



1801 L STREET

Midtown's Center of Gravity
2nd Generation Restaurant Available for Lease

1801 L



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THE OPPORTUNITY

2,891

SF RESTAURANT

2

PATIOS

1

AWESOME OPPORTUNITY

There are only four intersections in Midtown that retailers and restaurants want. 1801 L Street is one of those corners. 1801 L Street is one of the most influential mixed-use projects in the entire region and has been viewed as the “center of Midtown” since its inception.

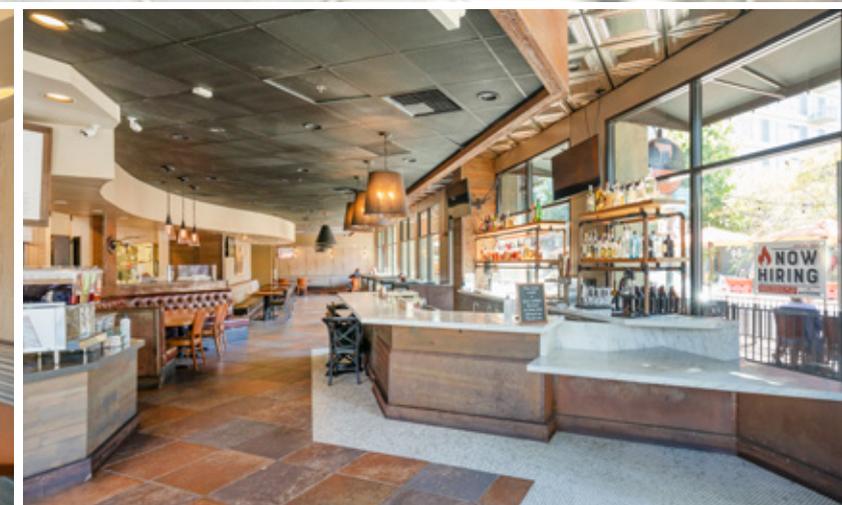
This high identity and visibility 2nd generation restaurant space with two patios is available for

the first time since the building’s completion 15 years ago. With narrow bay depths, the space features a large window line with glass on two sides. It also has two exterior patios, a modern kitchen with hood and grease trap and great signage opportunities on the corner of 18th and L Streets.

18th and L is a vibrant destination and a beacon

of activity for the entire Midtown area. Walkable to Sacramento’s most popular restaurants and amenities, retailers at 1801 L Street benefit greatly from hundreds of residents, daytime office employees, the State Capitol and nighttime entertainment.

Spaces like this only come around every one (and a half) decades.





PROPERTY DETAILS

ADDRESS:	1801 L Street, Sacramento, CA 95811
RETAIL SIZE:	± 2,891 SF
PATIO SIZE:	L Street Patio: ± 238 SF 18th Street Patio: ± 175 SF
MONTHLY LEASE RATE:	\$3.50 NNN
MONTHLY NNN EXPENSES:	\$1.35 per SF
ZONING:	RMX-UN
HOOD SHAFT:	Two (2) 20" exhausts to roof One (1) 14" general exhaust One (1) 9" dishwasher exhaust
GREASE TRAP:	1,400 gallon (shared)
POWER:	600 amp
GAS:	1,696 Max MBH
Bike Parking:	Available
Metering:	Separately Metered
Available:	Immediately





Mural by Jolene Russell in H16 Next Door

BUILDING LOCATION

3

BLOCKS FROM THE CAPITOL

4

BLOCKS FROM MEMORIAL AUDITORIUM

100+

NEARBY AMENITIES

Midtown Sacramento is the perfect fusion of successful 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 fruitful submarket. Many people consider Midtown to be the most centralized area in the city of Sacramento, with easy access to Down-

town, Old Sacramento, West Sacramento and East Sacramento. The Property, which sits in the Handle District, has emerged as urban Sacramento's most popular live, work and play destination. The hub of this exciting district is the 1801 L Street building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques, such as Ginger Elizabeth, Mulvaney's, and Zocalo. The Midtown market has high foot traffic both day and night, and is a hot-

spot for those who love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The Property sits in the middle of numerous infill commercial and mixed-use development projects and are well under development along the 16th Street corridor.



Midtown Mural by Shaun Burner and Miguel Perez



MARRS Mural by Maren Conrad



NEARBY AMENITIES

The Property benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events*.

LAVENDER HEIGHTS

- Azul Mexican
- Badlands
- Comedy Spot
- Faces
- First United Methodist Church
- IPS Printing
- Kin Thai Street Eatery
- Lavender Library
- Love Child
- Lowbrau
- Lumens
- Mango's
- Mercantile Saloon
- Nekter
- Peet's Coffee
- Q Spot
- Sacramento LGBT Community Center
- Sac Republic FC Store

- Sidetrax
- Sleek Wax Bar
- The Depot
- The G Spot
- Time Tested Books
- Wells Fargo ATM
- Midtown Farmers' Market*
- Midtown Mini*
- PARKing Day*
- Sac Pride*
- Second Saturday*
- THIS Midtown*

HANDLE DISTRICT

- 58 Degrees & Holding Co.
- Aioli Bodega Espanola
- American Tradition Tattoo
- Big Stump Brewing
- Broderick Midtown
- Buckhorn Grill

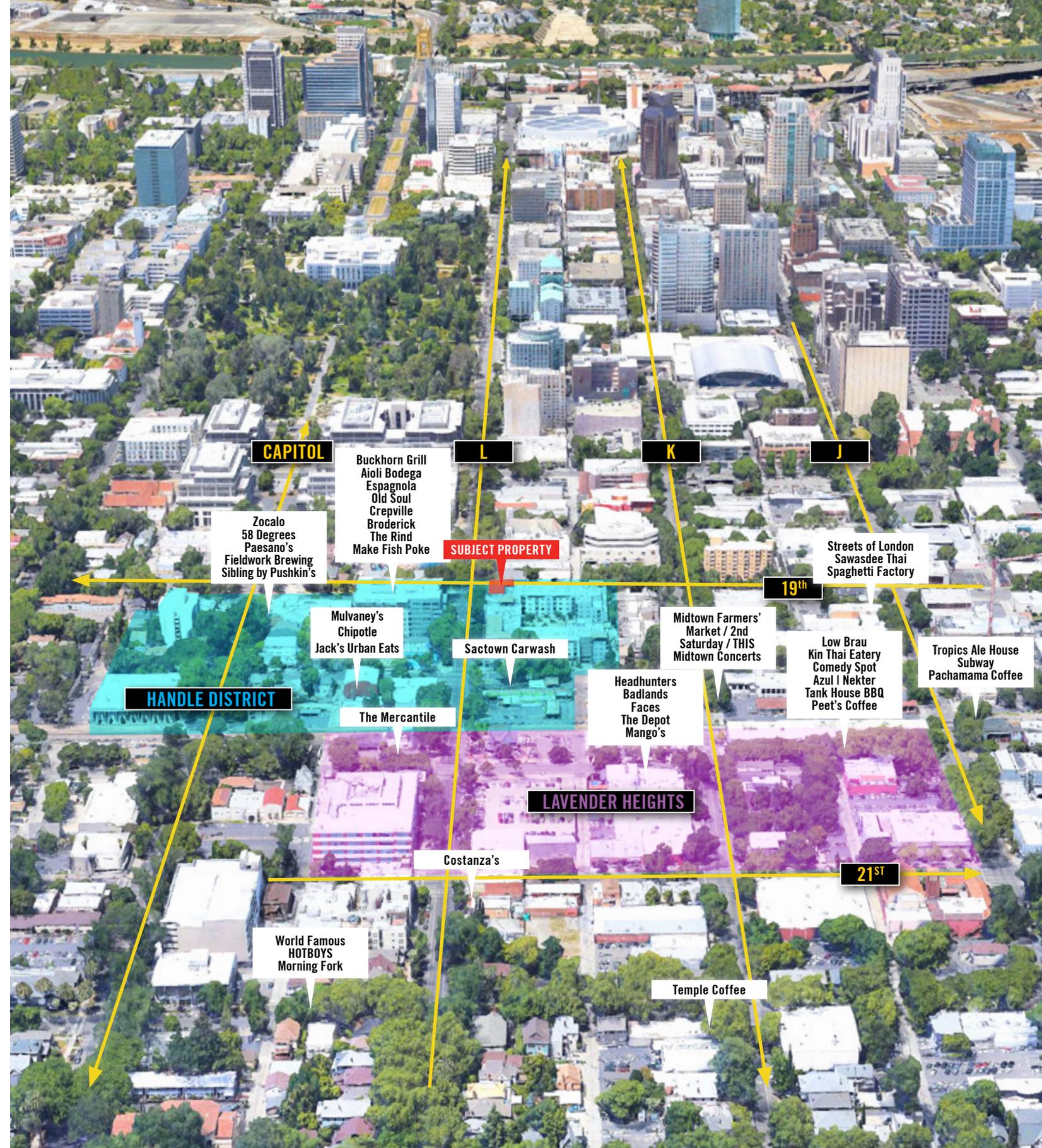
- Chipotle
- Crepeville
- Fieldwork Brewing Co.
- Ginger Elizabeth Chocolates
- Golden Road Brewing
- Heart Clothing Boutique
- Jack's Urban Eats
- Kollage Salon & Boutique
- Mulvaney's B&L
- Old Soul Coffee
- Paesanos
- Portofino's
- Sactown Carwash
- Saigon Alley
- Scout Living
- Sibling by Pushkin's
- Strapping Midtown
- The Rind
- The Waterboy
- Yogurtagogo

- Zocalo
- Bastille Day Festival*
- Beer Street*
- Dress up, Wine Down*
- Second Saturday*

OTHER (WALKING DISTANCE)

- Burger Patch
- Burgers and Brew
- Cantina Alley
- Centro Cocina Mexicana
- Chicago Fire
- Cornerstone
- Der Biergarten
- Federalist Public House
- Flamingo House
- Fleet Feet
- I Love Teriyaki
- Kupros Craft House
- Mikuni Sushi

- Noah's Bagels
- N Street Cafe
- Pachamama Coffee Coop
- Red Rabbit
- Rick's Dessert Diner
- Sakamoto
- See's Candies
- Squeeze Inn
- Sun & Soil Juice
- Tank House BBQ
- Tapa the World
- Temple Coffee
- Thai Basil
- The Golden Bear
- The Mill
- The Morning Fork
- The Porch
- Tres Hermanas
- World Famous HOTBOYS
- Zelda's Pizza

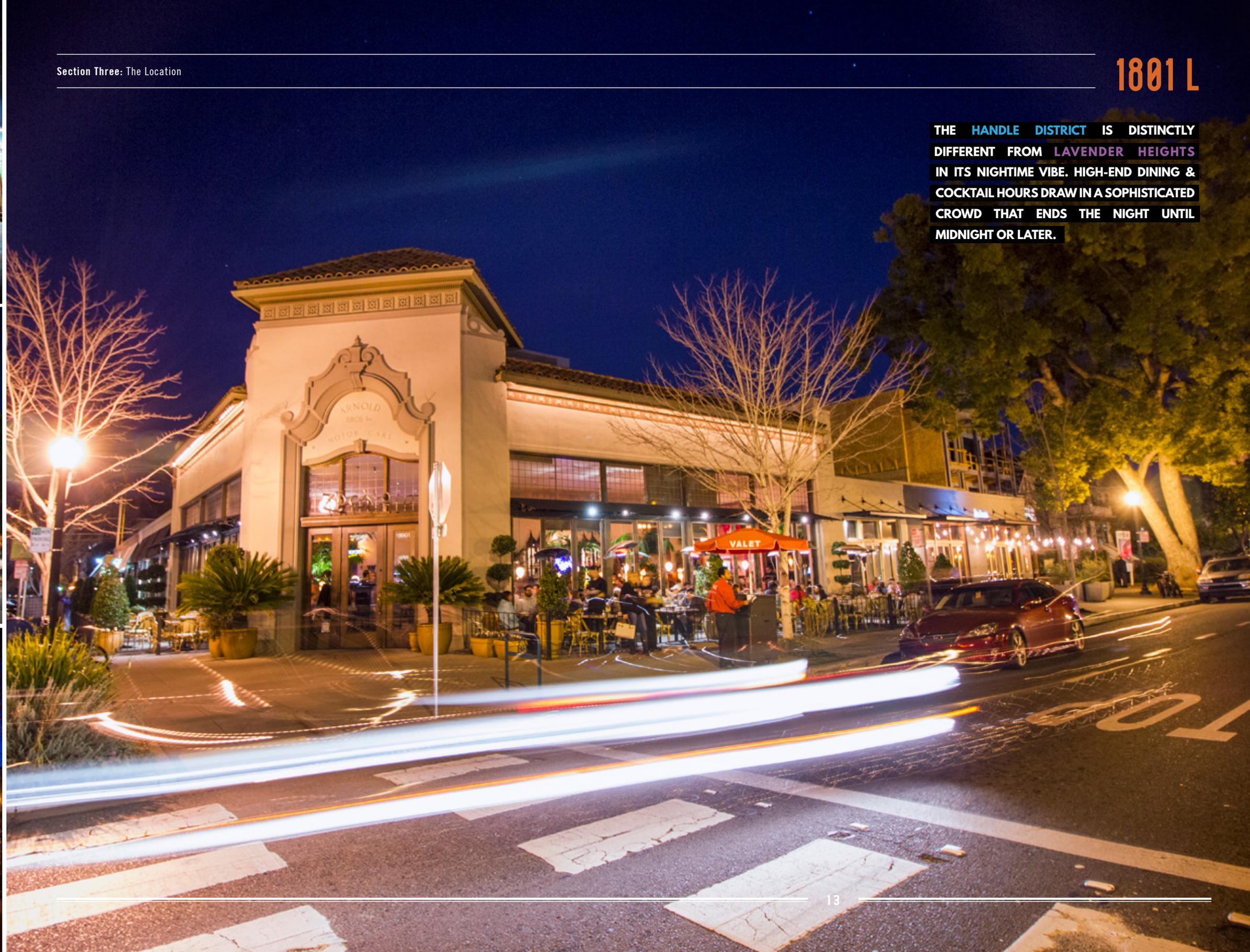


HANDLE DISTRICT

THE HANDLE DISTRICT IS HOME TO HIGH END DINING OPTIONS WITH A EUROPEAN FLARE. ANNUAL EVENTS AND AL FRESCO DINING HAS TURNED THIS DISTRICT INTO A BLOCK PARTY

1801 L





Section Three: The Location

1801 L

THE HANDLE DISTRICT IS DISTINCTLY DIFFERENT FROM LAVENDER HEIGHTS IN ITS NIGHTIME VIBE. HIGH-END DINING & COCKTAIL HOURS DRAW IN A SOPHISTICATED CROWD THAT ENDS THE NIGHT UNTIL MIDNIGHT OR LATER.

LAVENDER HEIGHTS

LAVENDER HEIGHTS IS HOME TO MANY DAY TIME ACTIVITIES INCLUDING DINING, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.





Section Three: The Location

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THE LAVENDER HEIGHTS DISTRICT IS THE HOTTEST LOCATION FOR GOING OUT IN SACRAMENTO AND BENEFITS FROM 18 HOURS OF FOOT TRAFFIC PARTICULARLY AMONG MILLENNIALS.



THIS CITY'S RAD

MIDTOWN SACRAMENTO IS DENSE, VIBRANT, AND OPEN LATE. AS THE CITY'S CULTURAL EPICENTER, IT ATTRACTS ART, EXPERIENCES, AND EXCITEMENT!



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.



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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

Over \$150,000 - 13% \$100,000 - \$125,000 - 9% \$50,000 - \$75,000 - 17%
 \$125,000 - \$150,000 - 5% \$75,000 - \$100,000 - 11% Under \$50,000 - 44%



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



Art - Subtile by Federico Díaz

SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in mid-sized cities
- #2 Top 10 most fun, affordable U.S. cities
- #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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY

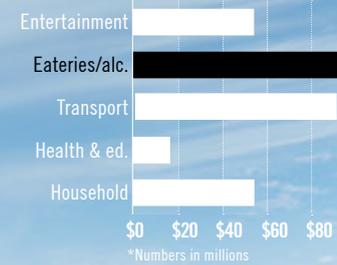


*Based on data from Costar 2021

WALK SCORE: 93
 BIKE SCORE: 99
 TRANSIT SCORE: 62

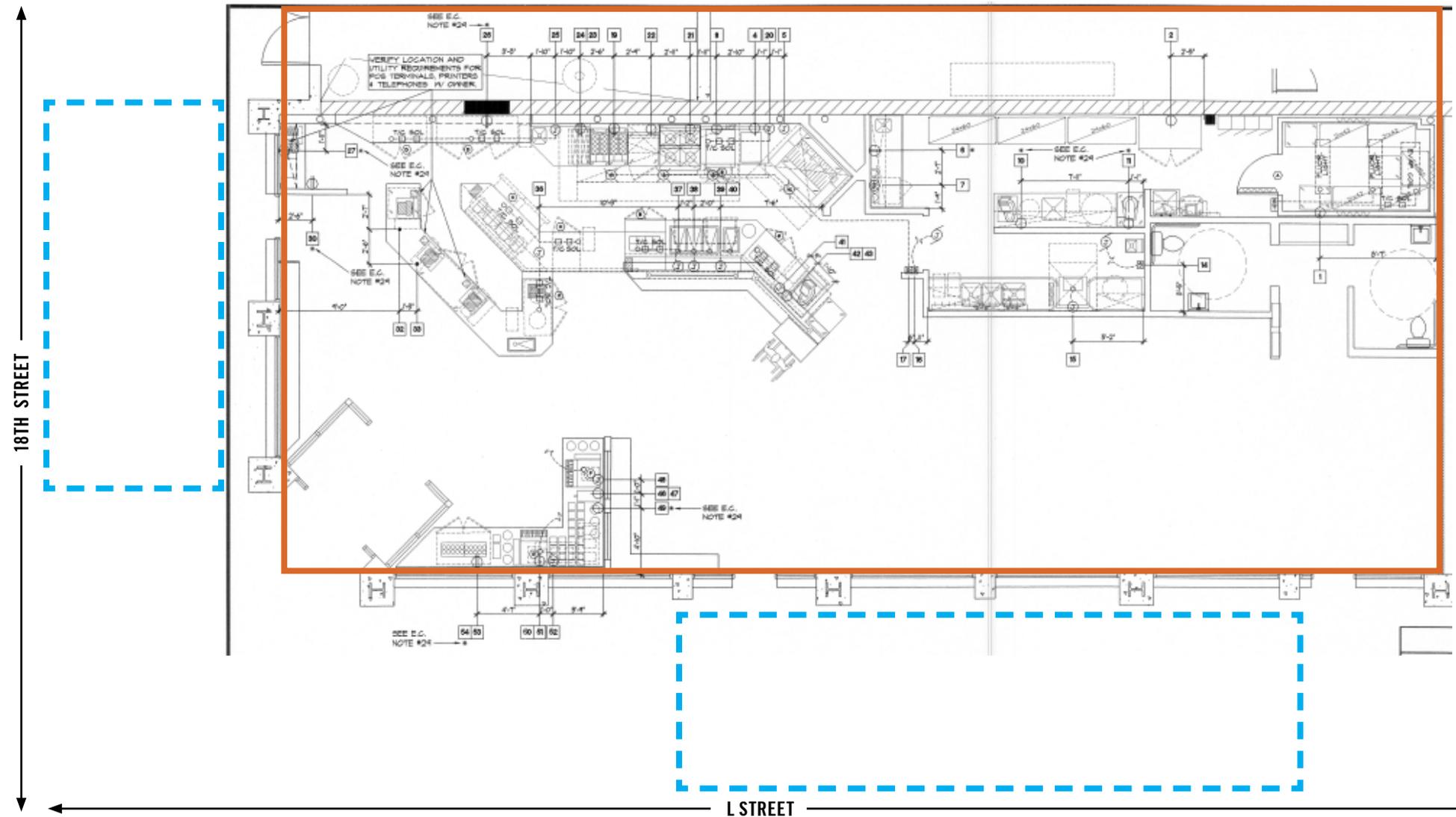
\$1,838 AVERAGE RENT PER MONTH IN SACRAMENTO

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



*Numbers in millions

FLOOR PLANS



TOTAL SF AVAILABLE: ± 2,891
L STREET PATIO: ± 238 SF
18TH STREET PATIO: ± 175 SF



***PATIO ILLUSTRATIONS DO NOT REFLECT ACCURATE PROPORTIONS**

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