

H16

*High-End Urban Live-Work Units
with Premium On-Site Amenities!*



TURTON
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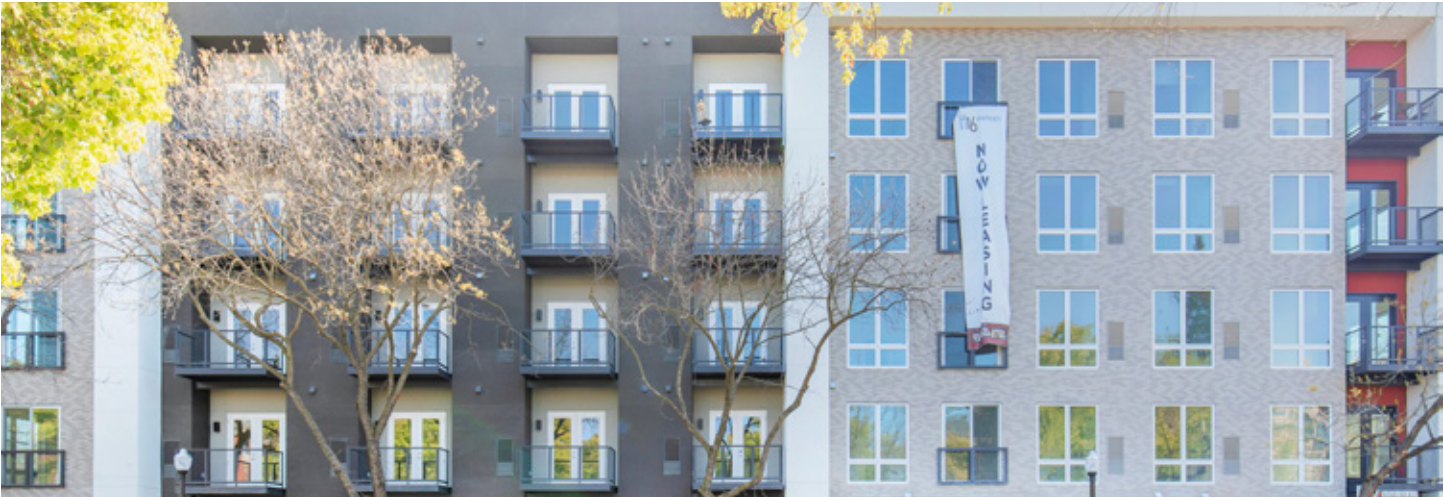
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Mural in lobby by Jolene Russell (@joleneroserrussell)



THE PROPERTY

5	670	750	UNLIMITED
LIVE-WORK UNITS	SF ON GROUND FLOOR	SF ROOFTOP PATIO	POSSIBILITIES

H16 is a newly constructed 5-story mid-rise mixed-use project offering ground floor live-work spaces for office, retail and/or residential use. H16 is the hub of the burgeoning 16th Street corridor at the intersection of Downtown and Midtown. The live-work units enjoy access to the building’s premium on-site amenities, featuring a fitness gym, a pet spa, and a sweeping roof top deck – take a break from the work day or host your private event. The location is pedestrian friendly walking routes, with numerous

restaurants and amenities, and the California State Capitol nearby - you can truly be part of the Sacramento’s urban core experience. The available suite is turn-key move-in ready with upgraded finishes, including luxury vinyl (LVT) flooring throughout, quartz countertops, modular cabinetry, full-sized washer and dryer, specialty sliding barn door to enclose the kitchen, and flexible configuration for a bedroom or private office. The orientation to the street provides your company excellent visibility with exterior blade signage available. The views through

the front door windows – and from the building’s rooftop deck! – presents a glimpse into the energy of Sacramento’s urban core, and the opportunities that await. Located 1 block from the Sacramento Memorial Auditorium, 4 blocks from the Sacramento Convention Center, 6 blocks from the State Capitol, 1 block from parking garages, and within easy walking distance of both Downtown and Midtown amenities and restaurants, H16 is located near the heart of Sacramento’s exciting revitalized urban experience.





PROPERTY DETAILS

ADDRESS:	731 16 th Street, Sacramento, CA 95814
RENT:	\$2,499/Month Modified Gross
TYPE:	Live-Work Units on Ground floor
USE:	Office, Retail, and/or Residential
SIGNAGE:	Available
SECURED ON-SITE PARKING:	Available (6 remaining spaces at \$275 / month)
SECURED OFF-STREET PARKING:	Also available
ON-SITE AMENITIES:	Included
CONDITION:	Turn-key; move-in ready





Mural in Fitness Center by Jake Castro (@jakecastro1)

BUILDING AMENITIES

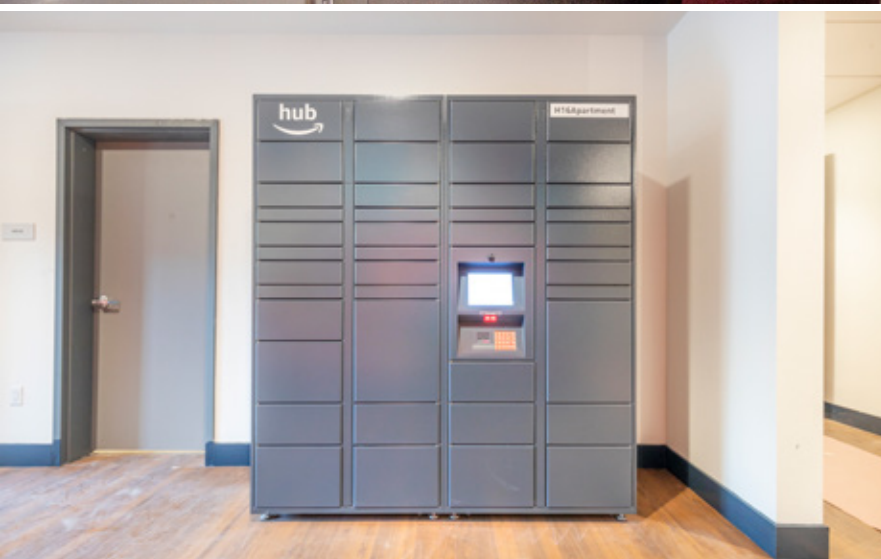
Live-Work tenants have full access to the building’s best-in-class on-site amenities, including:

- Rooftop Terrace & BBQ
- Stylish & Modern Appliances
- Fitness Center with Peloton
- Stainless Steel Appliances
- Bike Kitchen & Storage
- Custom Cabinetry
- 24-Hour Package Lockers
- Smart Home Systems
- Pet Spa
- Quartz Countertops
- On-Site Parking
- Subway Tile Backsplash
- EV Charging Stations
- Luxury Style Plank Flooring
- Full-Sized Washer-Dryer
- Controlled-Access Building
- Smart Thermostats
- Free High-Speed Wi-Fi Hotspots
- Keyless Entry
- 100% LED Lighting
- USB Charging Outlets
- 10 Foot Ceilings
- On-Site Management



Mural in lobby by Jolene Russell (@jolenerussell)





Section One: The Property

116



View from the rooftop patio



BUILDING LOCATION

1
BLOCK FROM MEMORIAL AUDITORIUM

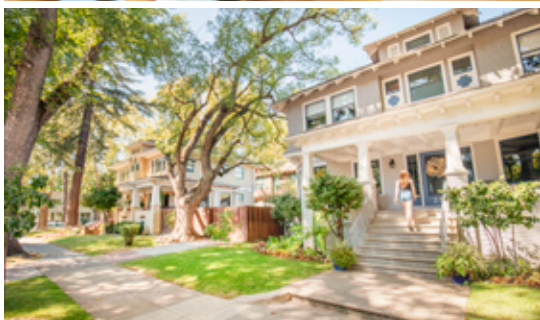
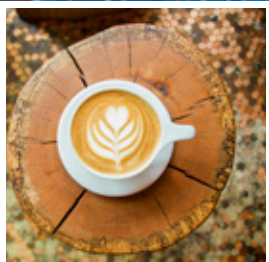
6
BLOCKS FROM THE CAPITOL

100+
NEARBY AMENITIES

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 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.



Section Two: The Location

H16

State DGS Tower

HHS Dept. Building

Ice Blocks

1430 Q

Eviva

Sac Comm. Theatre

Conv. Center Dev.

I

Crepeville
Buckhorn Grill
Broderick Roadhouse
Zocalo
58 Degrees
Fieldwork Brewing
Pushkin's
Big Stump Brewing
Preethi Indian

Mikuni Sushi
Lucca
Pieology
Burgers & Brew
PF Changs
Bento Box
Station 16
Petra Greek
Squeezeburger

The Melting Pot
Chando's Cantina
Capital Hop Shop
Republic Bar & Grill

Aura Japanese BBQ

Shine Cafe

Sampino's
16th Street Donuts
Taqueria Jalisco

16 E Dev.

New Roma Bakery

16th

19th

Simpleton Cafe

Old Soul Weatherstone
Moxie

LowBrau
Block Butcher Bar
Pizzeria Urbano
Azul Mexican

The Mill
At Ease Brewing

Easy on I

H

19J





NEARBY AMENITIES

H16 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 H16 (NOT ALL ARE MENTIONED HERE):

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





DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250 hotel rooms and 45 high-

end residences. This retail and entertainment destination houses 630,000 square feet of retail space and 250,000 square feet of office space. DOCO is the common ground that is uniting urban Sacramento and offering a gathering place for the community.





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-

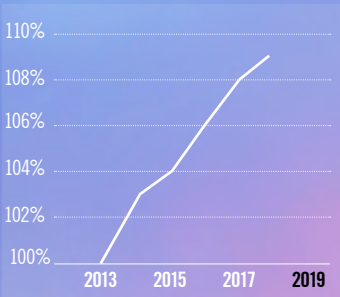
ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically 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 recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

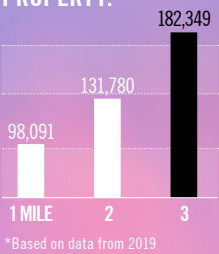
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



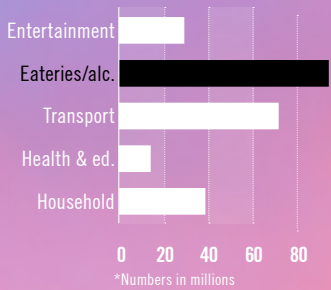
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized 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

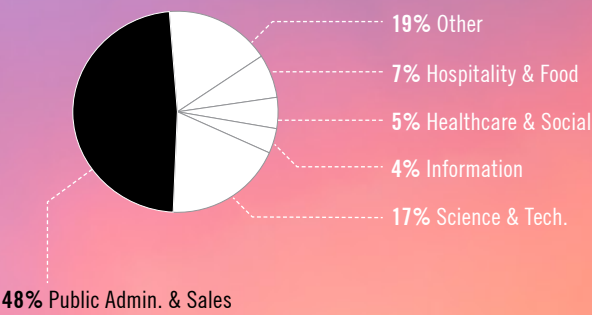
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



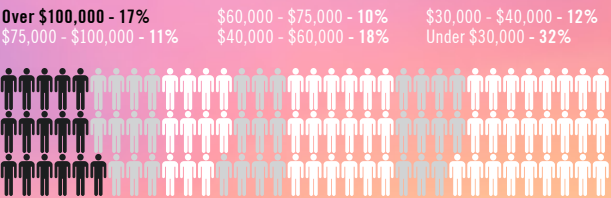
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE: 90







BIKE SCORE: 98

TRANSIT SCORE: 69

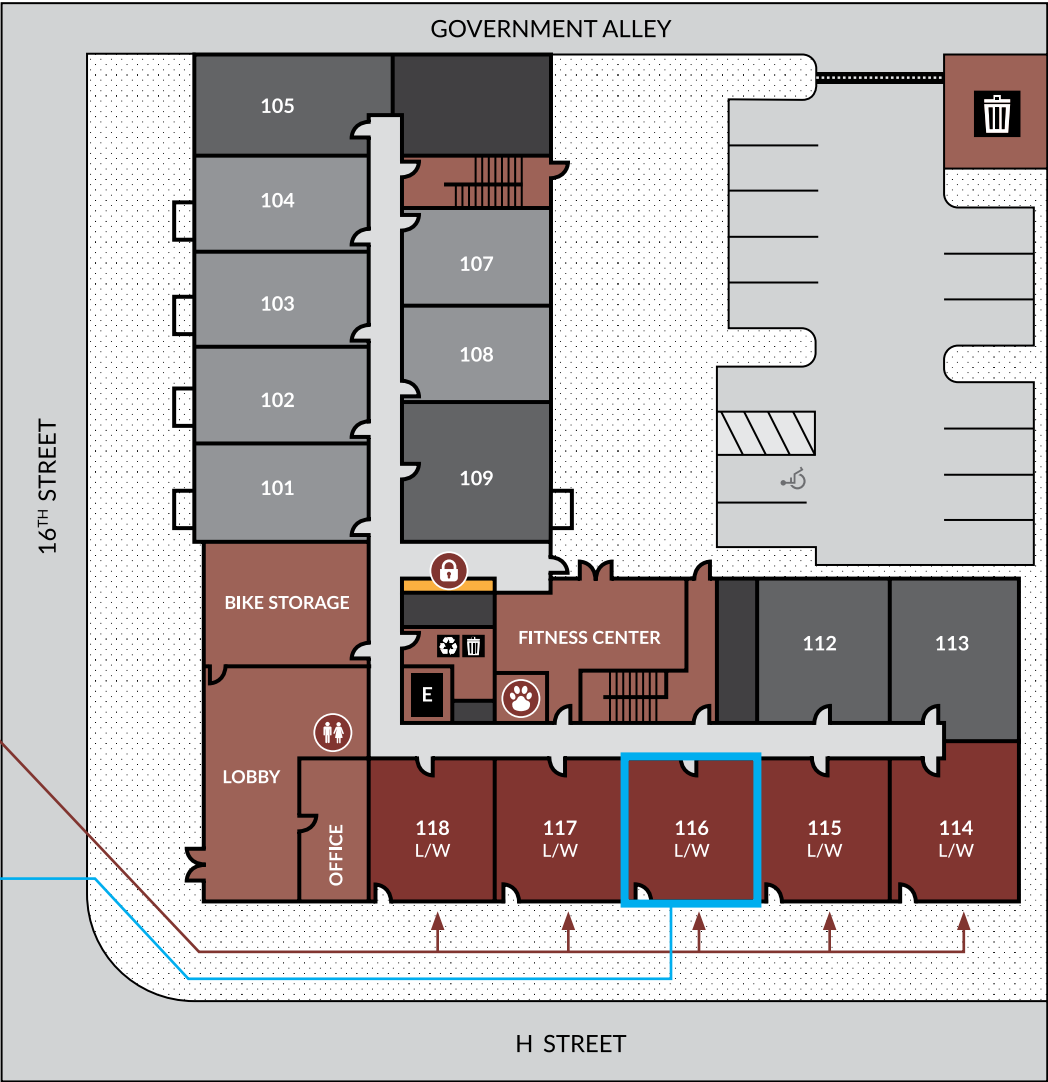
FLOOR PLANS

FLOOR 1

The five Live/Work units face south toward H Street on the ground floor.

-  Pet Spa
-  Restrooms
-  Amazon Package Hub
-  Studio
-  1 Bed
-  1 Bed Live/Work
-  2 Bed

AVAILABLE - UNIT 116
670 SF





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