

The
**MARKET
CLUB AT
THE MILL**

2630 5th St Authentic Retail Space for
Lease in Urban Sacramento's Largest
Infill Development



TURTON
COMMERCIAL REAL ESTATE

THE MARKET CLUB



PROPERTY VIDEO



2131 CAPITOL, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

SHILO ROCHELLE
SENIOR DIRECTOR - LIC. 02092283
916.573.3305
SHILOROCHELLE@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE MARKET CLUB



THE PROPERTY

± 2,656
SF REMAINING

± 8,500
SF COVERED/IMPROVED PATIO

± 49
PARKING STALLS

21
NEW APARTMENTS

The Market Club at the Mill is a stunning urban renewal and adaptive re-use project that will combine incredible raw architectural features along with one of urban Sacramento's largest improved and covered outdoor patio experiences. Located just south of Downtown Sacramento in The Mill at Broadway, Sacramento's largest urban in-fill project which currently features more than 470 homes, a 3.5 acre park immediately across the street, and an additional 450 single family and multi-family homes in various stages of planning and construction, The Market Club at the Mill will become the only walkable

amenity to more than 2,000 local residents and thousands of day time employees. This architecturally stunning project, which will feature 21 new apartment homes on the east and west ends of the building and will provide the neighborhood and the greater urban Sacramento community an authentic gathering spot with a carefully curated tenant mix to serve the Mill at Broadway and the entire Sacramento region. The building totals 8,572 square feet with ± 2,656 square feet remaining for lease, along with a ± 8,500 square foot patio (with about 3,500 square feet of

the patio covered and improved) can be demised to approximately 2,000 square feet. The Market Club at the Mill is the perfect canvas for creative retailers and restaurateurs to imagine innovative concepts and uses by leveraging the impressive roof truss systems, brick facade, large glass storefronts, roll-up doors and and historic architectural elements. We are confident that after learning more about The Market Club at the Mill, you will agree this opportunity represents one of the most unique and obvious retail/restaurant opportunities in the Sacramento grid.





Section One: The Property

THE MARKET CLUB



PROPERTY DETAILS

Address:	2630 5th St, Sacramento, CA 95818
Building Size:	± 8,572 SF
Available Space:	± 2,656 SF
Patio Size:	± 8,500 SF
Parking:	± 49 stalls
Power Available:	2,000 amps to building Six (6) 200 amp services allowed for tenants One (1) 600 amp service and two (2) 500 amp services available as needed
Gas:	Available (PG&E)
Hood Shaft:	Available
Grease Interceptor:	One (1) 2,000 gallon grease trap to be provided as needed
Zoning:	R-4-PU
Flood Zone:	X



THE MARKET CLUB

± 8,500 TOTAL SF
PATIO AVAILABLE

THE MARKET CLUB



AMENITIES INCLUDE:

ELECTRIC VEHICLE
SHARING

DOG PARK

MILL PARK

MILL PLAZA

URBAN FARM

EVENT LAWN

FLEXIBLE COURTS

PICNIC AREA

CYCLING/JOGGING LOOP

5TH STREET MARKET
(OPENED 2025)



MILL AT BROADWAY

470

HOMES

32

ACRES

3.5

ACRE PARK

70

MILES OF TRAILS

The Mill at Broadway is one of the most transformative development projects in urban Sacramento. Before Downtown had high-rises, before Broadway was Broadway, before hops farms were transformed into Land Park, a young man opened a sawmill. Nestled on the southern border of downtown where the river curves and heads south, this sawmill brought new life to the region. The warm rich smell of pine and the bright metallic whir of saw blades flourished. There, they turned the raw felled trees

of the Sierra Nevada into fruit crates that travelled the world. These crates were filled with tomatoes, almonds, pears, asparagus, peaches, and much more. Some crossed the country by train, others ventured to Europe by boat, and many filled the tables of Sacramento homes. As time progressed, Sacramento's grid filled out and Land Park spread north to meet it at Broadway. The sawmill began to evolve, making door and window frames, then lumber and ornate crown molding, and

the company continued to grow.

Today, The Mill at Broadway completes the metamorphosis as beautiful new homes inherit the sawmill's site. Like the final piece in a jigsaw puzzle, it weaves the grid and Land Park communities back together bringing a sense of completeness and renewed life. In total, The Mill at Broadway has more than 470 for sale homes and numerous shared amenities creating a Sacramento landmark community.



THE MARKET CLUB



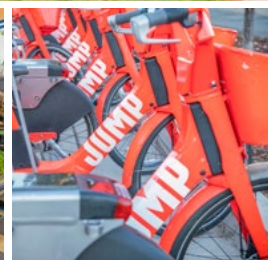
THE LOCATION

BROADWAY IS SACRAMENTO'S NEXT MAJOR DOWNTOWN CORRIDOR

On the cusp of Land Park and Southside Park neighborhoods, but soon to be a destination all its own, Sacramento's East Marina district, as a portion of the Broadway Corridor, is coming alive. Several key investment/developments have been made nearby and the path of progress is beginning

to accelerate. The street improvement program, the Broadway/WestSac Bridge, development of numerous high-end mixed-use projects and new retail/restaurant amenities are all helping to breathe new life into this iconic blvd. City Councilman Steve Hansen says he sees

Broadway as the next major downtown corridor to modernize now that K Street and R Street are maturing corridors. "The opportunities really abound here" Hansen said.



THE MARKET CLUB

NEARBY REDEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

GREAT FOOD

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

BROADWAY BRIDGE

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

SELLAND'S MARKET CAFE

Selland's Market Cafe — a Sacramento favorite — opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property. Whether dining in or bringing food back home, Selland's is sure to impress.

WEEKLY FARMERS MARKET

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including: the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

PEDESTRIAN IMPROVEMENTS

The city has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

BROADWAY REDUX PHASE I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9-home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmaling Architects., the award-winning designs are helping to bolster the Broadway corridor as an exciting place to be.

ONYX BOUTIQUE APARTMENTS

Directly north of (and essentially adjacent to) the subject property is ONYX, a new 41-unit boutique apartment development that features modern design, a community courtyard for gathering, and is tailored to foodies and urban enthusiasts.

THE TOWER THEATRE

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

1817 BROADWAY

Local developers will develop a 74 unit over 8,500 square feet of retail mixed-use development at the northwest corner of 19th and Broadway.

16TH AND BROADWAY

Local developer Jon Gianulias plans to construct a five-story, 60,00 square foot mixed-use development on the iconic corner where Tower Records used to be. This project includes 14,205 square feet of retail space and 53 multi-family units.

1901 BROADWAY

Bay Area-based affordable housing developer EAH Housing has submitted plans for two five-story buildings at 1901 Broadway, with 150 apartments and about 1,700 square feet of retail space.



THE MARKET CLUB



NEARBY AMENITIES

The Market Club at the Mill has one of the finest locations in the highly-desirable Broadway Corridor submarket of Sacramento and is within easy walking and biking distance of virtually every significant landmark in Sacramento’s urban core:

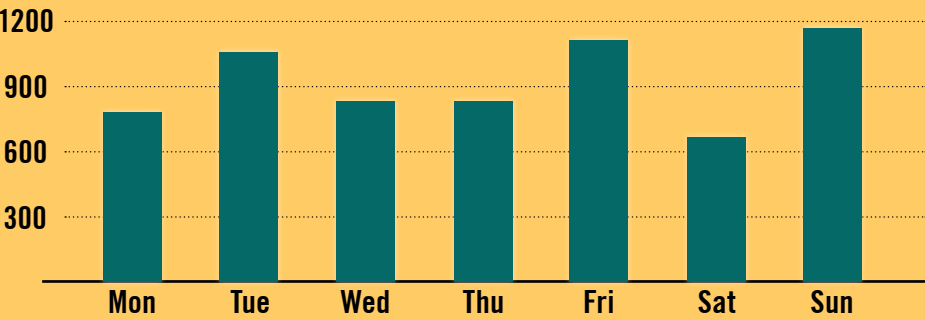
POPULAR RESTAURANTS & AMENITIES NEAR THE MARKET CLUB AT THE MILL (NOT ALL ARE MENTIONED HERE):

Andy Nguyen’s Vegetarian	Faria Bakery	Masullo	Revolution Winery & Kitchen	Taqueria Maya’s
Asha Urban Baths	Fixin’s Soul Kitchen	Mast Coffee	River City Deli & Bagels	Target
Asian Food Center	Flame Club	Ming Dynasty	Riverside Clubhouse	Temple Coffee Roasters
Betty Wine Bar & Bottle Shop	Flawless Boxing & Fitness	Miso Japanese	ROC&SOL Diner	Thai Farm House BBQ
Bike Dog Broadway Taproom	Fuji Sacramento	New Helvetia Brewing	Sac Natural Foods Co-op	Thai Time
Binchoyaki	Golden Dragon	Noah’s NY Bagels	Sacramento Poultry Co.	The Coconut on T
Broadway Donuts	Gunther’s Ice Cream	Noodles To Thai For	Sampino’s Kitchen	The Habibi’s Grill
Broadway Veterinary Hospital	Heat Shabu	NUG Sacramento	Selland’s Market	The Kitchen
Bueno Cafe	Hook and Ladder	McDonald’s	Scorpio Coffee	Tower Cafe
Buffalo Pizza & Ice Cream	Hop Gardens	Mecha Mucho	Sheba’s Cafe	Tower Theatre
Cafe Dantorels	Jamie’s Broadway Grille	Naked Coffee	Smart & Final	Tupi Coffee
Carl’s Jr.	Jensai Sushi	Old Ironsides	Smash Sacramento	T4
Chase Bank	Ju Hachi	Osaka-Ya	Southside Park	Upscale Thrift
Chipotle	Koi Japanese Bistro	Pangaea Bier Cafe	Southside Super	Urban Roots Brewery
Curtis Park Market	Kyoto Sushi Bar	Public Land Store	Star India Curry & Grill	Vallejo’s
Dad’s Sandwiches	Lam Kwong	Pushkin’s Bakery	Sun Up Market	Vic’s Ice Cream
Delish Pizza	Lola’s Lounge	Queen Sheba	Sunh Fish	Walgreens
Dim Sum House	Los Immortales Taqueria	Quickly	Taco Bell	Wienerschnitzel
Ernesto’s Mexican Food	Los Jarritos	Real Pie Company	Taiwan Best Mart	Zanzibar Trading



NEARBY DATA BITES

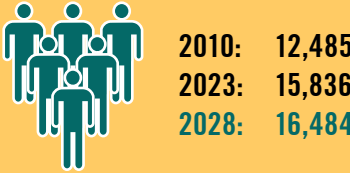
Daily visitors to the Mill Park



Psychographic Profile

-  **Aspirational Fusion**
Lower income singles and single parents living in urban locations and striving to make a better life
-  **Cultural Connections**
Diverse, mid- and low-income families in urban apartments and residences
-  **Singles and Starters**
Young singles starting out and some starter families living a city lifestyle

Nearby Population
1-mile radius of property



\$227 M

Annual Consumer Spending



Education Levels

7%	Associate Degree
26%	Bachelor Degree
16%	Advanced Degree

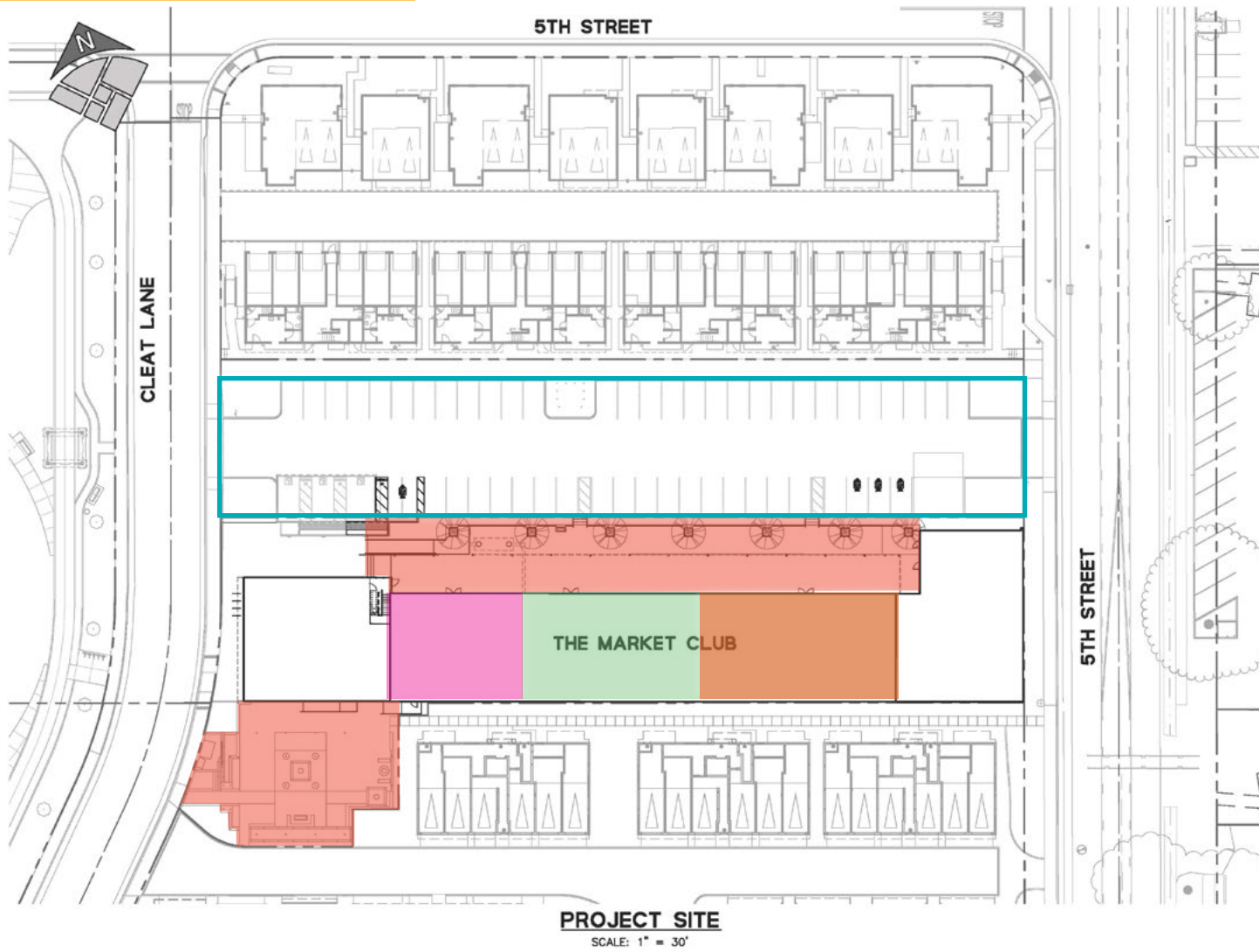
867

Total Businesses
1 Mile Radius



- = ± 2,656 AVAILABLE SF
- = 5TH STREET MARKET (LEASED)
- = ± 8,500 TOTAL PATIO SF
- = PANIQ ESCAPE ROOM (LEASED)
- = 49 DEDICATED PARKING STALLS

SITE PLAN





TURTON
COMMERCIAL REAL ESTATE