



**RETAIL • RESTAURANT • OFFICE**

*6,000 SF 2<sup>nd</sup> Generation Restaurant  
Space Available at 1627 16<sup>th</sup> Street!*





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# THE PROPERTY

6,000

S.F. BUILDING

5-8

ON-SITE PARKING STALLS

150+

NEARBY AMENITIES

16/Q is an essential connection between the 16th Street corridors and the heart of Midtown which links a seamless, vibrant lifestyle experience anchored in Sacramento's Fremont Park mixed-use neighborhood. The stand-alone building is across the street from Fremont Park and adjacent to the 16th Street light rail station and centered in the most pedestrian-friendly, walkable neighborhood of Sacramento. The single-story stand alone cor-

ner property allows the future user unparalleled visibility and opportunity. The property features a modern exterior design with floor to ceiling glass running along Q and 16th Street. The restaurant was formerly a LEED certified building/restaurant and includes rare existing restaurant infrastructure inclusive of existing building power, plumbing, drainage, prep areas, dishwashing areas, hood shaft, built

in pizza oven, built in bar area, coffee/ice cream area, three existing restrooms, shower, managers office, staff area, solar tubes, and built in storage closets. There is no other 2nd generation restaurant opportunity available within the urban core inclusive of the property's AAA location and existing infrastructure...

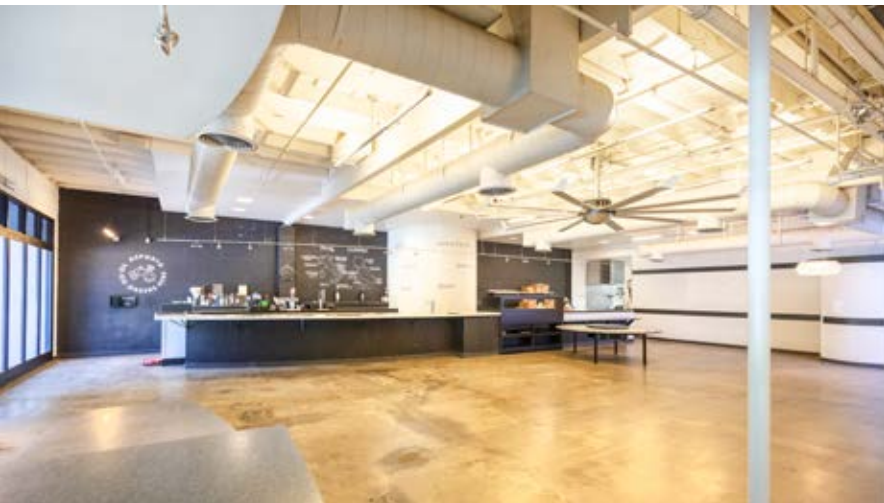






# PROPERTY FEATURES

- 1627 16th Street is a single-story second-generation restaurant located on the corner of 16th and Q Street.
- Stand alone 6,000 SF building on a super high-visibility corner of Midtown.
- It is the *only* existing 2nd generation restaurant of its kind!
- Prominent corner building signage opportunities on along 16<sup>th</sup> and Q Streets.
- Outdoor seating area.
- Rare on-site parking (or possible larger outdoor seating area).







# BUILDING LOCATION

7  
NEARBY DEVELOPMENTS

±100,000  
SF OF NEW RETAIL

433  
NEW HOUSING UNITS

1627 16th Street is ideally located in the epicenter of Sacramento's Urban core. Within 2 – 3 minutes of Interstate 5, Interstate 80 and Highway 50 the property is perfectly situated between every major suburb in Sacramento. Furthermore, the property is

located directly across the street from Sacramento's busiest light rail station from which you are a mere 2 – 3 minutes away from special events at Golden 1 Center, grabbing lunch at some of Sacramento's finest restaurants or working out at 24 Hour Fitness or Cal

Fit. The light rail will also soon connect the Railyards, The Sacramento Republic FC Soccer Stadium, and (someday soon) Sacramento International Airport.











# NEARBY AMENITIES

This property has one of, if not, 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 NEAR 1627 16<sup>TH</sup> STREET (NOT ALL ARE MENTIONED HERE):**

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







# THE R STREET CORRIDOR

In Sac, everyone is familiar with the R Street Corridor. Some of the city's most popular restaurants, retail and entertainment venues make up only part of the artsy ecosystem here.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers, and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over century. Now, instead of warehouses and

industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer. R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Beast

+ Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.







# SACRAMENTO

15.3 MILLION	71,335	215+
ANNUAL REGIONAL VISITORS	DAYTIME EMPLOYEES	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.





# THIS CITY ROCKS

Sacramento boasts absolutely no shortage of top-notch restaurants, sharp local IPAs, hole-in-the-wall hidden gems, skilled baristas, electronic music street festivals, light-up party bikes, outstanding produce, and warm people.

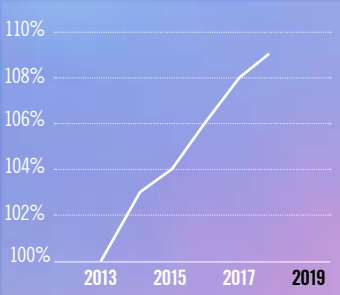




# SACRAMENTO DATA BITES

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.

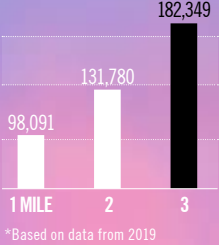
## FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



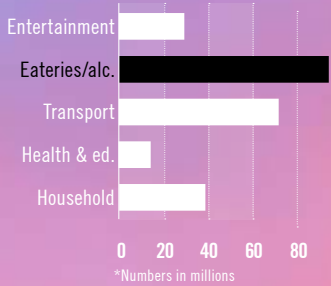
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in 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 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

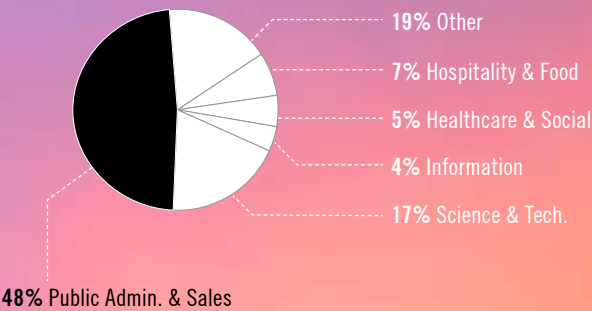
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



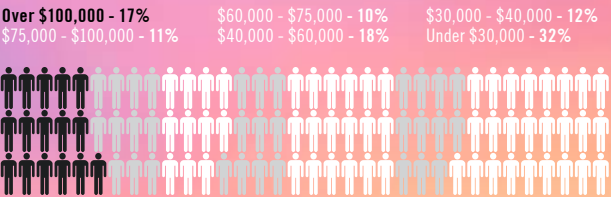
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## 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 PLAN

