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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 \pm 2,656 square feet remaining for lease, along with a \pm 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, rollup 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.









PROPERTY DETAILS

Address: 2630 5th St, Sacramento, CA 95818

Building Size:± 8,572 SFAvailable Space:± 2,656 SFPatio Size:± 8,500 SFParking:± 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:

ection One: The Property THE MARKET CLUB







MILL AT BROADWAY

470 HOMES

ACRE PARK

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 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.















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

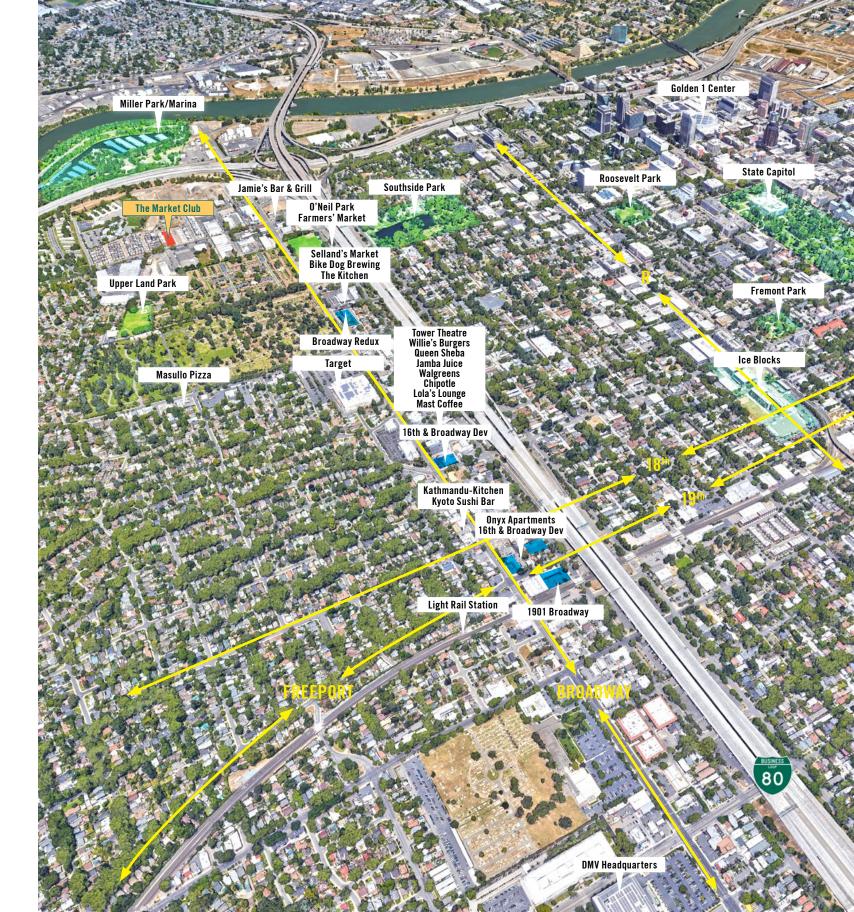
Local developers will develop a 74 unit over 8,500 square feet of retail mixed-use development at the northwest corner of 19th and Broadway.

16TH AND BROADWAY

Local developer Jon Gianiulias 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.









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):

Faria Bakery

Flame Club

Fixin's Soul Kitchen

Fuji Sacramento

Golden Dragon

Heat Shabu

Hop Gardens

Jensai Sushi

Ju Hachi

Hook and Ladder

Gunther's Ice Cream

Jamie's Broadway Grille

Koi Japanese Bistro

Los Immortales Taqueria

Kyoto Sushi Bar

Lam Kwong

Los Jarritos

Lola's Lounge

Andy Nguyen's Vegetarian Asha Urban Baths Asian Food Center Betty Wine Bar & Bottle Shop Bike Dog Broadway Taproom Binchoyaki **Broadway Donuts** Broadway Veterinary Hospital Bueno Cafe Buffalo Pizza & Ice Cream Cafe Dantorels Carl's Jr. Chase Bank Chipotle Curtis Park Market Dad's Sandwiches Delish Pizza Dim Sum House Ernesto's Mexican Food

Masullo Mast Coffee Ming Dynasty MIso Japanese Flawless Boxing & Fitness New Helvetia Brewing Noah's NY Bagels Noodles To Thai For **NUG Sacramento** McDonald's Mecha Mucho Naked Coffee Old Ironsides Osaka-Ya Pangaea Bier Cafe Public Land Store Pushkin's Bakery Queen Sheba

Quickly Real Pie Company

River City Deli & Bagels Riverside Clubhouse ROC&SOL Diner Sac Natural Foods Co-op Sacramento Poultry Co. Sampino's Kitchen Selland's Market Scorpio Coffee Sheba's Cafe Smart & Final Smash Sacramento Southside Park Southside Super Star India Curry & Grill Sun Up Market Sunh Fish Taco Bell Taiwan Best Mart

Revolution Winery & Kitchen

Taqueria Maya's Target Temple Coffee Roasters Thai Farm House BBQ Thai Time The Coconut on T The Habibi's Grill The Kitchen Tower Cafe Tower Theatre Tupi Coffee T4 Upscale Thrift Urban Roots Brewery Vallejo's Vic's Ice Cream Walgreens Wienerschnitzel Zanzibar Trading



NEARBY DATA BITES

Daily visitors to the Mill Park 1200 900 600 300

Thu



Mon

Tue

Wed

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

Sat

Sun



Fri

2023: 15.836 2028: 16,484

2010: 12,485







Education

Levels

Associate Degree

26% **Bachelor Degree**

16% Advanced Degree



Q4 2023 - Placer Al, Costar, DSP



$= \pm 2,656$ AVAILABLE SF

= 5TH STREET MARKET (LEASED)

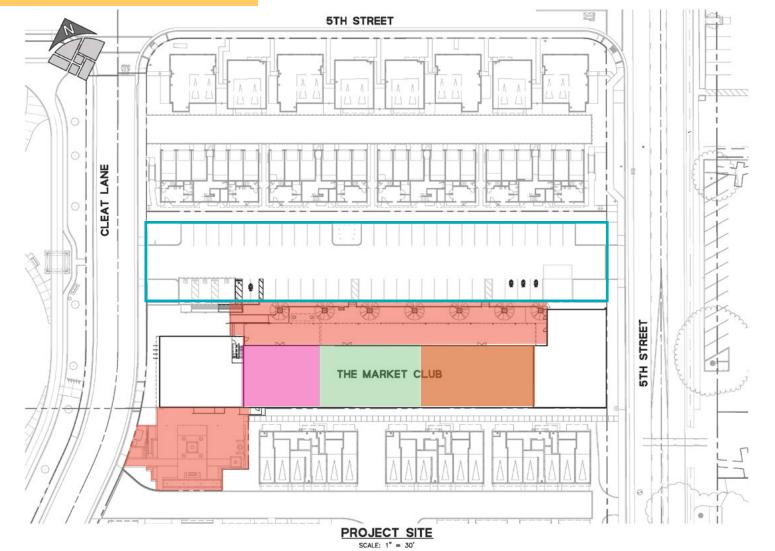
 $= \pm 8,500$ TOTAL PATIO SF

= PANIQ ESCAPE ROOM (LEASED)

= 49 DEDICATED PARKING STALLS

SITE PLAN





JUNE. 1 -

