extensive use of glass features, bringing an abundance of natural light into this creative environment. The layout consists of an open reception area, nine private offices, three conference rooms, ample open floor space, a break room with kitchen, and two private restrooms.

The tenant has access to as many as X secure

basement parking stalls and an abundance of public parking along the historical streets of midtown or the parking garage located on the corner of 2nd & I Street, underneath the I-5 freeway.

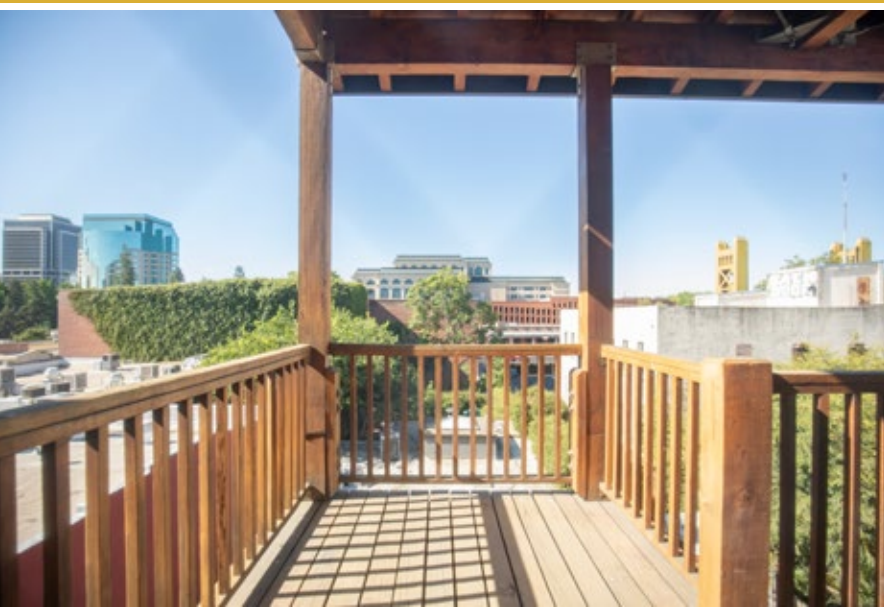
Located in the heart of Old Sacramento, enjoy views of the waterfront district and take a step out of your office door to find yourself surrounded by fun retail shops, fantastic restaurants, riverfront walkways / bike trails, and close proximity to DOCO via the tunnel.



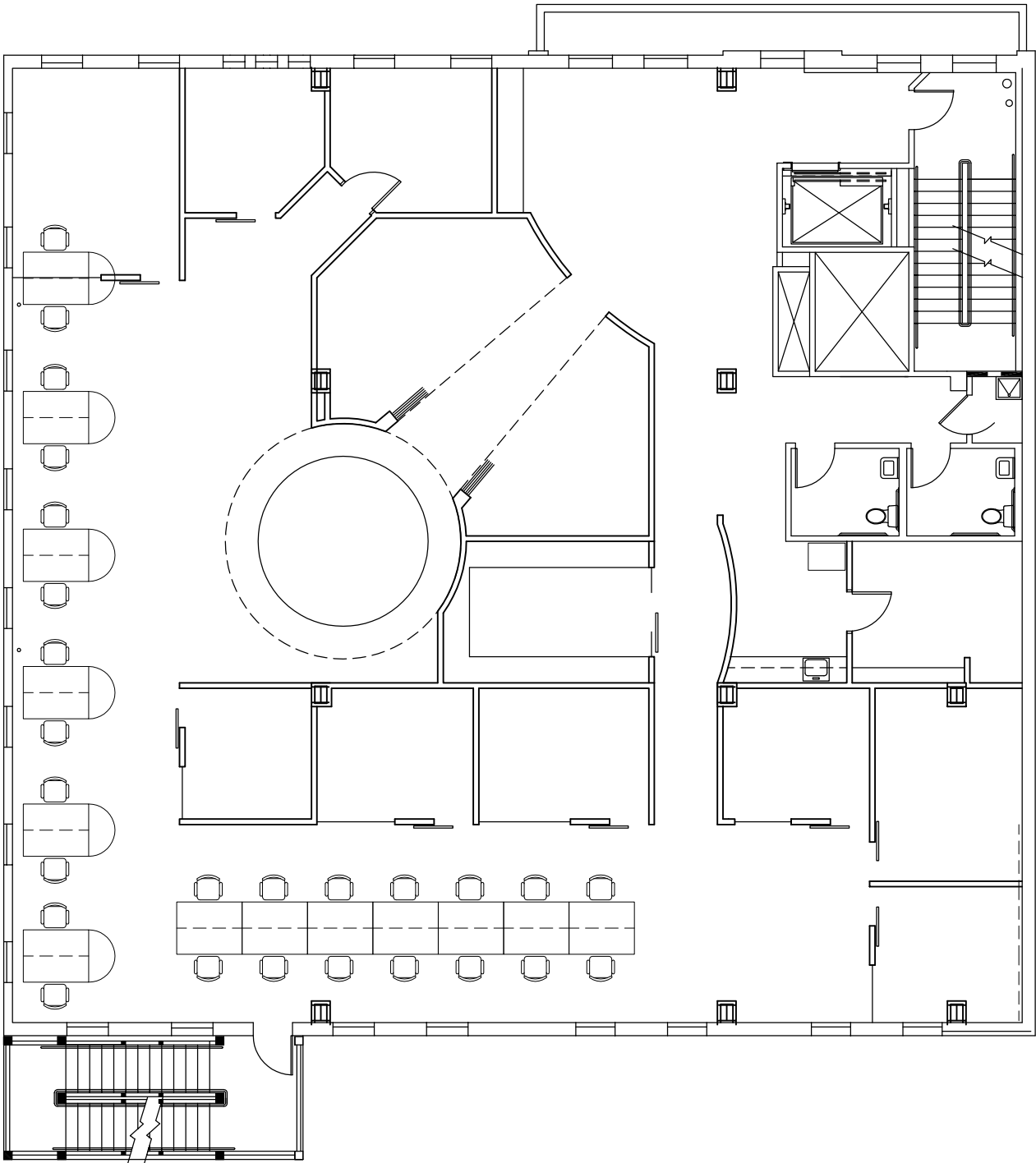


PROPERTY DETAILS

Address:	120 K Street, Sacramento, CA 95814
Available:	5,312 SF - Third Floor
Lease Rate:	\$2.25/SF Full Service Gross
Condition:	Turn-Key High End Creative Space
Furniture & Fixtures:	Included
Exterior Signage:	Available
On-Site Parking:	5 stalls, \$150/month (Covered + Secured)
Occupancy:	Immediate



FLOOR PLAN





BUILDING LOCATION

4.3

MILLION ANNUAL VISITORS

100+

RETAILERS

OLDEST

SHOPPING & ENTERTAINMENT DISTRICT IN SAC

DOWNTOWN'S OLD SACRAMENTO WATERFRONT

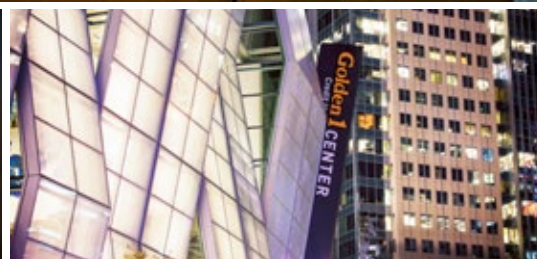
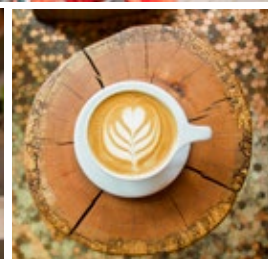
The recently rebranded Old Sacramento Waterfront is home to one of the most unique and vibrant atmospheres in Sacramento. As a National and State historical landmark, the area consists of 53 historical buildings that house some of Sacramento's best retailers, finest restaurants, and passionate businesses. Retailers and restaurants enjoy an estimated annual foot traffic of 2 million people and close proximity to DoCo and West Sacramento, while

office tenants appreciate the rich history and architecture that each historical building has to offer. On any given day, one can expect to enjoy live music, fun & quirky retail shops, a plethora of food choices, access to the riverfront pedestrian trail, escape room adventures, a ride on the ferris wheel, and much more. With easy access to Interstate 5, and subsequent connection to interstate 80 and highway 50, Old

Sacramento is one of the most accessible submarkets in the entire city. 2nd Street in Old Sacramento sits two blocks west of the lively Downtown Commons ("DoCo"), and direct access can be found thanks to the renovated K Street tunnel with upgraded lighting, artwork, and security measures. Within a five minute walk of any attraction in Old Sacramento is the Golden 1 Center, DoCo amenities, The Tower Bridge, and Sutter Health Park.







Section Three: The Location

EBNER



NEARBY AMENITIES

The Ebner has one of 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 THE EBNER (not all are mentioned here):

58 Degrees & Holding Co.
Ace of Spades
Aioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Bike Dog
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Lounge
Burger Patch
Burgers and Brew
Cafe Bernardo
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville

Danny's Mini Donuts
Darling Aviary
Delta King
Der Biergarten
Eatuscany Cafe
Echo & Rig
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
Firehouse
FishFace Poke Bar
Fit Eats
Flatstick Pub
Fox & Goose Public House
Frank Fat's
Ginger Elizabeth Chocolates
Grange
Highwater
Honey & the Trapcat
Hoppy's Railyard Hopgarden
I Love Teriyaki
Identity Coffee

Iron Horse Tavern
Jack's Urban Eats
Jamie's Broadway Grill
Joe's Crab Shack
Karma Brew
Koja Kitchen
Kru Japanese
Kupros Craft House
La Terraza
Lowbrau
Lucca
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Massulo Pizza
Mercantile Saloon
Metro Kitchen & Drinkery
MidiCi Neapolitan Pizza
Mikuni Sushi
Morgan's Mill
Mulvaney's B&L
N Street Cafe
Nekter

Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pizzeria Urbano
Polanco Cantina
Portofino's
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Rio City Cafe
Riverside Clubhouse
Roxie Deli and Barbecue
Ruhstaller
Sakamoto
Sauced BBQ & Spirits
See's Candies
Selland's
Shady Lady
Shoki Ramen House

Sibling by Pushkin's
Squeeze Inn
Sun & Soil Juice
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Golden Bear
The Mill Coffee House
The Porch
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Vic's Ice Cream
Waffle Square Country Kitchen
Yard House
Yogurt a GoGo
Zelda's Pizza
Zocalo



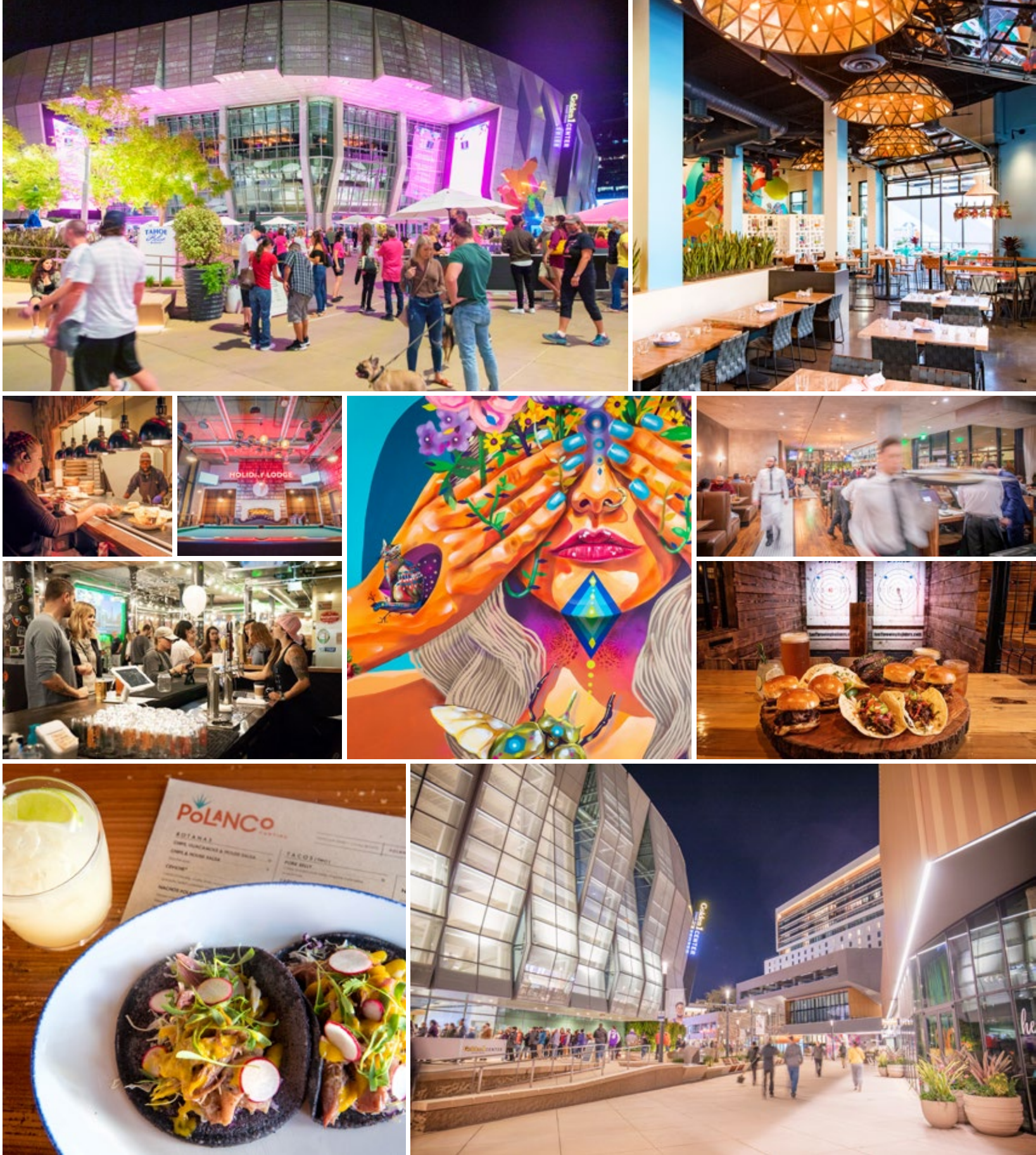
DOCO & GOLDEN 1 CENTER

Booming with people on game, concert and event nights, and a perennial destination for locals and visitors to enjoy the best that Sacramento has to offer. The Ebner is within walking distance.

Golden 1 Center has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons (DOCO), the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residenc-

es, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability practices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists including Jeff Koons

Coloring Book #4, located at the main entrance Golden 1 Center. Since the opening of Golden 1 Center in 2016, nearby property sales, investment activity and new development has accelerated, and Downtown's residential population has notably increased.





RAILYARDS

The Railyards are poised to be the new downtown with office, retail and multi-family amenities. Nearby buildings and their tenants will benefit from the added amenities and living options.

The Railyards” development project is located just north of I Street that will double the footprint of Downtown Sacramento. Originally built to serve as the western terminal for the Transcontinental Railroad, the 244-acre site is now considered the single largest and transformative development site in Northern California. The development will

be a dynamic , dense, and modern urban environment featuring a state-of-the-art mass transit hub with access to the entire city. Within the next decade, the Railyards will feature up to 10,000 residential units, over 500,000 square feet of re- tail space, nearly 4,000,000 square feet of office space, a 1,300,000 square

foot medical campus, 1,100 hotel rooms, and 33 acres of open park-like space. Furthermore, if the FC Republic soccer team were to secure a Major League Soccer expansion franchise, a 25,000-seat soccer stadium would be built in the Railyards. In a very true sense, The Railyards are poised to be the new downtown.



NEARBY DEVELOPMENT PROJECTS

River One



Across Tower Bridge, West of Lot X, the River One Project will be a unique, irreplaceable asset given its unrivaled location, design, and amenities, featuring a 199-room upscale hotel with 55 luxury for-sale residential units, an exclusive restaurant, 222 space parking garage with valet parking, swimming pool, hot tub and fitness center. Groundbreaking is planned for mid 2021 with an opening in the first half of 2023.

301 D Street



De Bartolo and Rimanic Design Studio on behalf of the owner American National Investments submitted a design review application for a 40 unit, four story multifamily project at 301 D Street. The design includes multi-level loft units and large outdoor terraces on the upper floors.

I Street Bridge Replacement



The I Street Bridge Replacement Project will include the construction of a new bridge upstream of the existing I Street Bridge. The bridge will provide a new connection across the Sacramento River between the Sacramento Railyards and the West Sacramento Washington Neighborhood planned developments. It will serve automobile, bicycle, transit, and pedestrian users.

Ro Homes



These 19 3-story residences line both sides of the South end of Central Street. The contemporary floorplans offer a ground level, two-car garage and flex room/study, a communal second floor for living, dining and kitchen and third floor dedicated to bedrooms, all bathed in natural light. Outdoor spaces include an edible landscape upon entry and a second floor balcony allowing indoor/outdoor living in the heart of the homes.

CalSTRS Expansion Tower



Increased staffing demands and the desire for more efficient, collaborative work space has prompted CalSTRS to move forward with the planned Phase II expansion. A fundamental goal of the project is a consistent, seamless extension of the materials, details and character of the original building. The Expansion Tower will include 275,000 SF on 5 levels. The expansion will also feature 40,000 SF of active ground floor uses including childcare, food service, coffee shop, and meeting rooms.

218 4th Street



Kuchman Architects, on behalf of the owner Next Generation Capital, LLC, have submitted an application for a 25 unit condominium row-house style project at 218 4th Street and 407 B Street.

Recently-completed Bridge District projects:

The Foundry

Located in The Bridge District in West Sacramento, The Foundry is home to 69 studio and one bedroom modern residences. Woven into the community design are communal bocce courts, an edible landscape, outdoor decks.

980 Central

980 Central is the latest addition to The Bridge District. This architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes.

The Barn

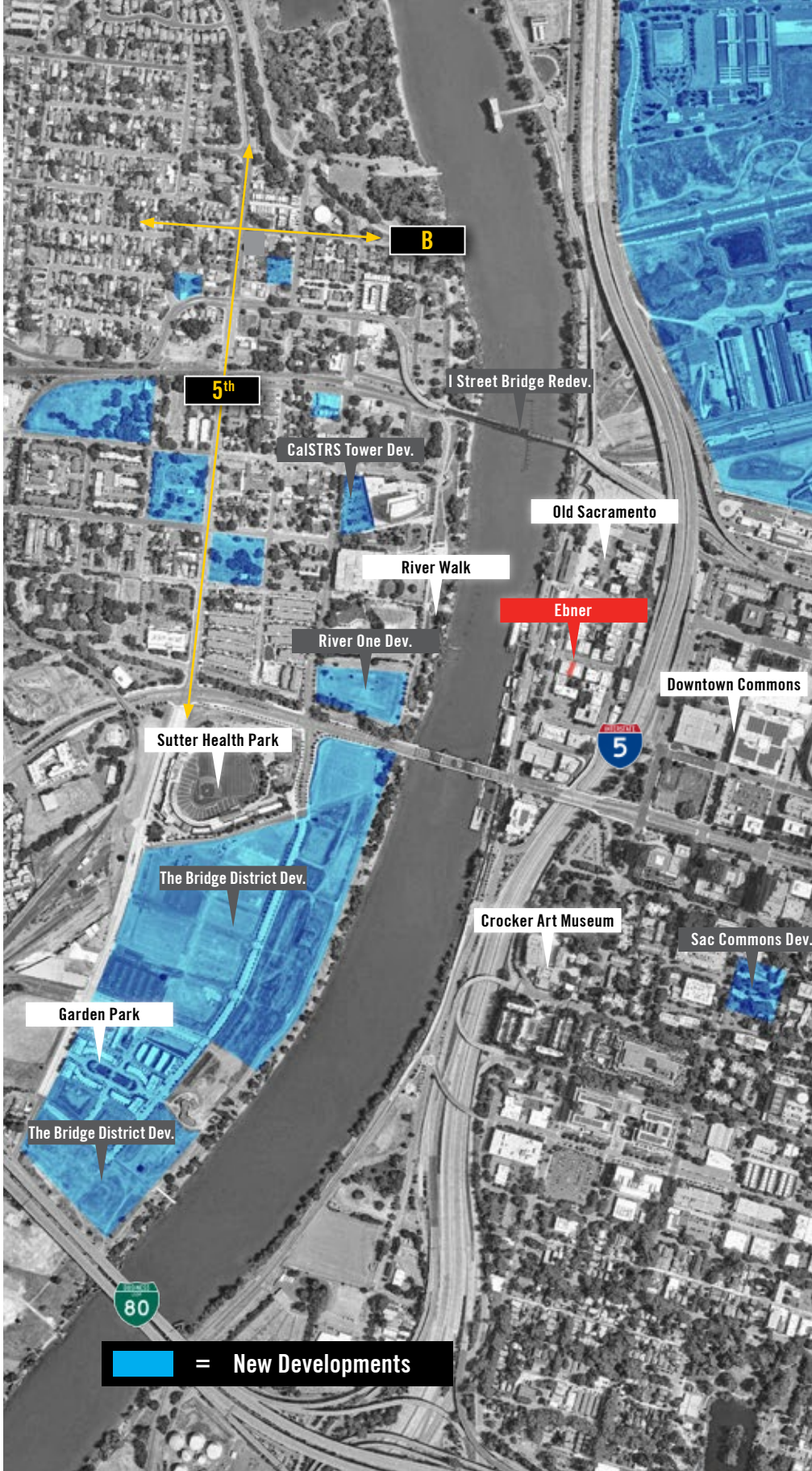
The Barn, literally a bridge on land, provides 6,000sf under canopy shade anchored by approximately 3,000sf of interior usable space, occupied by Drake's Brewing.

Habitat Apartments

The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk Promenade.

The Park Moderns

These 32 single-family homes surround Garden Park to create the sense of an outdoor room. At the heart of this neighborhood park is a massive sierra granite community table under the leafy canopies of four ancient olive trees.





SACRAMENTO

15.3 MILLION	71,335	215+
ANNUAL REGIONAL VISITORS	DAYTIME EMPLOYEES	BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as “available” that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



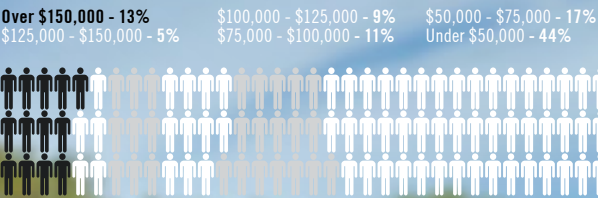
THERE'S A REASON EVERYONE IS COMING HERE.



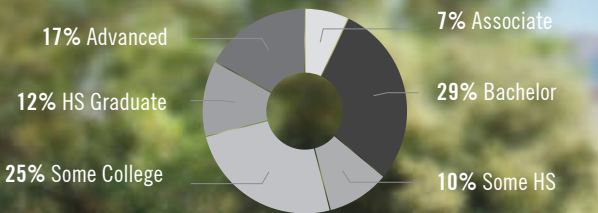
SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

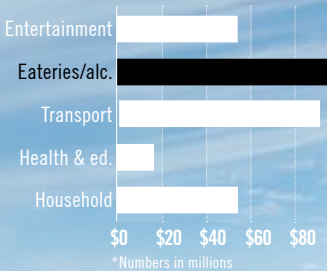
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



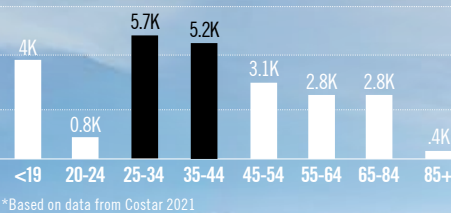
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in midsize 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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



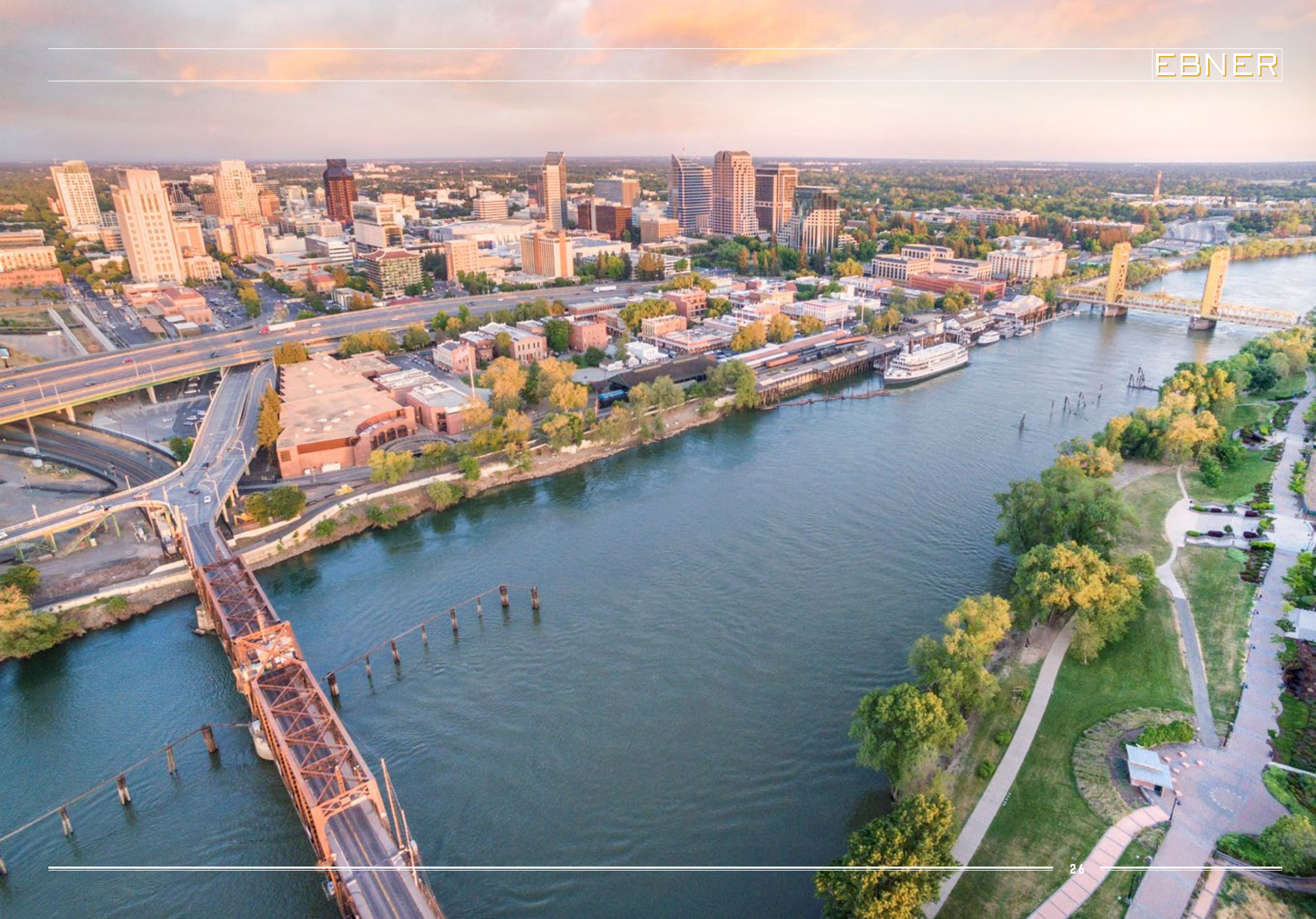
*Based on data from Costar 2021

WALK SCORE: 93

BIKE SCORE: 99

TRANSIT SCORE: 62

\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO



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