



TURTON
COMMERCIAL REAL ESTATE

| 2016 P ST |

SECOND FLOOR OFFICE SPACE AVAILABLE FOR LEASE IN MIDTOWN



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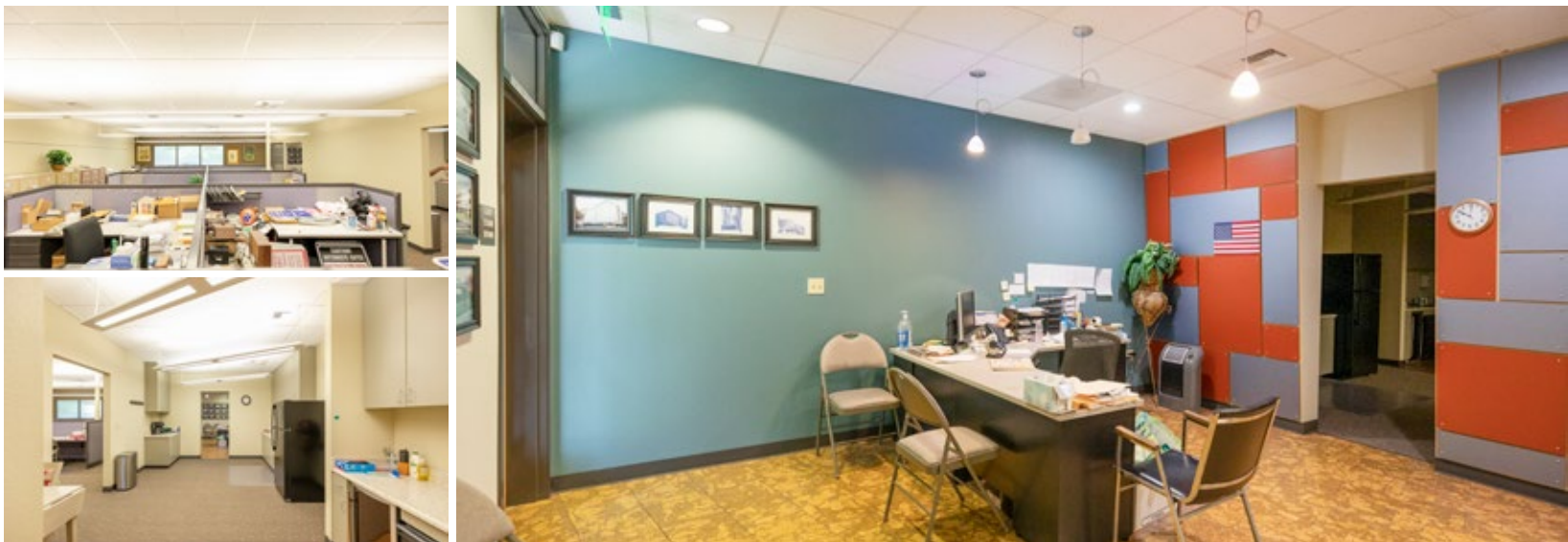
THE PROPERTY

2016 P STREET - AVAILABLE FOR LEASE IN THE HEART OF MIDTOWN

2016 P Street is a 5,400 square foot commercial office building situated along the P Street corridor in Midtown, Sacramento. The building, boasting geometric architectural lines and floor-to-ceiling glass prevalent in mid-century design, stands out amongst several classic Victorian office and residential buildings

along the block. Over the last decade, the building has been tastefully upgraded with new exterior paint, modern common areas, and new suite finishes, providing a move-in ready space for the traditional office user. The second floor office space measures approximately 2,600 rentable square feet and features two private

offices, a conference room, open space for workstations, two restrooms, a kitchenette and break area. Further, the suite has direct access to 6 on-site parking stalls located behind the building, which are available to tenants for an additional monthly charge.





PROPERTY DETAILS

Address:	2016 P Street, Sacramento CA 95811
Use:	Office
Square Feet:	2,600 SF
Lease Rate:	\$1.85 Modified Gross
Parking:	6 on-site stalls
Parking Rate:	\$100 per stall, per month
Available:	Now





BUILDING LOCATION

3
BLOCKS TO FREEWAY

20+
NEARBY RESTAURANTS

8,000,000+
SF OF MEDICAL SPACE NEARBY

IF YOU ARE GOING TO MOVE, MIDTOWN IS WHERE YOU WANT TO BE.

The Property is located in Sacramento’s most progressive and quickly-growing submarket: The R Street Corridor. This submarket is home not only to several notable office projects, but many of Midtowns... most popular bars, restaurants, and coffee shops. Low office vacancy rates combined with the most amenities, make Midtown the most desirable submarket in the entire Sacramento region.

Midtown is the is the perfect fusion of successful locally owned business; a healthy dose of carefully selected national and regional

retailers, and an eclectic mix of high-end demographic occupations that are embedded in a landscape of unique older buildings and mature trees.

Move to Midtown where people come to meet with friends and make new friends over beer, good food, farmer’s markets and art events. It is the center of Sacramento’s art, music, and cultural scene and is the most centralized area in the city of Sacramento. With easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento, the Submarket caters to

the daytime workforce as well as the weekend neighborhoods.

This whole area boasts high foot traffic both day and night; it’s a hot spot for those who love to eat, drink, and enjoy many of Midtown’s most popular establishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner- city living. Midtown development is abundant and headlined by several high identity projects.







NEARBY AMENITIES

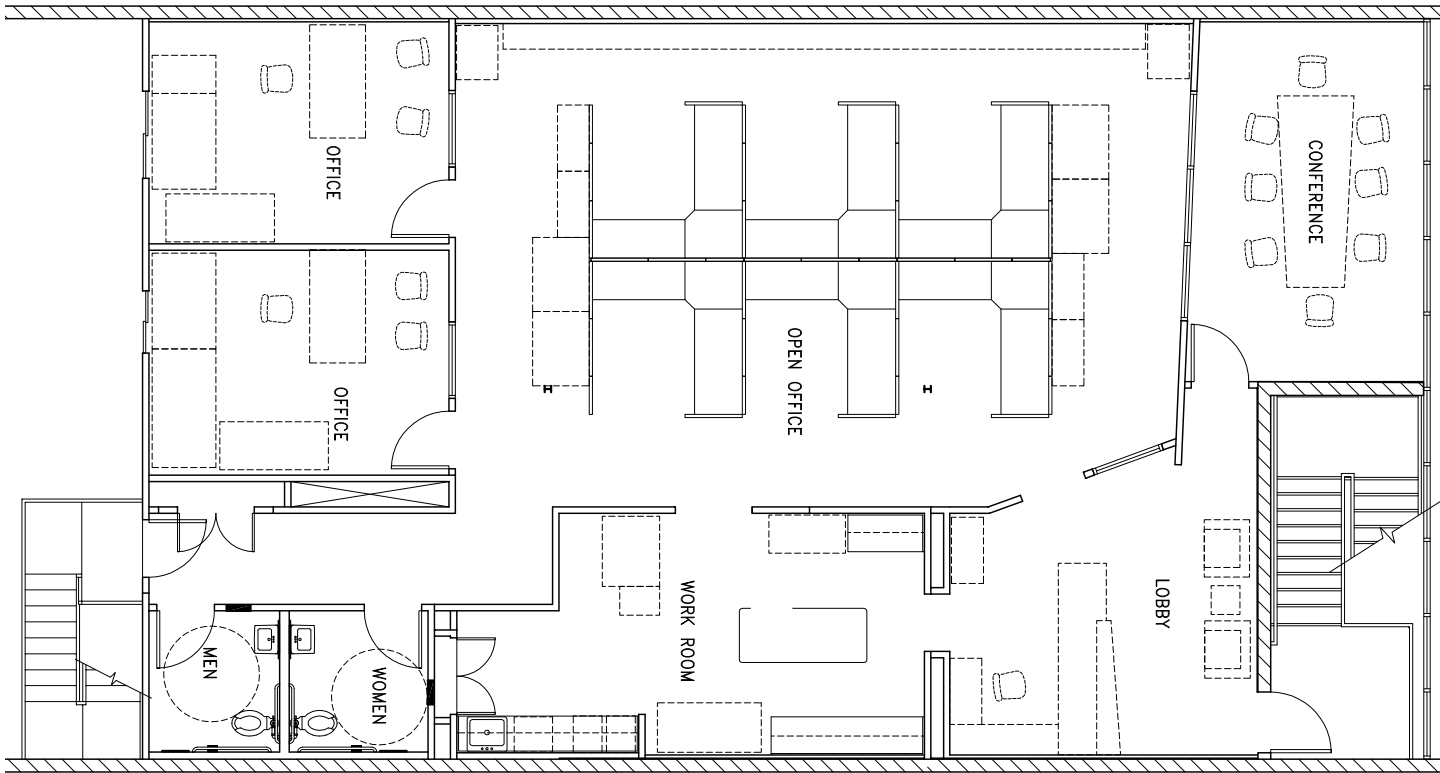
This property has one of, if not, the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 2016 P STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Chipotle	Karma Brew	Paesanos	Tapa the World
Ace of Spades	Cornerstone	Kin Thai Street Eatery	Paragary's	Tea Cup Cafe
Adamo's	Crepeville	Kru Japanese	Peet's Coffee	Temple Coffee
Aioli Bodega Espanola	Dad's Sandwiches	Kupros Craft House	Pizzasaurus Rex	Thai Basil
Alaro Craft Brewery	Der Biergarten	Lowbrau	Plant Power Fast Food	Thai Canteen
Azul Mexican	Faces	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Golden Bear
Badlands	Faria Bakery	Mango's/Burgertown	R15	The Mill Coffee House
Bar West	Federalist Public House	Massulo Pizza	Red Rabbit	The Porch
Bento Box	Fieldwork Brewing Co.	Mendocino Farms	Rick's Dessert Diner	The Rind
BevMo	Fire Wings	Mercantile Saloon	Ro Sham Beaux	The Snug
Bike Dog	FishFace Poke Bar	Mikuni Sushi	Roxie Deli and Barbecue	The Trade Coffee
Bombay Bar & Grill	Fox & Goose Public House	Milka Coffee	Saigon Alley	The Waterboy
Bottle & Barlow	Ginger Elizabeth Chocolates	Mochinut	Scorpio Coffee	Tower Theatre Cafe
Broderick Midtown	Good News Wine	Monkey Bar	See's Candies	Tres Hermanas
Burger Patch	Goodside Coffee	Mulvaney's B&L	Selland's	Tupi Coffee
Burgers and Brew	Grange	N Street Cafe	Shake Shack	Uncle Vito's Pizza
Cafe Bernardo	Highwater	Nekter	Shady Lady	University of Beer
Camellia Coffee	I Love Teriyaki	New Roma Bakery	Squeeze Burger	Vic's Ice Cream
Cantina Alley	Identity Coffee	Noah's Bagels	Station 16	Yogurt a GoGo
Capital Hop Shop	Iron Horse Tavern	Old Soul Coffee	Sun & Soil Juice	Zelda's Pizza
Centro Cocina Mexicana	Jack's Urban Eats	Pachamama Coffee Coop	Tank House BBQ	Zocalo



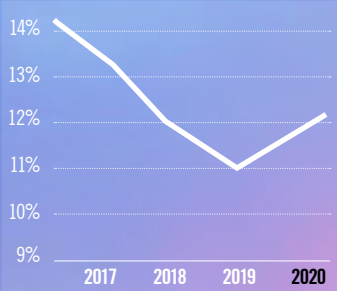
FLOOR PLAN



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).

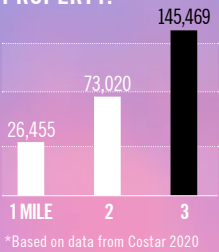
SACRAMENTO OFFICE VACANCY:



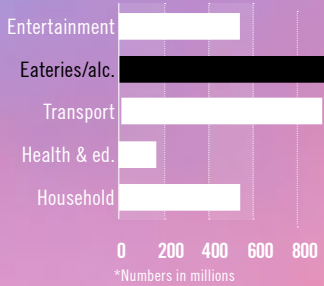
SACRAMENTO'S CITY RANKINGS

- #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

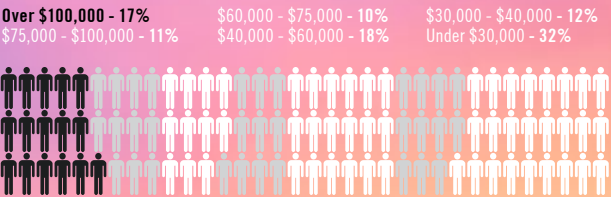
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



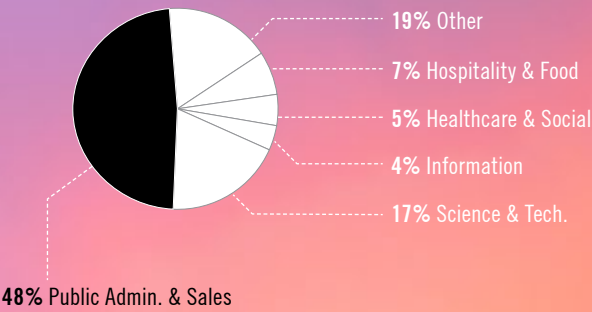
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



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



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