

# 390

*BICENTENNIAL CIRCLE*

*Brand New High-Visibility Retail  
Space for Lease*



**TURTON**  
COMMERCIAL REAL ESTATE





390



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# THE PROPERTY

4,745	991	98,000	1
RSF	SF AVAILABLE	CARS PER DAY	MIN FROM US HWY 50

390 Bicentennial Circle is an attractive one (1) story, 4,745 square foot retail building recently constructed on one of the busiest intersections in suburban Sacramento, and is located one minute from US Highway 50.

The property is just minutes from Granite Regional Park (a large business park for the State of California and Sacramento County), the Sacramento Center for Innovation (a 240 acre development proj-

ect), California State University, Sacramento (with almost 31,000 students), and multiple medical institutions including UC Davis Medical Center. In addition, Sacramento's most prestigious residential neighborhoods, Sierra Oaks and East Sacramen-to are just minutes from the property. Lastly, 390 Bicentennial Circle is just a five minute drive to more than 3 million square feet of office parks and employment centers, offering tenants of 390 Bicen-

ennial Circle the benefit of a 24/7 customer base.

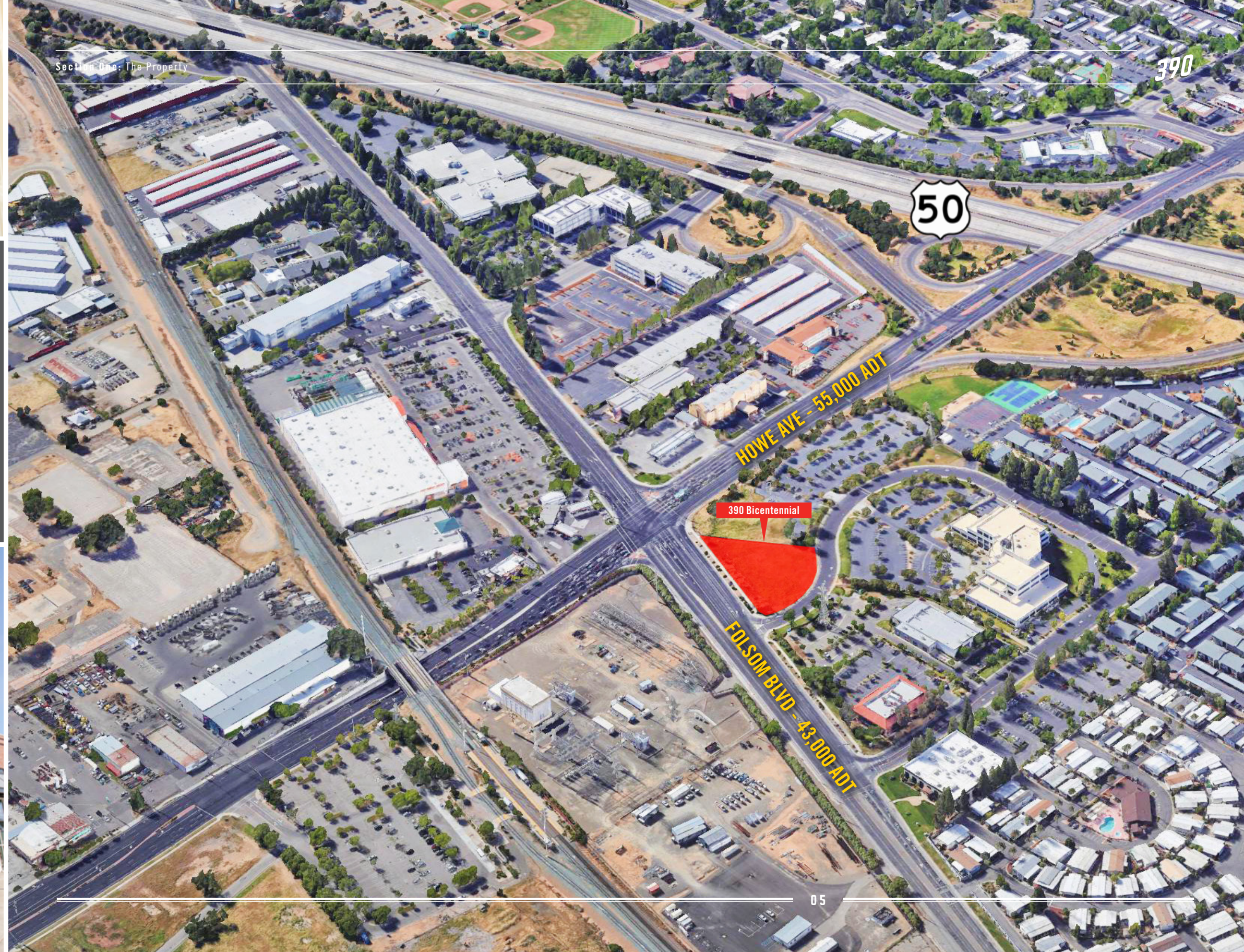
The available space, totaling 991 square feet, is immediately adjacent to both Starbucks and Sourdough & Co – offering the chance for the next retail tenant at the project to benefit greatly from the traffic drawn to the project from Starbucks and Sourdough & Co., large concentrations of daytime office employees and the best residential commu-nities close-by.







Section One: The Property



## PROPERTY FEATURES

Anchored by Starbucks drive-thru and Sourdough & Co.  
Adjacent to the Sacramento Center for Innovation  
98,000 cars per day  
2018 construction  
991 square feet available







# BUILDING LOCATION

*IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD*

The property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

<b>1</b> MIN TO HIGHWAY 50	<b>1</b> MIN TO JUSTICE CENTER	<b>3</b> MINS TO SACRAMENTO STATE	<b>3</b> MINS TO AMERICAN RIVER BIKE TRAIL	<b>6</b> MINS TO GRANITE REGIONAL PARK
<b>6</b> MINS TO HIGHWAY 50	<b>9</b> MINS TO EAST SACRAMENTO	<b>9</b> MINS TO UC DAVIS MEDICAL CENTER	<b>12</b> MINS TO MIDTOWN	<b>12</b> MINS TO GOLDEN 1 CENTER/STATE CAPITOL







EAST SACRAMENTO

SIERRA OAKS

SIERRA OAKS VISTA

Sacramento State

Golf Course

Pavilions

The UV

Lyon Shopping

F65 Lofts

65th

Bisla's Bisla's

American River

Bike Trail

Stingers  
Gordito Burrito  
Taco Bell  
Mountain Mike's

Denny's

Daily Grind Coffee

Wendy's

Courthouse

390 Bicentennial

50

HOWE AVE





# 65<sup>TH</sup> & FOLSOM BLVD

65th & Folsom Blvd is a dining and shopping destination for surrounding office buildings and University students. Grab a coffee or a quick bite to eat during your lunch break. Nearby developments are in full swing adding new amenities and housing each month.

7-Eleven  
Anytime Fitness  
Bento Box  
Dos Coyotes Border Cafe  
Enterprise Rent-A-Car  
GameStop

GetitFixed  
Giovanni's Old World Pizza  
Jamba Juice  
Office Depot  
Pita Pit  
Safe Credit Union

Subway  
Supercuts  
The Mill  
The Sandwich Spot  
Upper Eastside Lofts  
Zpizza Tap Room







# CAMPUS COMMONS / SIERRA OAKS

Fair Oaks Blvd in Campus Commons and Sierra Oaks is a local hotspot for high end dining and fast casual restaurants for employees to dine at or to take clients to.

Bank of America  
Beach Hut Deli  
Boston Market  
Boudin SF  
Buckhorn Grill  
Café Bernardo  
Capitol Beer & Tap Room  
Chipotle  
Citibank  
CVS  
Domino's Pizza  
Ettore's Bakery  
Grateful Bread

Great Clips  
Greek Food Imports  
Jack's Urban Eats  
KB Nails  
Lemon Grass  
Massage Envy  
McDonald's  
Miyagi Bar & Sushi  
Noodles & Company  
Nothing Bundt Cakes  
Pavilion Car Wash  
Piatti  
Pieology

Pink Berry  
Raley's  
Roxy  
Safeway  
Salon Bravissimo  
Save Mart  
Smashburger  
Starbucks  
Temple Coffee  
The Organic Coup  
Twin Peaks  
Zinfandel Grill  
Zocalo







# SACRAMENTO

**15.3 MILLION**  
ANNUAL REGIONAL VISITORS

**71,335**  
DAYTIME EMPLOYEES

**215+**  
BARS / RESTAURANTS

*California’s fastest-growing metropolitan area!*

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.

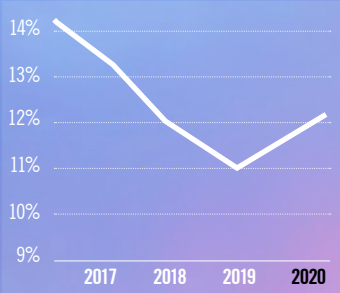




# SACRAMENTO DATA BITES

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 July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

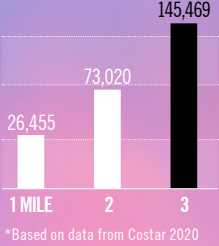
## SACRAMENTO OFFICE VACANCY:



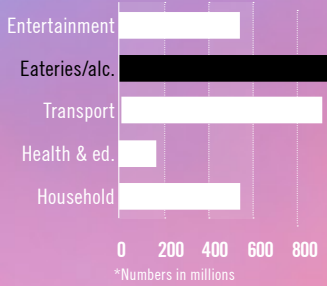
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #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

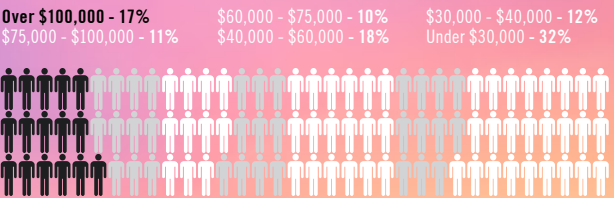
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



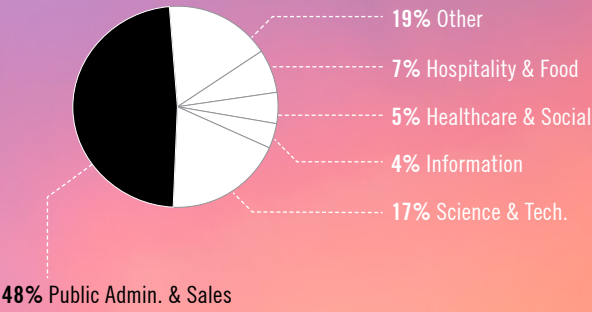
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

WALK SCORE: 97  
BIKE SCORE: 98  
TRANSIT SCORE: 55

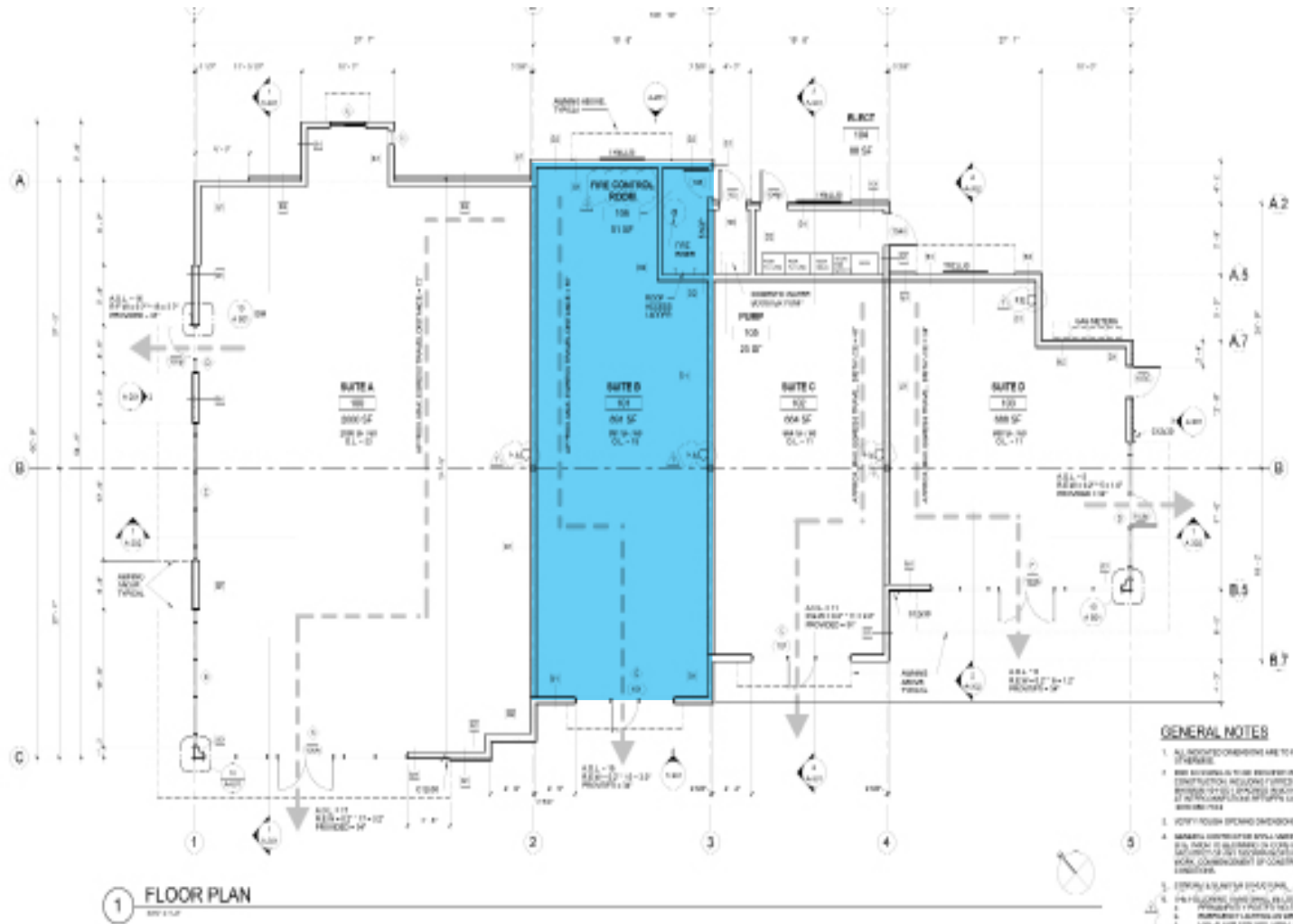


# FLOOR PLANS

991  
RENTABLE SQUARE FEET



1 ARCHITECTURAL SITE PLAN  
1" = 30'



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. SEE ARCHITECT'S NOTES FOR CONSTRUCTION REQUIREMENTS AND MATERIALS SPECIFICATIONS.
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