



TURTON
COMMERCIAL REAL ESTATE

1029 J STREET

*Office Spaces in the Heart of Downtown
Near the State Capitol, City Hall &
Entertainment District*



1029 J
STREET



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1029 J STREET IS A STUNNING LANDMARK BUILDING IN THE HEART OF DOWNTOWN'S CENTRAL BUSINESS AND ENTERTAINMENT DISTRICT



THE PROPERTY

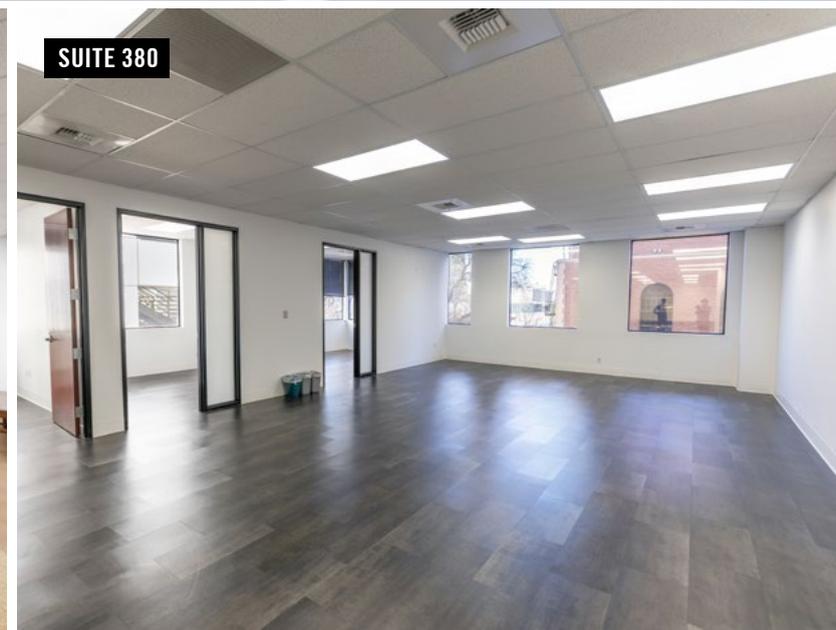
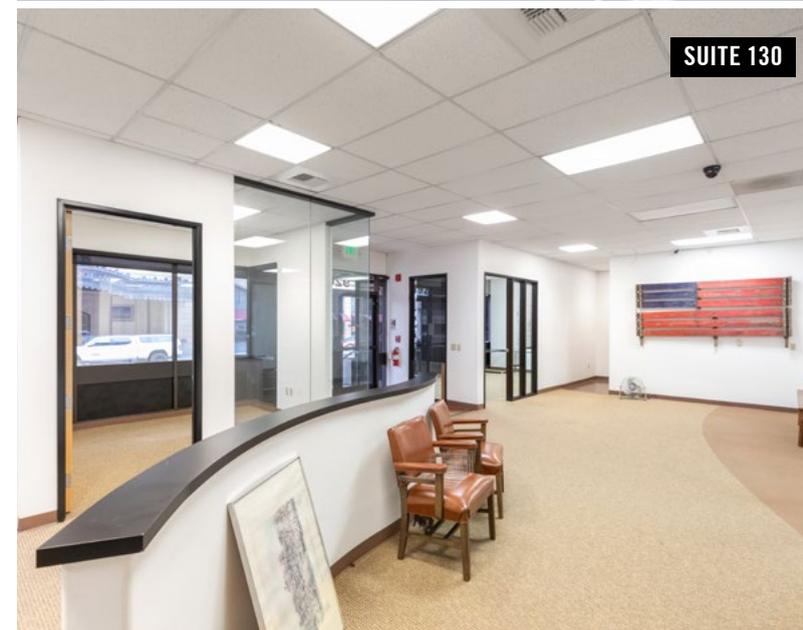
48,000 SF BUILDING	4 AVAILABLE SPACES	± 1,064 - 2,550 SF AVAILABLE	PARKING AVAILABLE
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IDEALLY SITUATED BETWEEN THE CAPITOL, CONVENTION CENTER, AND DOCO!

1029 J Street is a 48,000 SF office building strategically located less than two blocks from the California State Capitol building in Sacramento. 1029 J Street offers direct access to light rail, numerous restaurants and shopping along K and L Streets, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden 1 Center. Constructed in 1980, the Building's

lobby and common areas were recently renovated with attractive finishes, including a unique sawtooth-style ceiling and new lighting. The Building features tall ceiling heights and extensive window lines providing flexibility for a conversion to creative space or professional offices. The Building offers a variety of available suites, ranging from ± 1,064 SF to 2,550 SF, as well as a shared conference room for tenants to enjoy.

Located 2 blocks from the State Capitol, 2 blocks from City Hall, 4 blocks to the County Courthouse, 6 blocks to the Federal Courthouse, 5 blocks from the Golden 1 Center and DoCo, 2 blocks from the Sacramento Convention Center, adjacent to the City's largest public parking garage and within easy walking distance of every major hotel, 1029 J Street is located at ground zero of Sacramento's exciting revitalized urban experience.

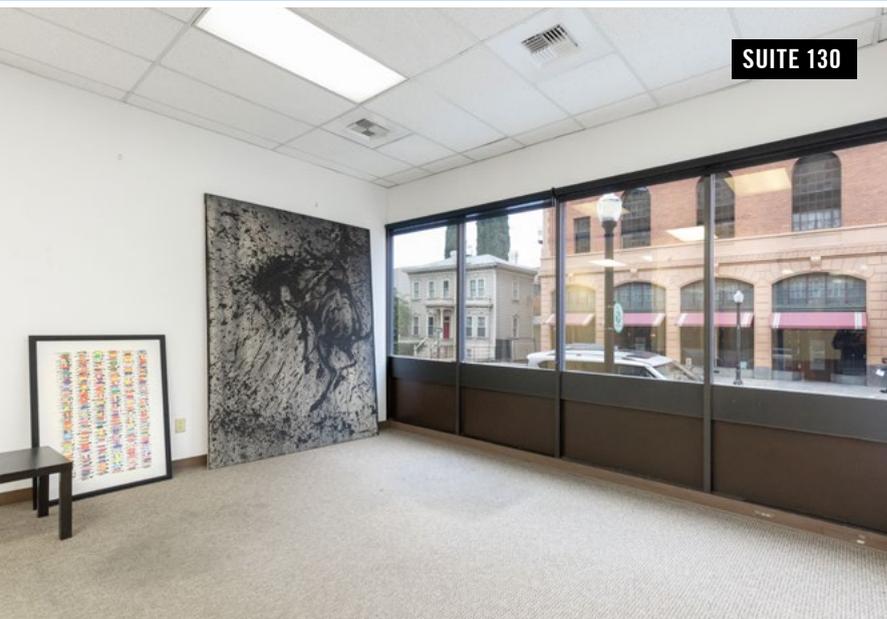




SUITE 380

PROPERTY DETAILS

- Approximately 48,000 SF building
- Lease Rate: \$2.35/SF/Month FSG
- High identity corner location
- Shared conference / meeting room
- Elevator served
- Parking available



SUITE 130



Section One: The Property

1029 J STREET

SUITE 130



BUILDING LOCATION

2

BLOCKS TO STATE CAPITOL

2

BLOCKS TO CONVENTION CENTER

3

BLOCKS TO MEMORIAL AUDITORIUM

IN THE MIDDLE OF SAC'S ENTERTAINMENT & BUSINESS DISTRICT

1029 J Street is situated on the thriving entertainment district, just five blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.

In addition, the Property is located adjacent to major development sites. Across J Street, Anthem Properties is planning a seven-

story residential project of 153 market-rate units, 10,000 square feet of groundfloor retail, rooftop deck, fitness center and other amenities. Nearby, the K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street as an opportunity

to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.





NEARBY AMENITIES

1029 J has one of the finest locations in the highly-desirable Downtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS & AMENITIES NEAR 1029 J STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|-----------------------|-------------------------|---------------------|-----------------------|-----------------------|
| 58 Degrees & Holding | Crepeville | Kodaiko Ramen & Bar | Otoro | Scorpio Coffee |
| Aioli Bodega Espanola | Darling Aviary | Koja Kitchen | Pachamama Coffee | Shady Lady |
| Alaro | Der Biergarten | Kru | Coop | Tank House BBQ |
| At Ease Brewing | Drunken Noodle | Bombay Bar & Grill | Paesano's | Tapa the World |
| Azul Mexican | Echo & Rig | Kupros Craft House | Paragary's | Tasty Dumpling |
| Babe's Ice Cream | Ella | La Costa Cafe | Pazza Notte | Temple Coffee |
| Beach Hut Deli | Estelle Bakery | Little Morocco Cafe | Philz Coffee | Thai Basil |
| Bento Box | Federalist Public House | Localis | Plant Power Fast Food | Thai Canteen |
| Bottle & Barlow | Fieldwork Brewing Co. | LowBrau | Polanco | The Coconut on T |
| Brasserie du Monde | Fizz Champagne | Majka Pizza | Prelude Kitchen & Bar | The Golden Bear |
| Buddha Belly Burger | Frog & Slim | Mango's/Burgertown | Rare Tea | The Mill Coffee House |
| Burger Patch | Fox & Goose | Maydoon | Rice Bites | The Porch |
| Burgers and Brew | Ginger Elizabeth | Mendocino Farms | Rick's Dessert Diner | The Rind |
| Cafe Bernardo | I Love Teriyaki | Mikuni Sushi | Ro Sham Beaux | Thee Upper Crust |
| Cafeteria 15L | Iron Horse Tavern | Morton's | Roots Coffee | Pizza |
| Camden Spit & Larder | Jack's Urban Eats | Mulvaney's B&L | Roscoe's Bar | The Waterboy |
| Cantina Alley | Ju Hachi | N Street Cafe | Ruhstaller BSMT | Tres Hermanas |
| Casa Lola | Karma Brew | Nash & Proper | Saigon Alley | Uncle Vito's Pizza |
| Chef Burma | Kin Thai | Nekter | Salt & Straw | Zelda's Pizza |
| Chipotle | | Old Soul Coffee | Sauced | Zocalo |





Section Two: The Location

1029 J STREET



THIS IS ALL A SHORT WALK FROM 1029 J STREET



SACRAMENTO

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fourth 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 central 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 versus

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 (only a few blocks from the Subject Property).



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 Midsized 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 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

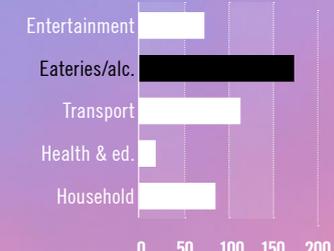
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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

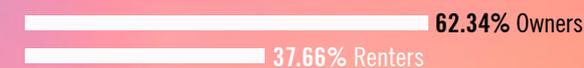
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust 2024

WALK SCORE:
98
Walker's Paradise

BIKE SCORE:
62
Biker's Paradise

TRANSIT SCORE:
96
Good Transit

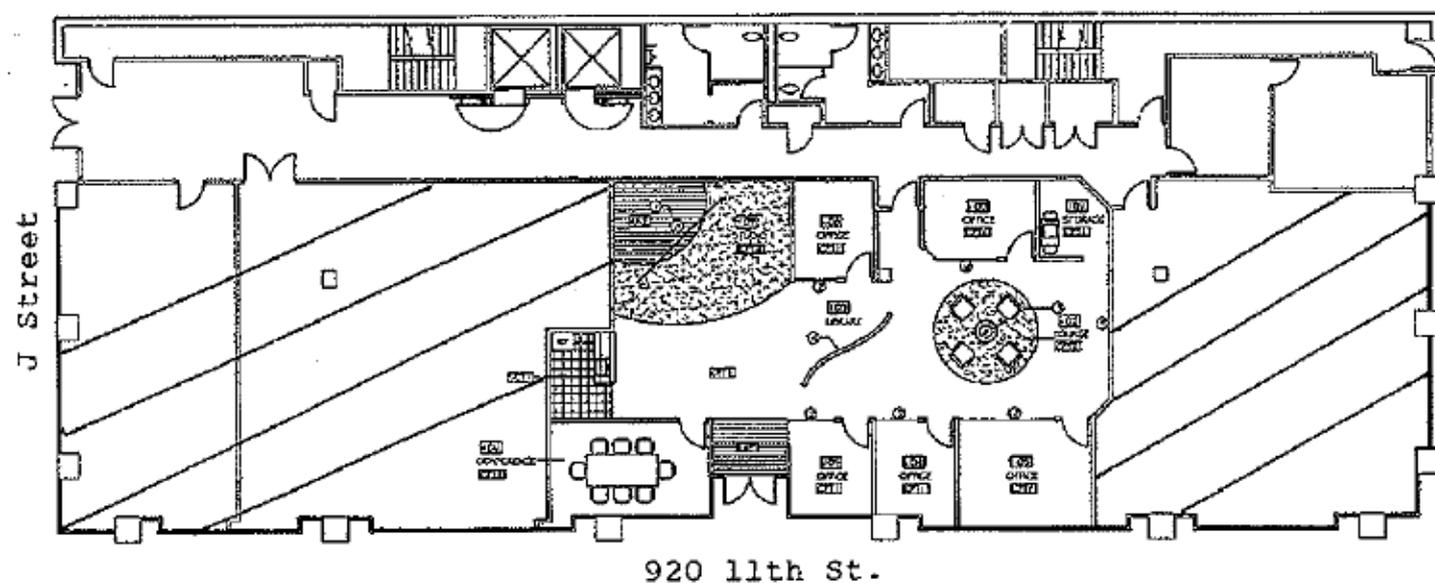
walkscore.com
1500 Capitol

FLOOR PLANS

* FLOOR PLANS NOT TO SCALE

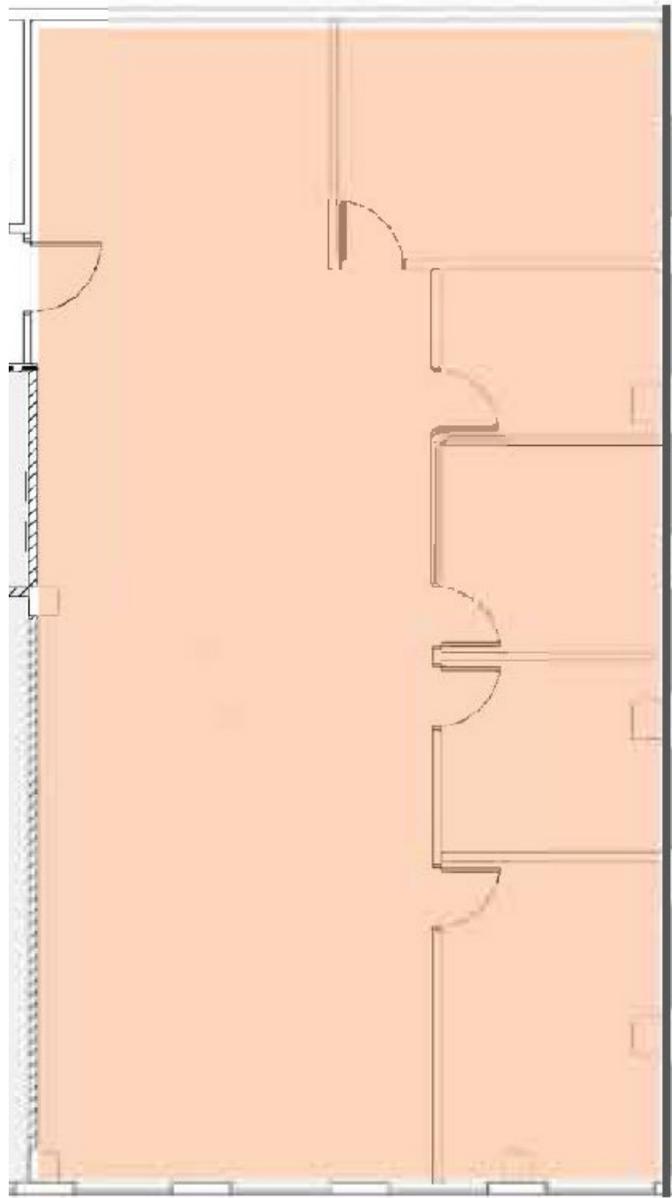
SUITE 130

2,550 RSF
AVAILABLE JANUARY 1, 2026



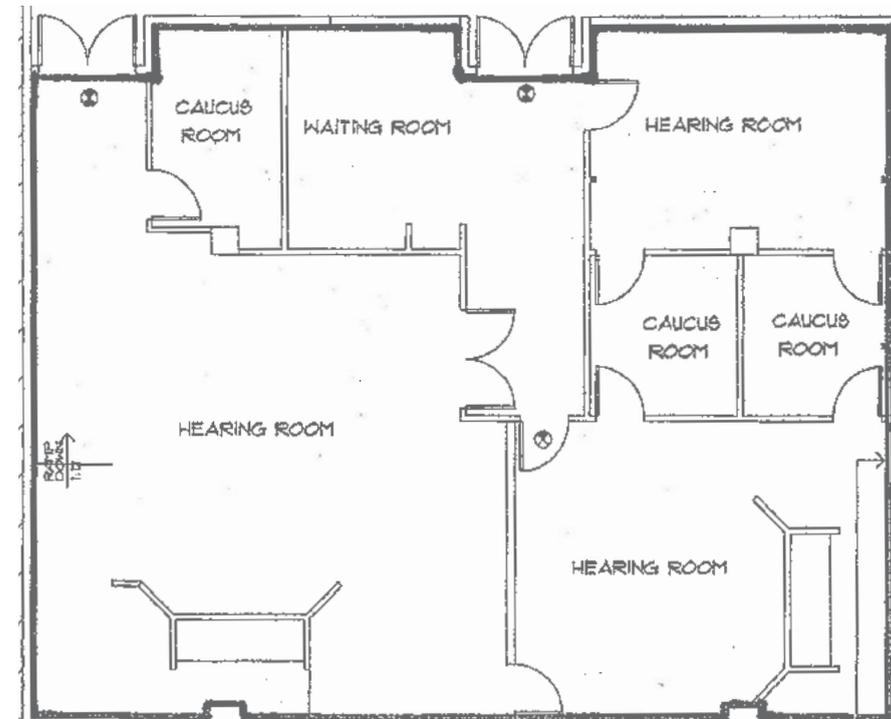
SUITE 380

2,132 RSF
AVAILABLE NOW



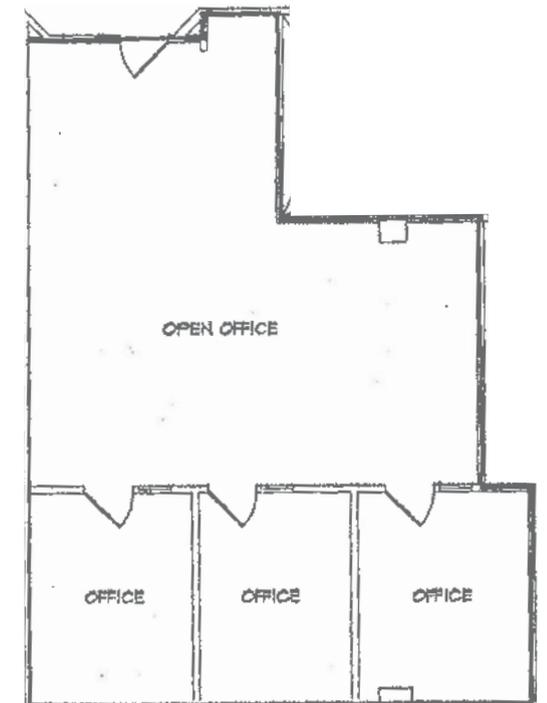
LL - 6

2,196 RSF



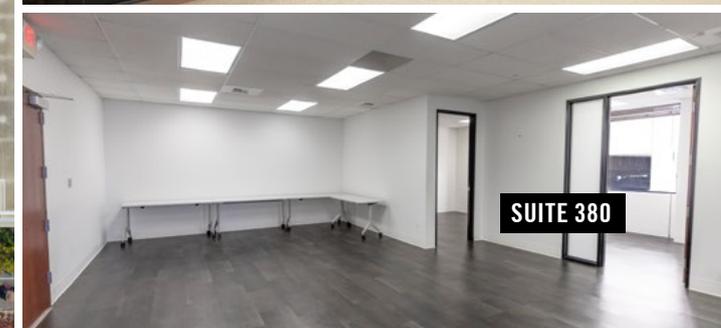
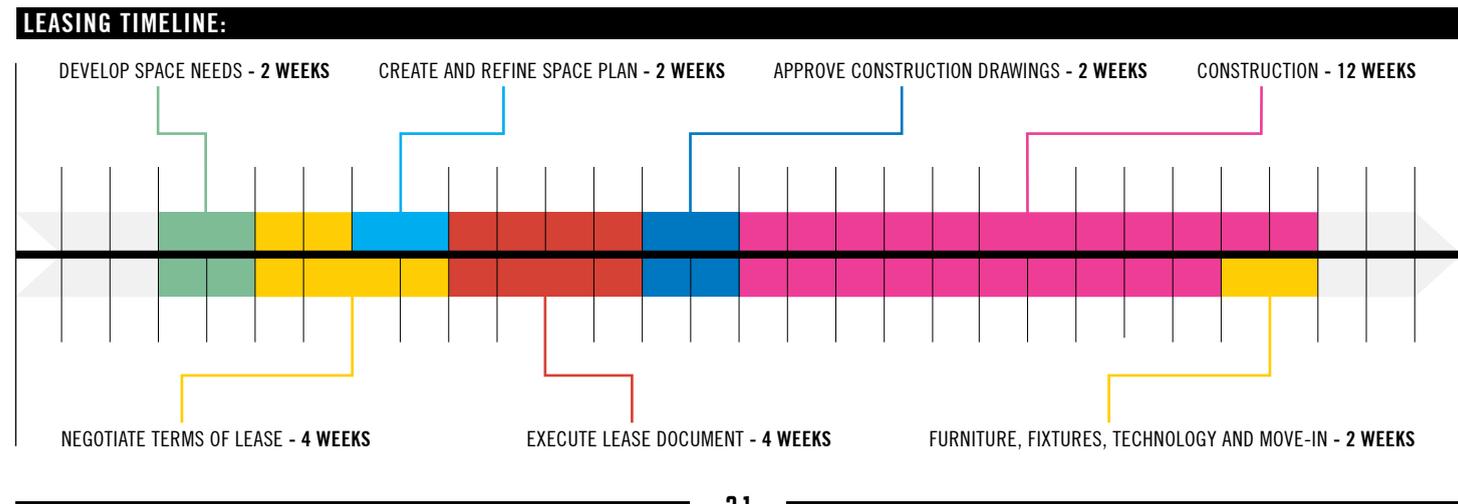
LL - 7

1,064 RSF



LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD





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