



# — THE — PARK

AT EAST SACRAMENTO

**AKT**  
PROPERTIES



**TURTON**  
COMMERCIAL REAL ESTATE





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# THE PROPERTY

21,824  
SF (DIVISIBLE)

1  
AVAILABLE SPACE

1,600  
PARKING STALLS

22  
NEARBY AMENITIES

The Park at East Sacramento is one of urban Sacramento's most distinct and iconic creative office parks. The 404,000 square foot campus is an incredibly architecturally unique in the heart of East Sacramento. The Project features used brick, timeless exterior window design, a large outdoor gathering area and a campus environment that cannot be dupli-

cated anywhere else on "the grid". The design of the available space features incredibly tall ceilings with exposed ducting, brick, skylights and a perfect balance of open space and private offices. The project is within close proximity to some of the best restaurants and amenities in the urban core. The layout and image of the space, combined

with the number and expanse of windows will give future occupants the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. The open and flexible floor plan will provide an atmosphere that shapes great client experiences and a strong company brand.







## PROPERTY DETAILS

ADDRESS:	3301 C Street, Sacramento, CA 95816
SUITE AVAILABLE:	Ste 1900
ASKING RATE:	\$3.00 - \$3.20 per SF FSG
TOTAL BUILDING SIZE:	404,000 RSF
SPACE SIZE:	21,824 SF (divisible)
SITE SIZE:	25.52 Acres
APN:	004-0010-031
PARKING:	4:1,000 (4 paces per 1,000 SF)
MAJOR TENANTS:	Stantec, UC Davis, Dignity Health, Wood Rodgers, Berkshire Hathaway, Option Care

### OTHER DETAILS:

- High ceilings with exposed HVAC
- Brick exterior with a mix of flat and sawtooth roof with skylights
- On-site bike storage
- Large outdoor recreation space with basketball court and picnic space











# BUILDING LOCATION

*Tucked away in a beautiful former streetcar suburb, The Park at East Sacramento also enjoys easy freeway access!*

The Park at East Sacramento is located in the epicenter of the most thriving part of the Sacramento region – the urban grid.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

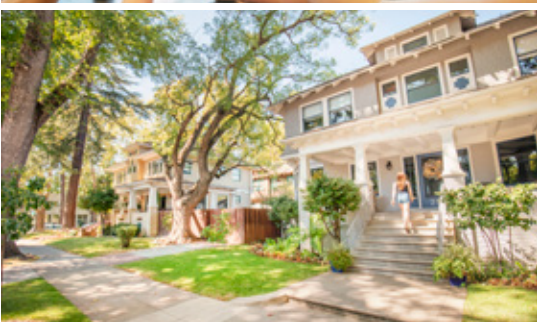
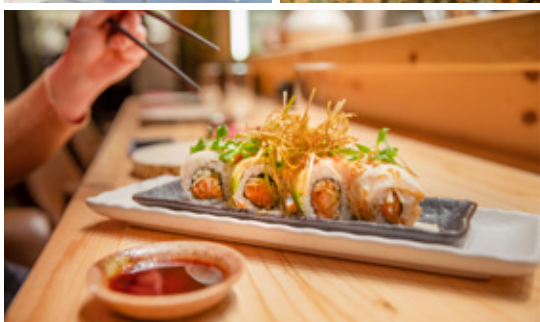
East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few high-end office buildings exist in East Sacramento, spaces that are truly architecturally unique like The Park at East Sacramento are tough to find, and often lease very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.











# NEARBY URBAN AMENITIES

The Park at East Sacramento is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

POPULAR RESTAURANTS NEAR 3301 C STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Der Biergarten	Bombay Bar & Grill	Pushkin's Bakery	The Mill Coffee House
Ace of Spades	Dos Coyotes	Kupros Craft House	Q Street Bar & Grill	The Porch
Aioli Bodega Espanola	Eatuscany Cafe	Lowbrau	R15	The Rind
Amaro Italian Bistro & Bar	Elixir Bar & Grill	Lucca	Red Rabbit	The Waterboy
Azul Mexican	Faces	Luna's Cafe & Juice Bar	Rick's Dessert Diner	Tres Hermanas
Badlands	Federalist Public House	Mango's/Burgertown	Roxie Deli and Barbecue	Uncle Vito's Pizza
Bar West	Fieldwork Brewing Co.	Mercantile Saloon	Saddle Rock	University of Beer
Bento Box	FishFace Poke Bar	Metro Kitchen & Drinkery	Sakamoto	Waffle Square Country Kitchen
BevMo	Fit Eats	Mikuni Sushi	See's Candies	Yogurt a GoGo
Block Butcher Bar	Fox & Goose Public House	Mulvaney's B&L	Shady Lady	Zelda's Pizza
Bottle & Barlow	Ginger Elizabeth Chocolates	N Street Cafe	Shoki Ramen House	Zocalo
Broderick Midtown	Grange	Nekter	Squeeze Inn	
Buckhorn Grill	Highwater	Nido	Sun & Soil Juice	
Burgers and Brew	Hot Italian	Nishiki Sushi	Tank House BBQ	
Cafe Bernardo	I Love Teriyaki	Old Soul Coffee	Tapa the World	
Cantina Alley	Identity Coffee	Pachamama Coffee Coop	Tea Cup Cafe	
Centro Cocina Mexicana	Iron Horse Tavern	Paesano's	Temple Coffee	
Chipotle	Jack's Urban Eats	Paragary's	Thai Basil	
Cornerstone	Karma Brew	Pizzeria Urbano	Thai Canteen	
Crepeville	Kru Japanese	Pronto Pizza	The Golden Bear	







# 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.

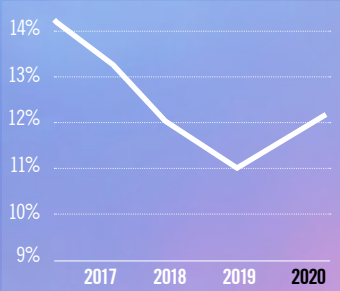




# SACRAMENTO DATA BITES

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).

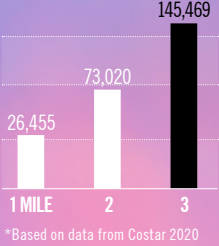
## SACRAMENTO OFFICE VACANCY:



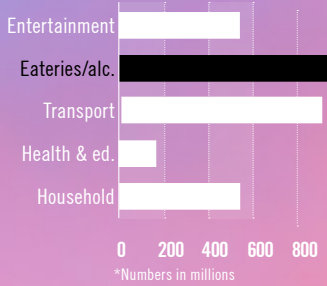
## SACRAMENTO'S CITY RANKINGS

- #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

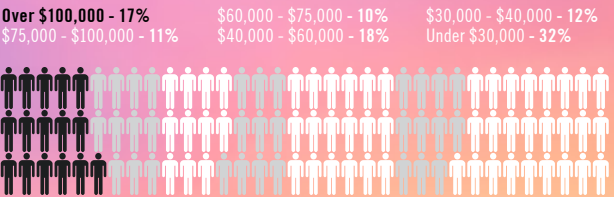
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



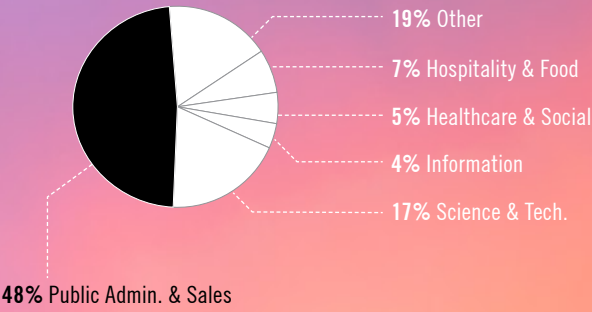
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



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



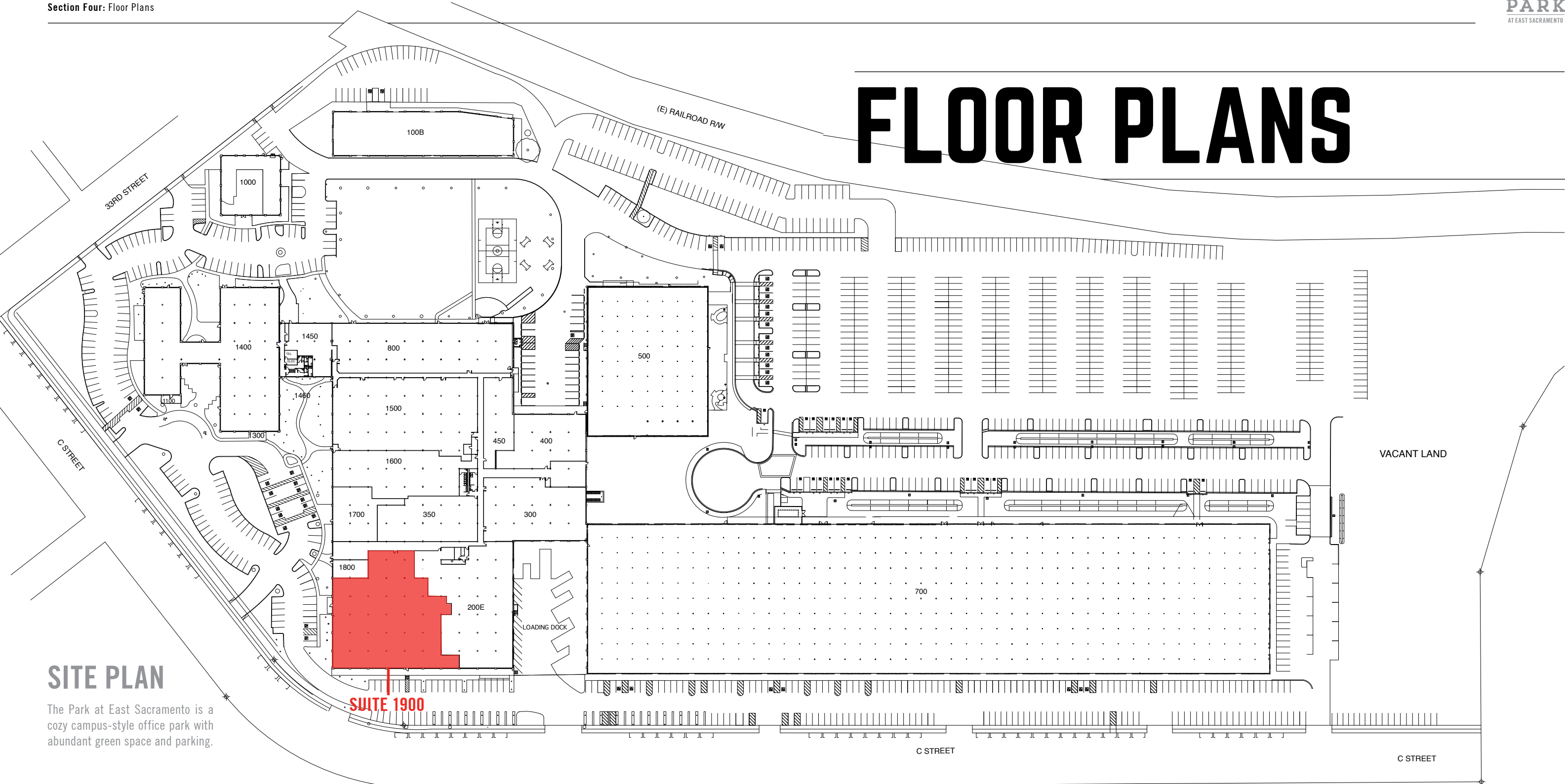
34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

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



# FLOOR PLANS



## SITE PLAN

The Park at East Sacramento is a cozy campus-style office park with abundant green space and parking.





Section Four: Floor Plans

SUITE 1900  
21,824 SF (DIVISIBLE)







## A VISUALIZATION OF THE LEASING PROCESS AHEAD

**DEVELOP SPACE NEEDS - 2 WEEKS**

**CREATE AND REFINE SPACE PLAN - 2 WEEKS**

**APPROVE CONSTRUCTION DRAWINGS - 2 WEEKS**

**CONSTRUCTION - 10 WEEKS**

**NEGOTIATE TERMS OF LEASE - 4 WEEKS**

**EXECUTE LEASE DOCUMENT - 4 WEEKS**

**FURNITURE, FIXTURES, TECHNOLOGY AND MOVE-IN - 2 WEEKS**







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