



THE
Grower's
DISTRICT®

A small, white diamond symbol is positioned centrally below the word 'DISTRICT'.

CLICK OR SCAN
FOR UNIT 400
VIRTUAL TOUR





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SACRAMENTO, CA 95816
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CLICK OR SCAN
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VIRTUAL TOUR

THE OFFERING

3

WAREHOUSE BLDGS

915 - 28,500

SF BLDG AVAILABLE

.17 - 2.26

AC YARD SPACE AVAILABLE

\$1.00

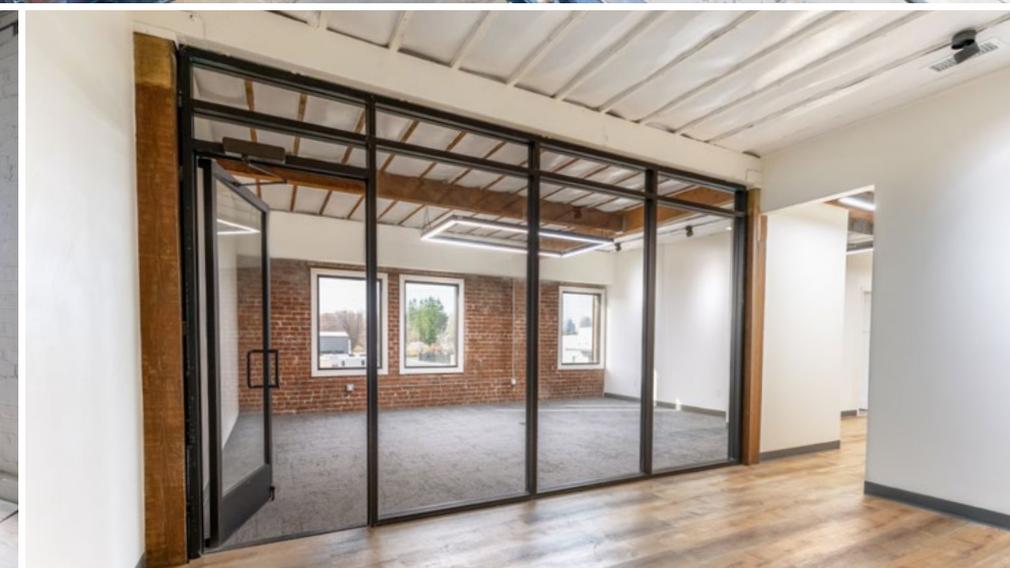
PER SF NNN

FUTURE DEVELOPMENT OPPORTUNITY & GATHERING SPACE FOR CREATIVES

Turton Commercial Real Estate is pleased to offer the Grower's District for lease. The Grower's District is comprised of three buildings - 200 N. 16th Street, 211 N. 16th Street, and 215 N. 16th Street. 200 N. 16th is the former produce terminal, a unique, U-Shaped single story, approx. 59,000 square foot masonry and wood

frame building situated on a 4.29-acre parcel with 1.69 acres of exterior yard space available. Suites 180, 210, and 340 are leased. 211 N. 16th Street is the former Ruland's Office Supply building, a single story approx. 25,242 square foot warehouse and office building on 0.58 acre parcel.

215 N. 16th Street is comprised of two warehouse buildings and outdoor yard space. The entry level small bldg is approx. 3,350 square feet and the small bldg 2nd level is approx. 2,802 square feet. On the corner of N 16th Street and C Street is a vacant paved lot approx. 15,995 square feet. On C Street there is a lot approx. .57 acres.





THE PROPERTY

The Property represents a true creative space opportunity/gathering space for enterprising urban pioneers, makers, and artists with distinct architectural appeal located in the heart of Sacramento's most dynamic infill development submarket with over THREE BILLION DOLLARS in investment underway. The Buildings history as a farmer's market lends itself to a food-hall maker space concept or food truck retail emporium. Originally set up as a farmer's market with over 42 bays with roll up doors, loading docks throughout the building and five common area restrooms. The Building currently has 15 roll-up doors and 2 cooler units remaining. The Property lends itself naturally to be

reclaimed as the go to gathering place for a mix of industrial, warehouse, logistics, makers, coffee shops, breweries, artisans and/or creative office. The U-shaped building has a number of natural places to demise the building into smaller spaces to accommodate a range of businesses. The huge parcel and nearby projects also support consideration of infill development. Businesses and organizations can lease any combination of the available spaces together or separately. The Buildings have a number of natural places to demise the building and the smallest available space can be demised down to 2,000 square feet. The Property can also be used for a range of industrial and

warehousing needs and much more. The large parcel, central location and conducive zoning may allow for a wide spectrum of uses. The 16th Street frontage, U-shaped building, roll up doors, loading docks, bow-truss ceilings, architectural features and the sheer volume of major development projects that surround the property make this a very unique opportunity. The Property benefits from ± 332 linear feet of expo-sure along 16th Street, the main arterial road through the downtown core that connect Interstate 80 to Highway 160. Both tenants take advantage of prominent building signage visible to over 21,000 cars that pass the Property on 16th Street each day.



* RENDERING DIMENSIONS MAY VARY

PROPERTY DETAILS

SITE 200: 200 N 16TH STREET, SACRAMENTO, CA

| | |
|----------------------|---------------------------------|
| Suite 100 - 170: | 28,500 SF (Divisible As-Needed) |
| Suite 180: | LEASED (The House Athletics) |
| Suite 210: | LEASED (Echeri Ceramics) |
| Suite 230: | 915 SF |
| Suite 250 - 290: | 3,300 SF |
| Suite 300 - 320: | 4,000 SF |
| Suite 330: | 1,350 SF |
| Suite 340: | LEASED (Jurins) |
| Suite 350 - 370: | 3,500 SF |
| Suite 380 - 390: | 6,500 SF |
| Suite 400: | 2,000 SF |
| Suite 430 - 450: | 6,000 SF |
| Total Building Area: | 59,000 SF |
| Total Yard Space: | 73,741 SF (1.69 AC) |

SITE 211: 211 N 16TH STREET, SACRAMENTO, CA

| | |
|----------------------|------------------|
| Total Building Area: | 25,242 SF |
| Clear Heights: | Up to 18 feet |
| Construction Type: | Masonry and wood |

SITE 215: 215 N 16TH STREET, SACRAMENTO, CA

| | |
|---|---------------------|
| Existing Entry Level Floor Plan Small Bldg: | 3,350 SF |
| Existing Entry Level Floor Plan Large Bldg: | 15,995 SF |
| Total Yard Space: | 24,705 SF (0.57 AC) |

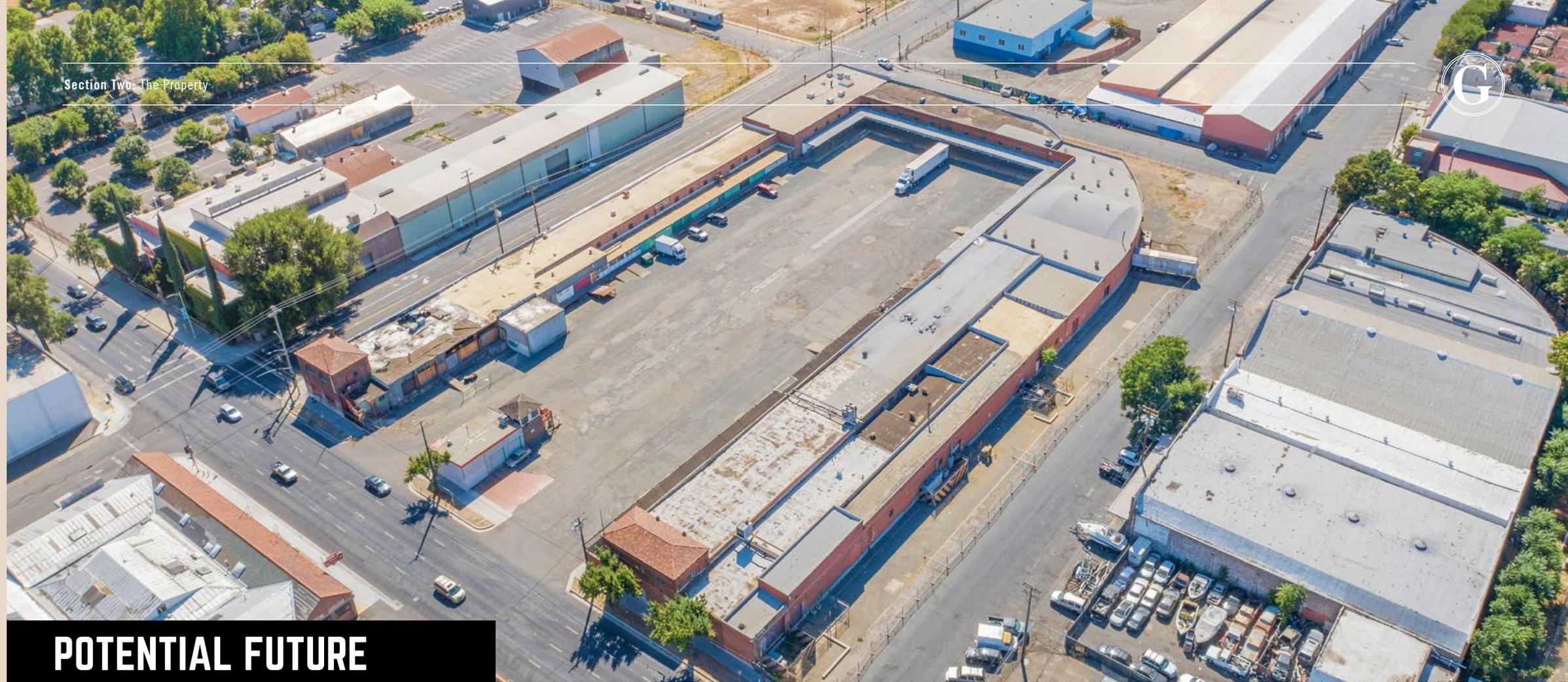
Total Building Area SF: 103,587 SF

Total Yard Space: 98,446 SF (2.26 AC)

Asking Base Rent: \$1.00 PSF/Month

NNN: Electricity, gas, sewer, water, RE taxes

Section Two: The Property

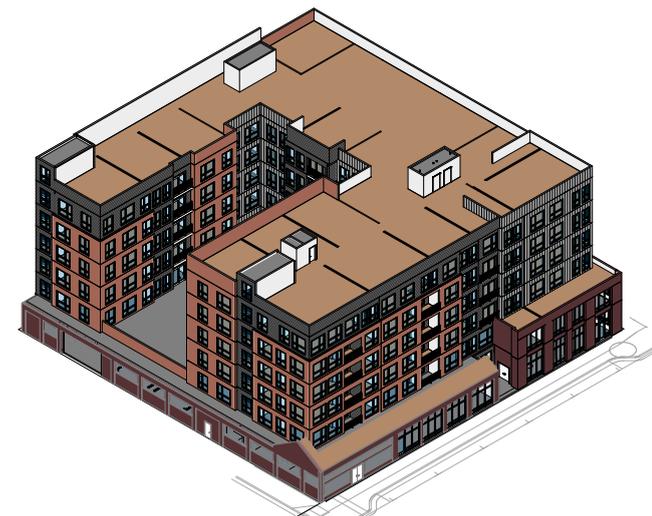


POTENTIAL FUTURE DEVELOPMENT

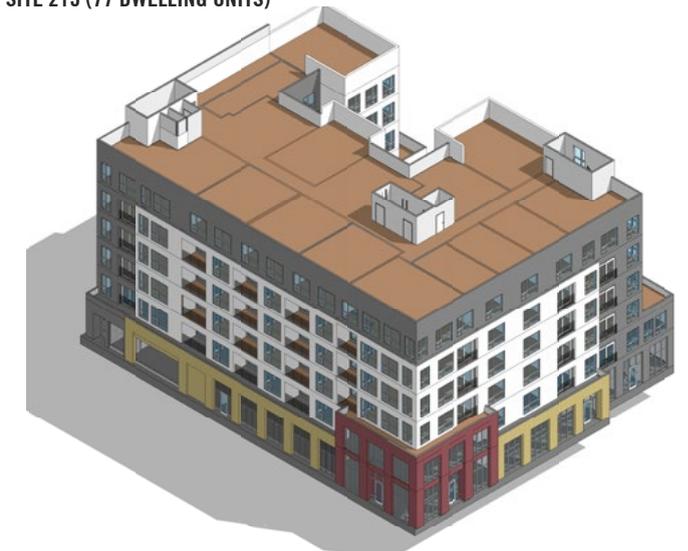
SITE 200 (355 DWELLING UNITS)



SITE 211 (111 DWELLING UNITS)



SITE 215 (77 DWELLING UNITS)





Mikuni Sushi
Target
I Heart Mac & Cheese
Burgers & Brew
Cafeteria 15L
Bento Box
Station 16
Petra Greek
Public House



Section Three: The Location



Courthouse Dev.
 Railyards Dev.
 Kaiser Dev.
 Science Center
 The Mansion
 H16
 Lavender Courtyard
 Milka Coffee
 Sac Music Circus
 The Eleanor
 Pipeworks
 Touchstone Brewing
 200 N. 16th Street
 211 N. 16th Street
 215 N. 16th Street
 12th
 Mirasol Village
 Smart Foodservice
 Township 9
 North B
 Richards Blvd



NEARBY DEVELOPMENTS

Kaiser



The new 1,200,000 square foot Kaiser Permanente Medical Center is located on the northwest corner the Railyards on an 18 acre site and will replace the current hospital located at 2025 Morse Avenue location. The first phase of the project is underway and scheduled to open in 2025. The two phased project has an estimated cost of over \$1,000,000,000.

Township 9



The 65 acre infill site was recently acquired by 29th Street Capital, who has stated they plan to start on 900 multifamily units fall of 2020 with plans to eventually develop up to 1,400 units there in later phases. This same developer is responsible for the 752 homes that have been completed at the Mill at Broadway. There is no estimate of construction costs for the project.

The Railyards



One of the largest urban infill sites in the Western States, this project is slated to double the size of Downtown Sacramento and act as a destination worthy extension of the urban core. Includes the new Kaiser Hospital, MLS Stadium and room for high quality mixed use office, retail and residential projects. The Foundry is one such proposed development of two six-story office buildings that total 313,350 square feet with ground floor retail. It is likely there will be many more exciting projects proposed on this large infill site.

Powerhouse Science Center



50,000 square foot center with exhibition space, a planetarium and classrooms that's under construction and scheduled to be completed by the end 2020. Estimated costs are \$84,000,000.

MLS Stadium



Sacramento's FC Republic was awarded an MLS franchise in 2019 under the understanding that a new MLS Stadium will be constructed and completed in time for the 2023 season. The new stadium is scheduled to break ground Fall 2020 and be completed in December 2022. The 426,000 square foot stadium will accommodate up to 22,000 attendees for soccer matches, concerts and other events. Preliminary infrastructure work is underway. Estimated to cost are at \$252,000,000

Richards Blvd Office Complex



1,250,000 square feet of stunning offices for the State of California, expected to bring 4,650 daytime employees. Project is currently underway and anticipated completion of March 2024. Estimated cost are at \$1,000,000,000.

Mirasol Village

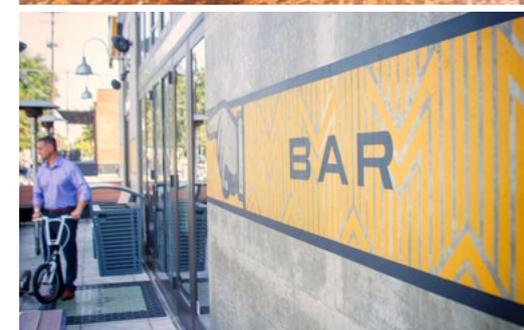


The project is a public-private partnership bringing 487 residential townhomes and apartments with amenities that include a park, community garden, walking paths and a light rail stop. Construction of the first phase of residential buildings is expected to begin in June and be ready for occupancy by January 2022. The second phase of residential construction is scheduled for late 2020 and total costs are estimated to be \$310,000,000.

Sac County Courthouse



Construction of an 18-story courthouse with 543,437 square feet and 53 courtrooms will allow the county court system to consolidate its operations from the existing courthouse a few blocks east and four leased locations. The state purchased the 2.4AC site in 2014 and it is estimated the construction of the courthouse to start in 2020 and to be completed in 2023. The project is expected to cost \$450,000,000.

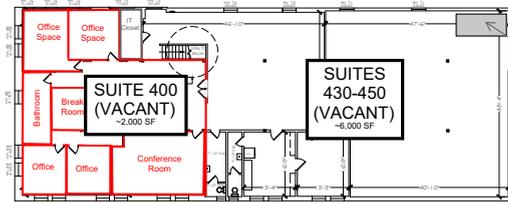
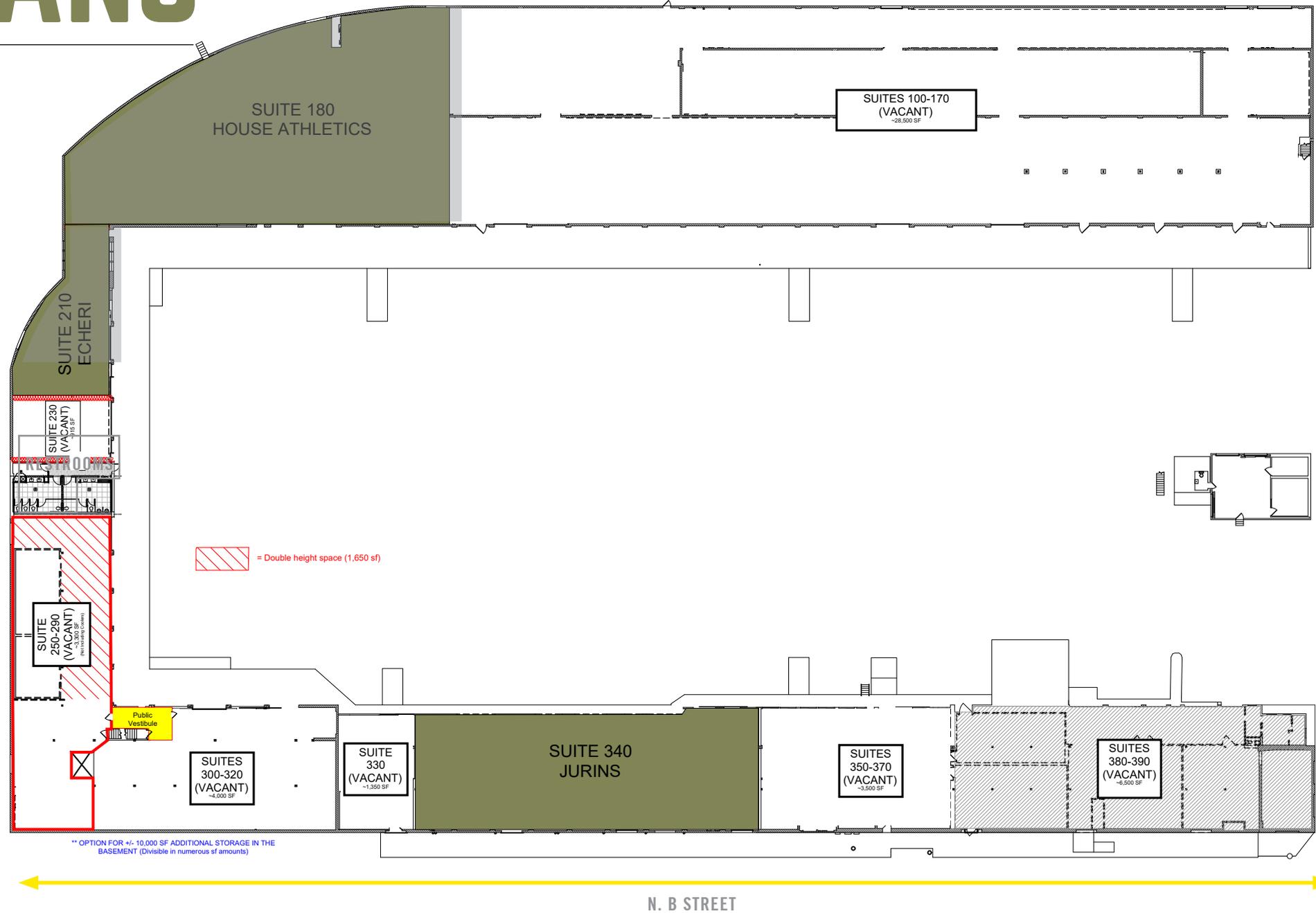


* FLOOR PLAN DIMENSIONS MAY VARY

FLOOR PLANS

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** OPTION FOR +/- 10,000 SF ADDITIONAL STORAGE IN THE BASEMENT (Divisible in numerous sf amounts)

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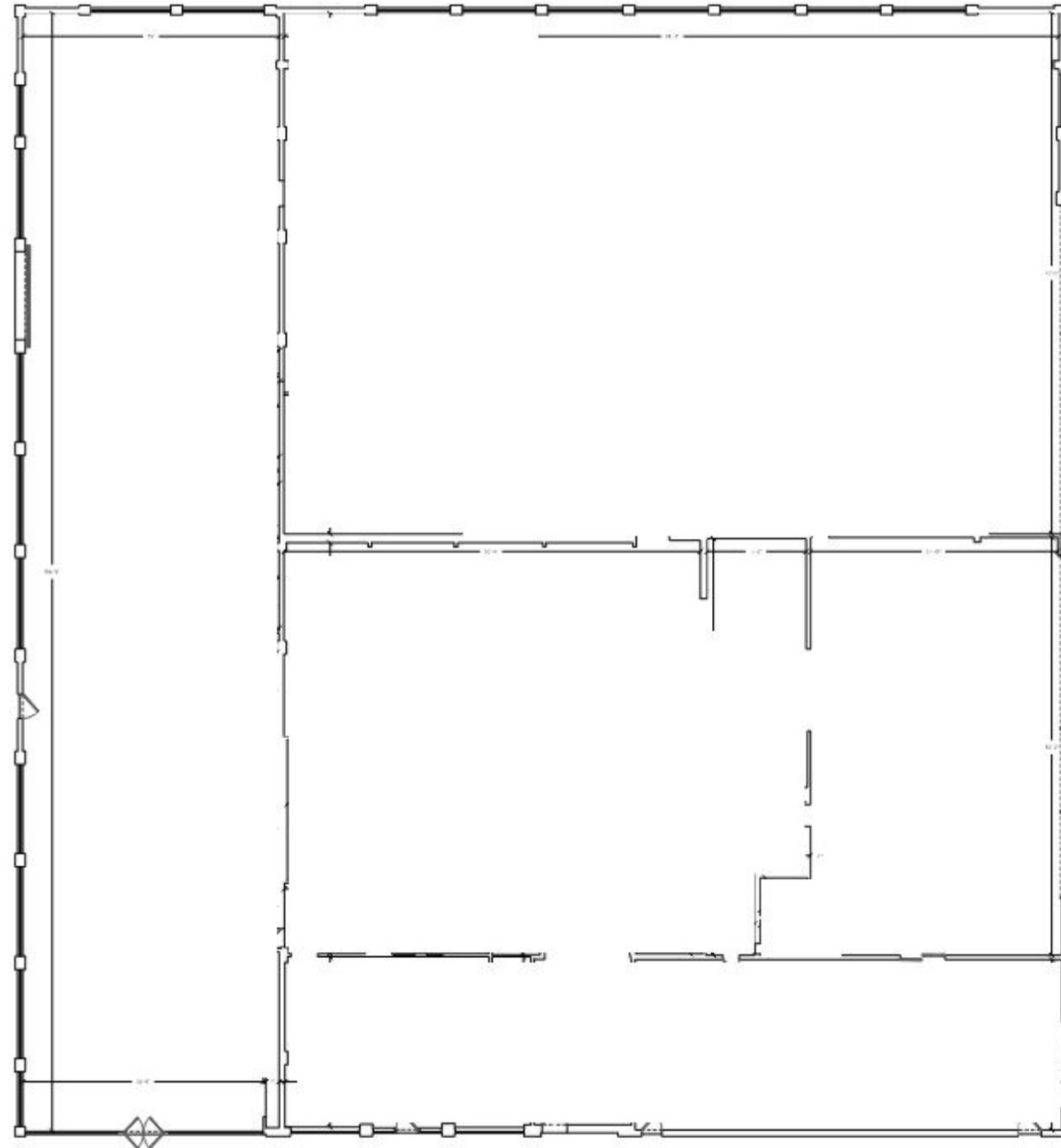


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FLOOR PLANS CONTINUED

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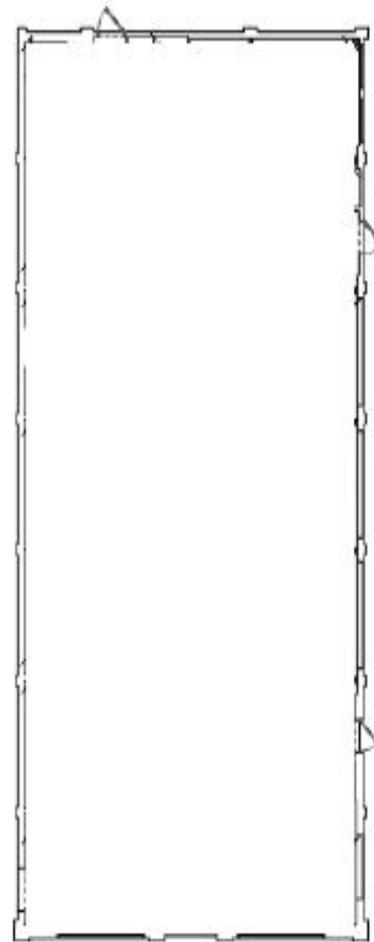


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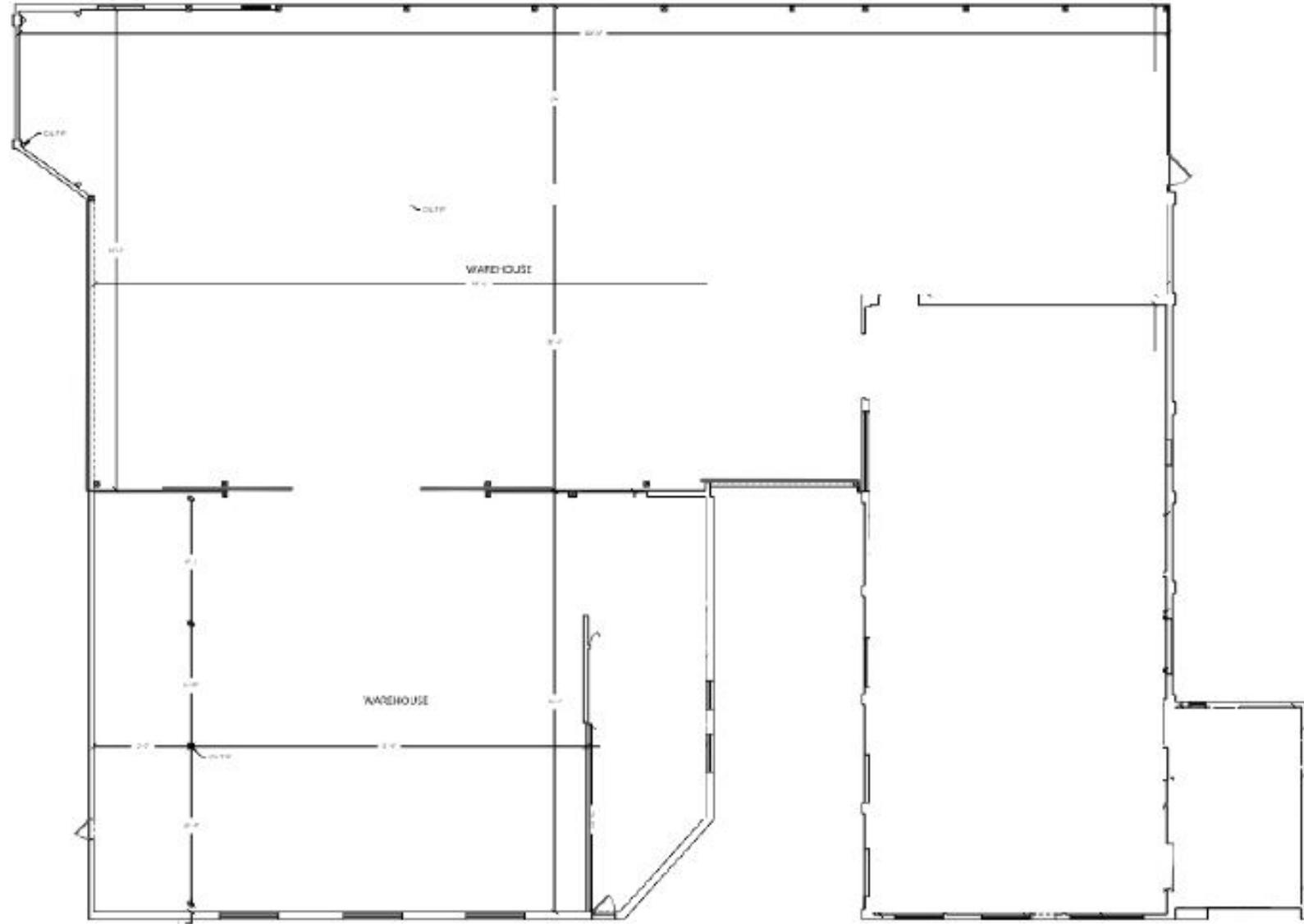
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EXISTING ENTRY LEVEL FLOOR PLAN
SMALL BLDG



EXISTING ENTRY LEVEL FLOOR PLAN
LARGE BLDG



SACRAMENTO

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

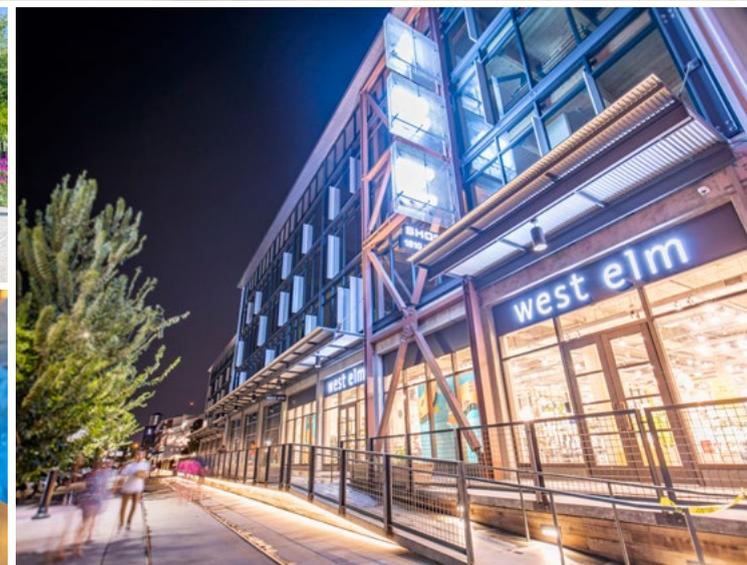
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

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 urban 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

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 Mid-sized 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

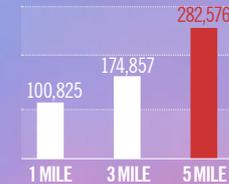
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

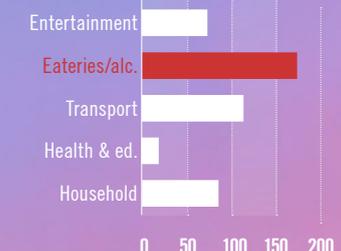
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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 |

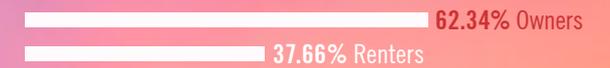
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

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

