



TURTON
COMMERCIAL REAL ESTATE

+ 1511
1517 | STREET

**INCOME PRODUCING SURFACE PARKING LOT/
DEVELOPMENT SITE**

LOCATED IN AN OPPORTUNITY ZONE

1511 + 1517



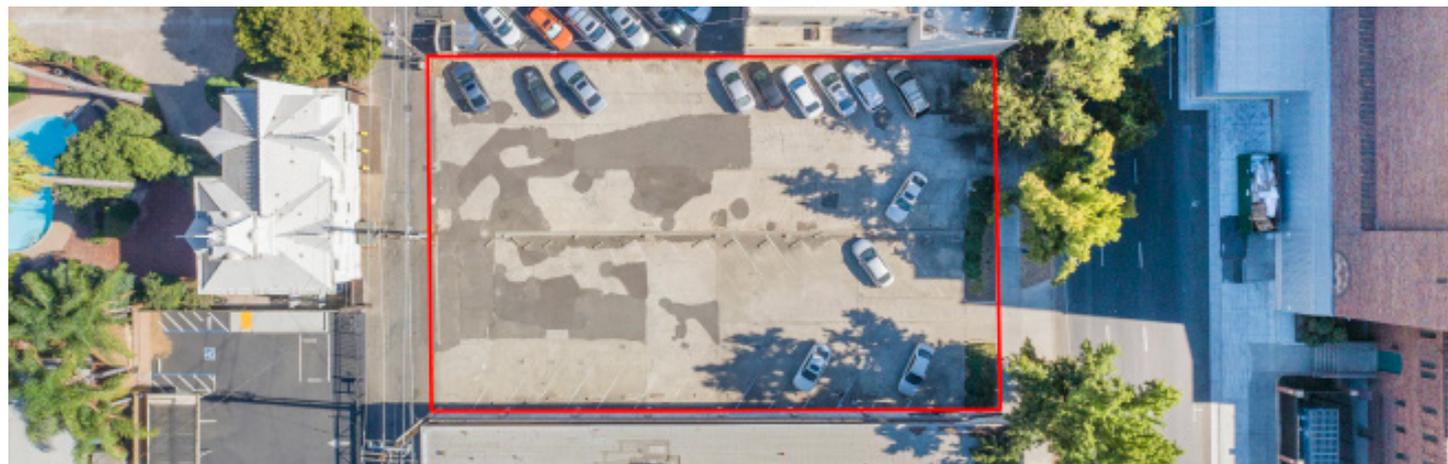
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THE PROPERTY

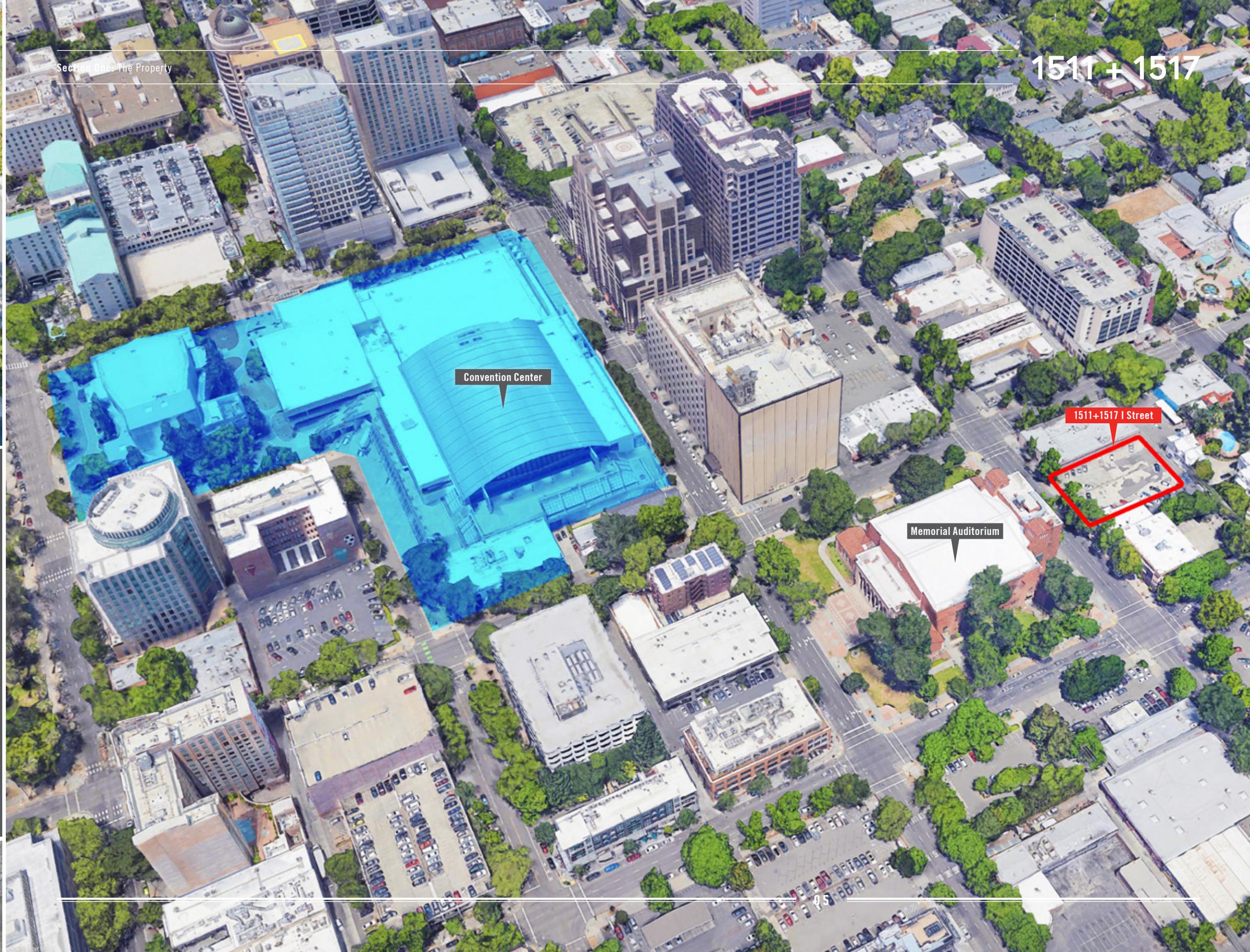
125+ POTENTIAL MULTIFAMILY UNITS	±16,400 SF OF LAND	\$2.7M PURCHASE PRICE	C-2 SPD ZONING
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1511 + 1517 I Street (the “Property”) is ±16,000 square feet of high-visibility opportunity zoned development land, currently operating as a legal and approved income producing parking lot, located on the north side of I Street between 15th and 16th Street in Downtown Sacramento. The property consists of two (2) parcels with C-2 SPD zoning. The property is rectangular, measuring approximately 160 feet long and 100 feet wide. The Property is a rare Downtown infill opportunity, located in a highly desirable

mixed-use neighborhood. Some of the nearby recently completed or underway mixed-use properties include The Mansion, a premier high-density mixed-use project of 186 units, currently under construction for delivery in early 2022, H16 Midtown (95 units recently completed), 17 Central (111 units under construction), 16J and 17J (currently under development) and Eleanor Apartments at 16th and E Streets (95 units). The Property is a prime development opportunity that could potentially yield up to 125 multifamily residential units in a

project of five (5) or six (6) stories based on other projects recently approved by the City of Sacramento. The Property is currently a parking lot with approximately 37 stalls. 2019 net operating income was approximately \$81,264 inclusive of pro forma property taxes. 2020 estimated net operating income is projected to be \$21,318 inclusive of pro forma property taxes. The Property provides many viable options for a high-profile development project, highlighted by a high-density multifamily / mixed-use development.





Section One: The Property

1511 + 1517

PROPERTY DETAILS

APNs: 006-0061-009 (1511 | Street)
006-0061-008 (1517 | Street)
Size: ± 16,000 SF; each parcel is ± 8,000 SF
Zoning: C-2-SPD
Number of Parking Stalls: 37

Located in a Qualified Opportunity Zone
Near significant other high-density developments
Could potentially accommodate up to 125 units
Central location to both Midtown and Downtown
Legal and approved parking lot



BUILDING LOCATION

14

NEARBY DEVELOPMENTS

75+

NEARBY AMENITIES

1,000

NEW HOUSING UNITS

The 16th Street corridor is enjoying a surge of development activity with new residents and new businesses opening in the area. The Midtown Association Property and Business Improvement District (PBID) was recently expanded to include the 16E property. The Property is 2 blocks away from Blue Diamond Headquarter (5,000 employees).

Surrounding the property, Midtown Sacramento is the perfect fusion of multi-generational 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 burgeoning and 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. Large infill housing and mixed-use development projects are scattered throughout the

grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the submarket’s hottest micro-markets. 16E Street is straddles the border between Midtown and Downtown which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. 16E Street is also located only a few blocks from the Capital City Freeway. This allows for quick and easy access to both Interstate 80 and Highway 50.

The downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery. The 16th Street corridor is home to several high-end development projects with over 574 apartment units recently completed, under construction and nearing completion, and more proposed:

H16 Midtown by SKK

95 units completed April 2020 on NEC 16th & H St

Manor Flats

27 Victorian-style units completed SWC 16th & F

Eleanor Apartments by SKK

95 units nearing completion October 2020 on SEC 16th & E Streets

17 Central by D&S

111 units under construction on NWC 17th & K

The Mansion by SKK

186 units under construction delivering early 2022 on SWC 16th & H Streets

16J and 17J

147 units planned, start of construction early 2021

Lavender Courtyard by Mutual Housing

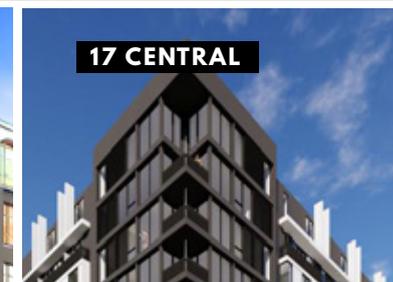
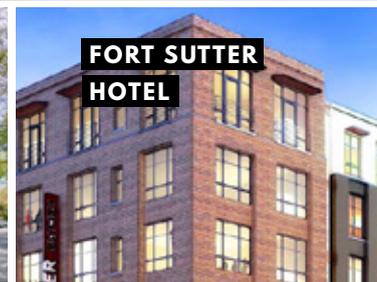
50 units planned for SEC 16th & F Streets

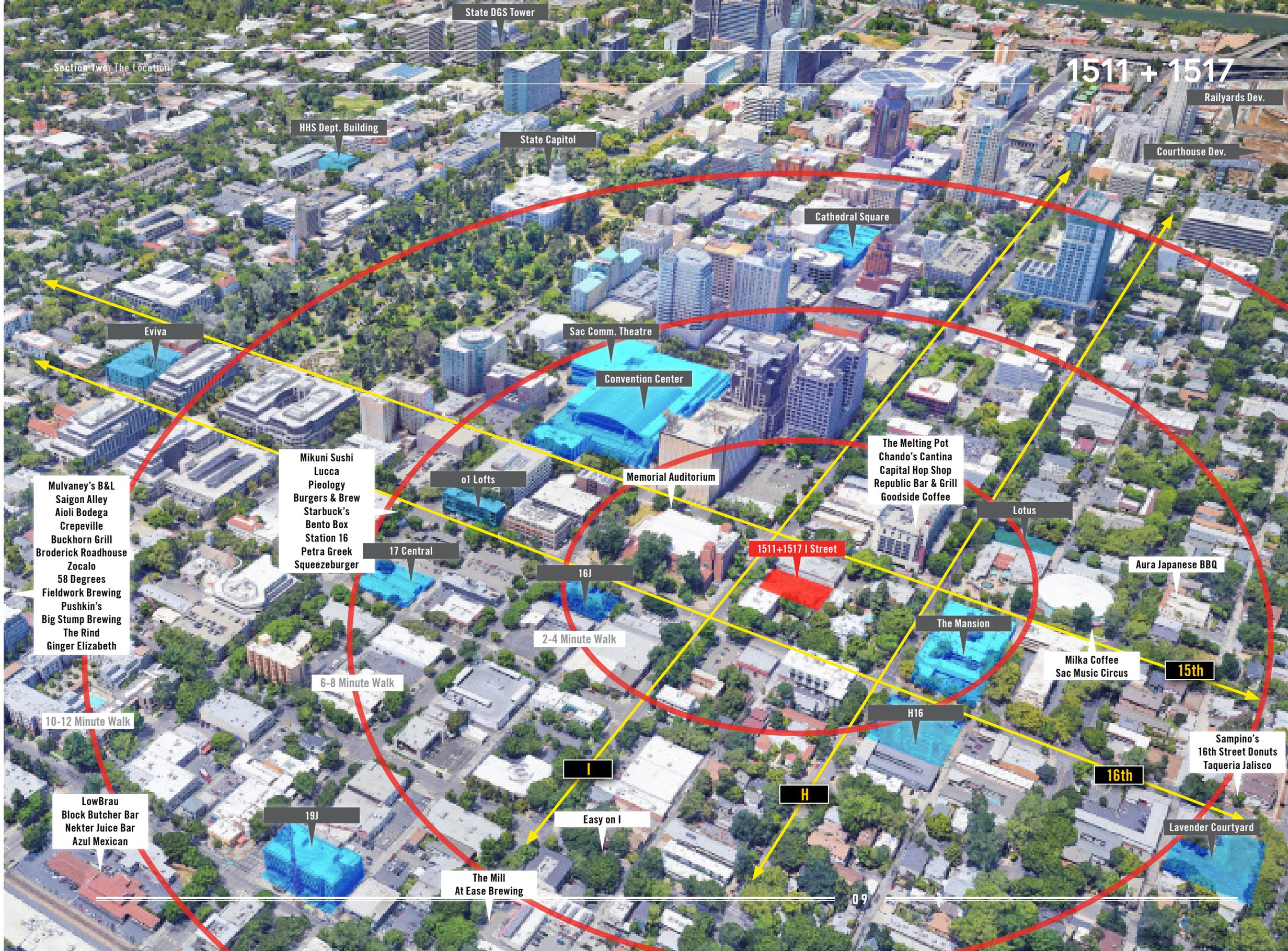
Lotus Equity Partners

60 units proposed for NEC 14th & H Streets

Convention Center

Plans for this project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre.







NEARBY AMENITIES

Midtown to the east; Downtown to the west. Tenants of this property enjoy a highly centralized location giving them easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 15TH & I STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Crepeville | Bombay Bar & Grill | Paesano's | Tapa the World |
| Ace of Spades | Der Biergarten | Kupros Craft House | Paragary's | Tea Cup Cafe |
| Aioli Bodega Espanola | Eatuscany Cafe | Lowbrau | Portofino's | Temple Coffee |
| Art of Toys | Elixir Bar & Grill | Lucca | Press Bistro | Thai Basil |
| Azul Mexican | Faces | Luna's Cafe & Juice Bar | Pushkin's Bakery | Thai Canteen |
| Badlands | Federalist Public House | Mango's/Burgertown | Q Street Bar & Grill | The Bread Store |
| Bar West | Fieldwork Brewing Co. | Make Fish | R15 | The Golden Bear |
| Beast and Bounty | FishFace Poke Bar | Massulo Pizza | Ramen House Ryujin | The Mill Coffee House |
| Bento Box | Fit Eats | Mas Taco Bar | Red Rabbit | The Morning Fork |
| BevMo | Fox & Goose Public House | Maydoon | Rick's Dessert Diner | The Porch |
| Bike Dog | Ginger Elizabeth | Mendocino Farms | Riverside Clubhouse | The Press |
| Bottle & Barlow | Chocolates | Mercantile Saloon | Roxie Deli and Barbecue | The Rind |
| Broderick Midtown | Goodside Coffee | Metro Kitchen & Drinkery | Saddle Rock | The Waterboy |
| Buckhorn Grill | Grange | Mikuni Sushi | Saigon Alley | Tower Theatre Cafe |
| Burger Patch | Highwater | Monkey Bar | Sakamoto | Tres Hermanas |
| Burgers and Brew | I Love Teriyaki | Mulvaney's B&L | See's Candies | Uncle Vito's Pizza |
| Cafe Bernardo | Identity Coffee | N Street Cafe | Selland's | University of Beer |
| Cantina Alley | Iron Horse Tavern | Nekter | Shady Lady | Vic's Ice Cream |
| Centro Cocina Mexicana | Jack's Urban Eats | Nido | Shoki Ramen House | Waffle Square Country Kitchen |
| Chipotle | Jamie's Broadway Grill | Nishiki Sushi | South | Yogurt a GoGo |
| Cornerstone | Karma Brew | Old Soul Coffee | Squeeze Inn | Zelda's Pizza |
| Coconut on T | Kru Japanese | Pachamama Coffee Coop | Sun & Soil Juice | Zocalo |
| | | | Tank House BBQ | |



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

California's fastest-growing metropolitan area!

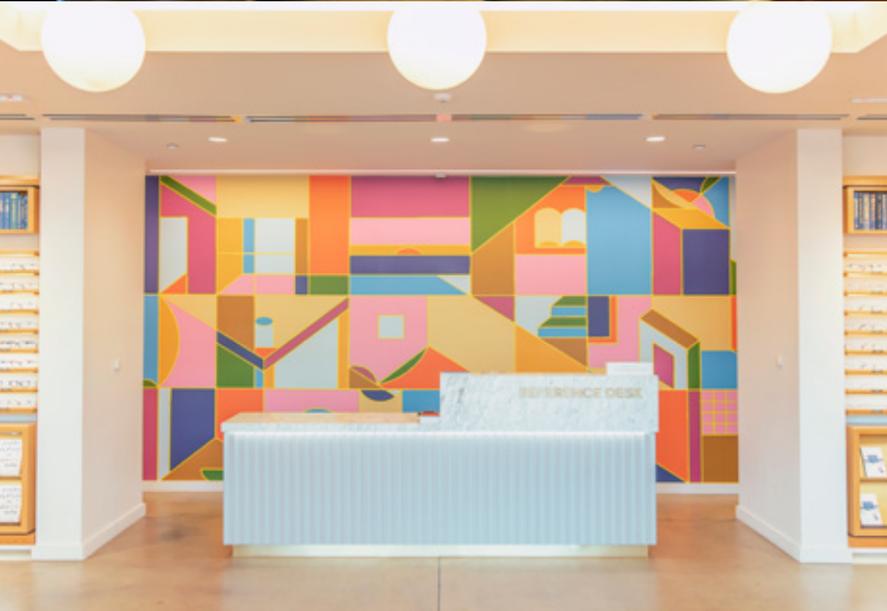
While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population 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 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.

Redfin states that "Sacramento has overtaken Phoenix as the most popular destination for homebuyers looking to move to a different metro area. Sacramento, Phoenix and Las Vegas—all places with a median home price of under \$475,000—are perennial hotspots for migrants" (Redfin).





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).

MULTIFAMILY RENTAL TRENDS URBAN CORE:

Class	Inventory (units)	Avg Rent (all types)	Vacancy (all types)	Absorption* (units)	Under Const. (units)
A	1,996	\$2,047	19.8% **	284	809
B	2,624	\$1,586	8.0%	(21)	286
C	10,585	\$1,045	4.9%	(137)	0
All Types	15,235	\$1,392	7.4%	(123)	1,095

* Past 12 Months, 11/2020
 **4 brand new class A projects recently completed adding to this vacancy rate.

Source: Costar, Multifamily All Unit Mixes

SACRAMENTO: OWNERS VS. RENTERS



GSEC 2020
 Applied Geographic Solutions & GIS Planning

SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in mid-sized 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

34.3% Of population have a bachelor's degree

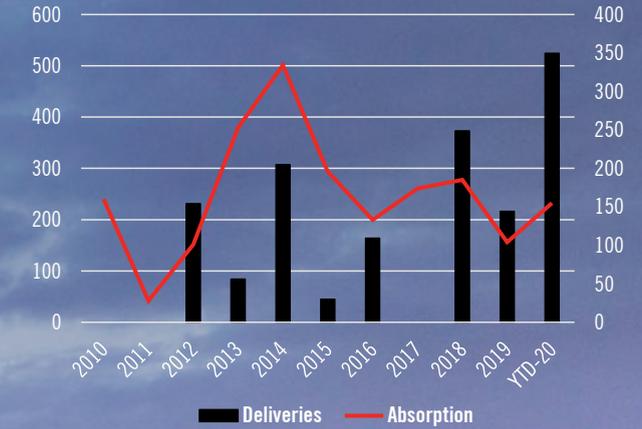
Sources: SmartAsset 2018
 Emsi 2019

VACANCY AND AVERAGE RENT TREND URBAN CORE:



Source: Costar, Multifamily All Unit Mixes
 * Past 12 Months, 11/2020

DELIVERIES AND ABSORPTION TREND URBAN CORE:



Source: Costar, Multifamily All Unit Mixes
 * Past 12 Months, 11/2020

WALK SCORE: **96**
 BIKE SCORE: **99**
 TRANSIT SCORE: **60**





DEVELOPMENT POTENTIAL

5-6
STORIES

125+
UNITS

Excellent location, Sacramento's most flexible commercial zoning, and open configuration offers numerous possible projects: apartments, single family residences, townhomes, and/ or mixed-use with ground floor retail, live/work or office.

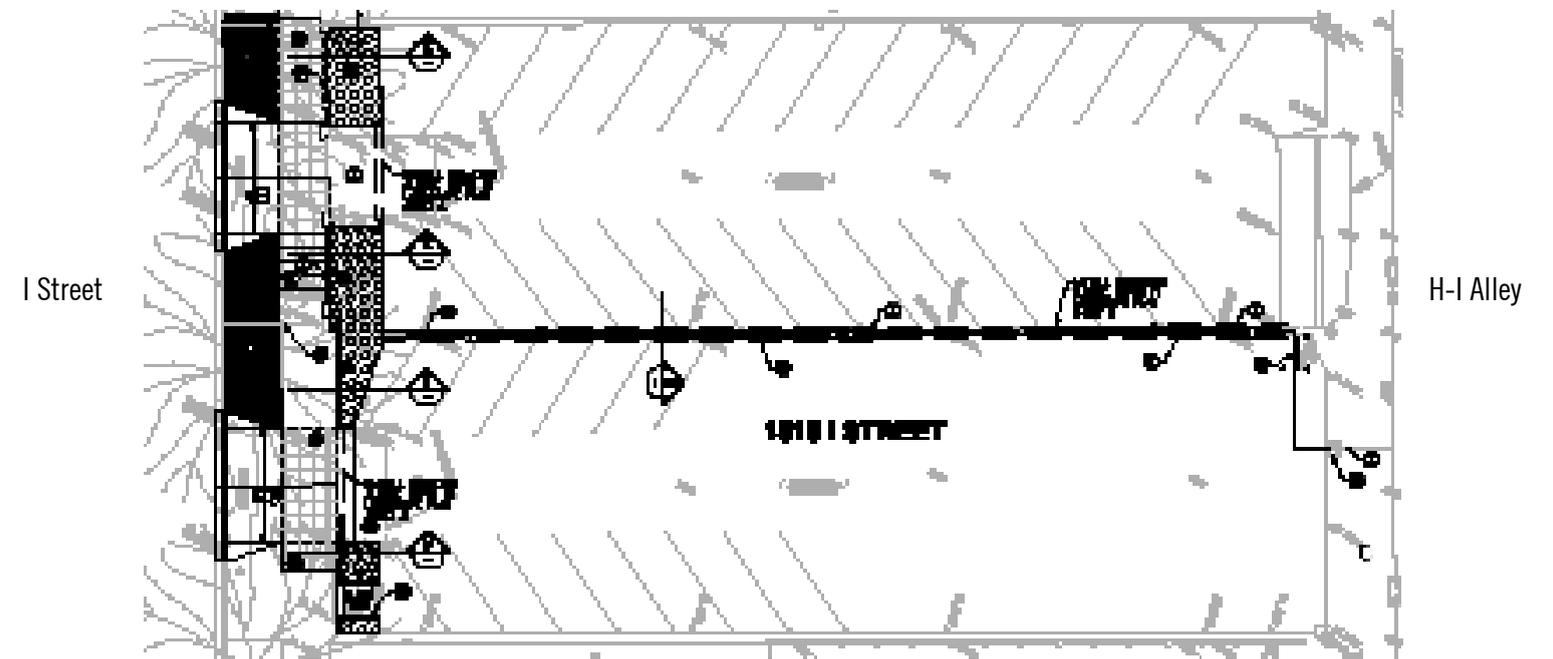
Based on projects recently entitled nearby with similar zoning and size, we estimate the site could accommodate up to 125 typi-

cal sized residential units over ground floor retail in five or six stories.

In today's market, highest and best use for urban infill property is multi-family residential. With home sales prices increasing steadily higher and severely limited inventory of housing stock, there is also an opportunity for single-family home or condominium development. Current studies indicate

population growth for Sacramento and the urban core, will outpace supply for the foreseeable future.

Note: These are projections based on recent entitlements and developments approved by the City of Sacramento and we make no representations as to the validity of potential unit count or development potential of the site.



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