

ELKS TOWER

1111 J STREET

*TURN-KEY RESTAURANT
FOR LEASE*



TURTON
COMMERCIAL REAL ESTATE



ELKS
TOWER



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THE OPPORTUNITY

8,500

SF RESTAURANT

4,500

PEDESTRIANS PER DAY

\$5,000,000

IMPROVEMENTS + FF&E IN PLACE

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

Second generation restaurant space available in a landmark building 2 blocks from the State Capitol.

Elks Tower is a landmark historic building in Downtown Sacramento. The 14 story building, which totals 73,393 square feet, was originally constructed in 1928 and has been incredibly well cared for and recently updated. The ground floor restaurant space, which is 8,500 square feet offering of an incredibly rare high-end turn-key, second generation space that is strategically located at one of the most iconic intersections in

urban Sacramento, with incredible visibility on J Street.

J Street is the gateway into the heart of urban Sacramento, the Capitol of the 5th largest economy in the world. A new restaurant at Elks Tower will benefit from 24/7 traffic, with Sacramento's best day-time and nighttime amenities like Golden 1 Center, DoCo, six large office towers, the Sacramento Convention Center, State of California office complexes, the Marriott Residence Inn, the Hyatt Regency and the Sheraton Grand Hotel. In addition, the Building offers direct access to

light rail, numerous amenities and shopping, and is just a short walk to Sacramento's vibrant K Street entertainment district, DoCo, and Golden 1 Center.

The Building is located just 2 blocks from the Convention Center and SAFE Credit Union Performing Arts Center which was just completed in late 2021, 2 blocks from the State Capitol, 3 blocks from City Hall, 5 blocks from the Golden One Center and DoCo, 4 blocks to 3 large hotels, Elks Tower is located at ground zero of Sacramento's exciting revitalized urban experience.

STRATEGICALLY LOCATED ON ONE OF
THE MOST ICONIC INTERSECTIONS IN
URBAN SACRAMENTO





Section One: The Property

PROPERTY DETAILS

Address:	1111 J Street, Sacramento, CA
Retail Size:	8,500 SF ground level 784 SF lower level
Lease Rate:	Negotiable
Furniture Fixtures & Equipment:	Available
Zoning:	C-3-SPD
Liquor License:	Available
Hood Shaft and Grease Trap:	In place
Delivery Elevator:	From lower level into ground floor
Available:	February 19, 2022

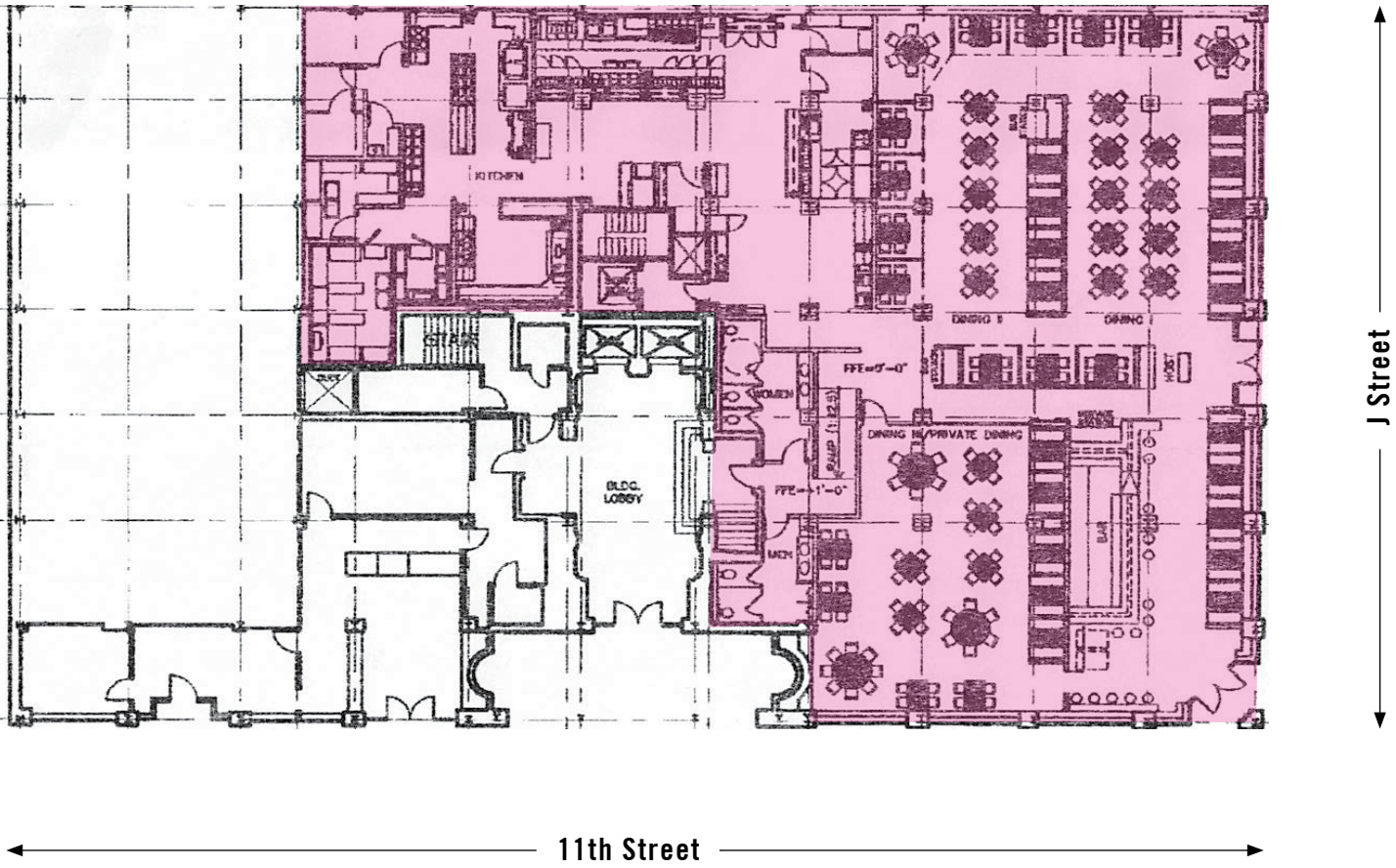


FLOOR PLAN



8,500 SF RESTAURANT

AVAILABLE FEBRUARY 19, 2022





BUILDING LOCATION

2

BLOCKS FROM THE CAPITOL

3

BLOCKS FROM THE CONVENTION CENTER

4

BLOCKS FROM GOLDEN 1 CENTER

IN THE HEART OF DOWNTOWN ON “THE KAY”

Elks Tower is situated on the incredibly visible J Street thoroughfare and is walking distance to Sacramento’s new Convention Center. It also sits just five blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core.

In addition, the Property is located near the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento

saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.



Section Three: The Location



Daytime & Nighttime Activity:
 - 97,000 daytime employee population
 - 4,900 employers





DOCO & GOLDEN 1 CENTER

Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.





**DOWNTOWN SACRAMENTO PROVIDES
AMENITIES FROM SUNUP TO SUNDOWN
AND IS THE HUB FOR LOCAL
DEVELOPMENT**





NEARBY REDEVELOPMENT PROJECTS

Elks Tower also benefits from proximity to several nearby development projects which will serve tenants near the Property for years to come.

830 K Street

830 K Street is a 63,000 sf four story office building features a historical brick façade with the original chain driven windows. This iconic K Street property is currently undergoing a complete renovation.

Convention Center

To keep Sacramento competitive in the convention industry, the City of Sacramento has approved the expansion of the Sacramento Convention Center. Plans for the 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.

731 K Street

731 K Street is a 3-story mid-rise mixed-use building comprised of 2 levels of above ground office space, ground floor retail and lower level space totaling 16,793 square feet. Currently undergoing a complete remodel for the new headquarters for Cambria Solutions.

The Hardin

Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street.

10K

Mohanna Development Co. plans to construct a 15-story urban residential building with a hotel component. The project will include 186 small format

residential units and the hotel portion will have 205 rooms. A retail component is also planned with 7,400 sq. ft. located on the ground floor.

800 Block

CFY Development's 800 Block mixed-use project will feature 150 residential units with another 25,600 f of new retail on K and L Streets.

The Bel Vue

The property is a three story 22-unit multifamily property originally built in 1909. The building is undergoing a full renovation, including new residential affordable housing units upstairs, and a new ground floor retail experience with new retail storefronts,. The ground floor offers two incredible retail opportunities with one unit approximately ±1,969 SF and the second unit approximately ±2,608 sf.

DoCo and Golden 1 Center

Golden 1 Center seats 17,500 and hosts hundreds of days of events a year. The development project adds up to 1.5 million square feet of additional development, branded as DOCO, that includes 250,000 square feet of office, 630,000 square feet of retail, a 250-room Kimpton hotel, and 45 residential units.

Cathedral Square (at 11th and J)

Cathedral Square, one of the largest and highest profile mixed-use project under development in Sacramento's urban core, will provide 153 new multi-family apartments, 102 parking stalls with and 10,320 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare. In addition, Cathedral Square is across the street from Elks Tower.



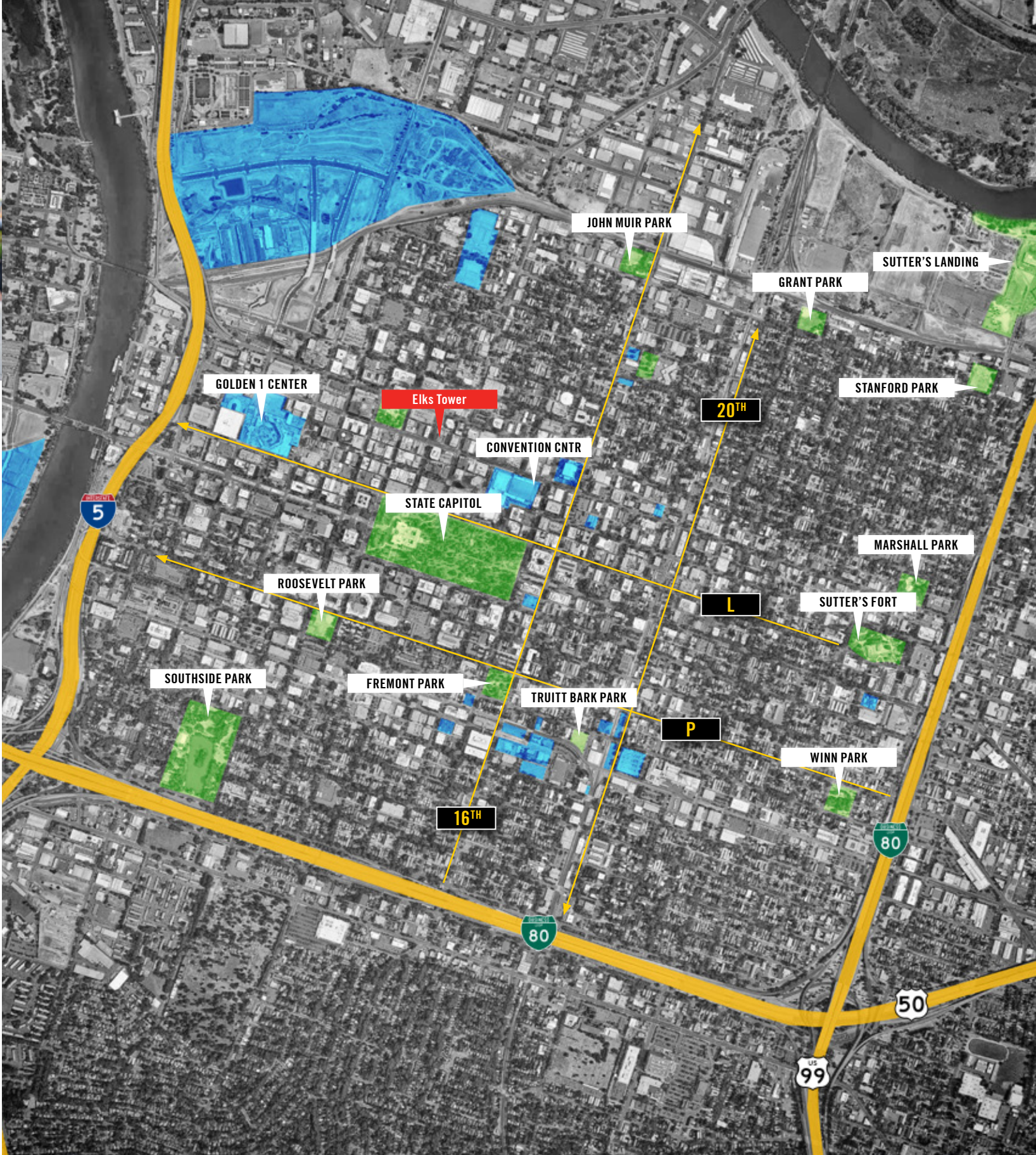


NEARBY AMENITIES

Elks Tower has one of 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 ELKS TOWER (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding	Crepeville	Koja Kitchen	Public House	Sun & Soil Juice
Adamo's	Darling Aviary	Kru Japanese	Pushkin's Bakery	Tank House BBQ
Aioli Bodega Espanola	Der Biergarten	Kupros Craft House	Q Street Bar & Grill	Tapa the World
Alaro	Elixir Bar & Grill	LowBrau	R15	Tea Cup Cafe
Azul Mexican	Federalist Public House	Luna's Cafe & Juice Bar	Red Rabbit	Temple Coffee
Bar West	Fieldwork Brewing Co.	Mango's/Burgertown	Rick's Dessert Diner	Thai Basil
Beast + Bounty	Firehouse	Make Fish	Roxie Deli and Barbecue	Thai Canteen
Bento Box	FishFace Poke Bar	Massulo Pizza	Ro Sham Beaux	The Golden Bear
Bottle & Barlow	Fox & Goose	Maydoon	Ruhstaller	The Mill Coffee House
Broderick Midtown	Ginger Elizabeth	MidiCi Neapolitan Pizza	Saigon Alley	The Morning Fork
Buckhorn Grill	Grange	Mikuni Sushi	Sakamoto	The Porch
Burger Patch	Hao Bao Dumplings	Mulvaney's B&L	Sauced BBQ & Spirits	The Rind
Burgers and Brew	I Love Teriyaki	N Street Cafe	See's Candies	The Sandwich Spot
Cafe Bernardo	Identity Coffee	Nash & Proper	Selland's	The Waterboy
Cafetaria 15L	Ike's Sandwiches	Nekter	Shady Lady	Tres Hermanas
Cantina Alley	Iron Horse Tavern	OBO'	Shake Shack	University of Beer
Centro Cocina Mexicana	Jack's Urban Eats	Old Soul Coffee	Shoki Ramen House	Vic's Ice Cream
Chicago Fire	Jamie's Broadway Grill	Pachamama Coffee	Squeeze Burger	Waffle Square
Chipotle	Jet's	Paesano's	South	World Famous HOTBOYS
Coconut on T	Karma Brew	Paragary's	Station 16	Yogurt a GoGo
Cornerstone	Kin Thai Eatery	Pizzasaurus Rex	Subway	Zelda's Pizza





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

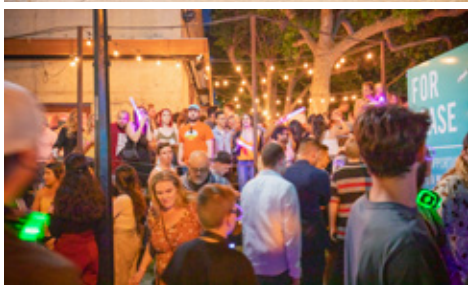
215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations such as Lake

Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid are the most desirable, amenity-rich locations for business in the Sacramento region and easily boast the lowest vacancy rates. As of Q3 2020, the Class A Office vacancy rate in Downtown was 6% while Midtown was 1.4%, and when combined with Class B Office vacan-

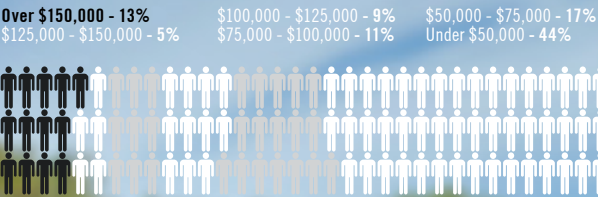
cy, 11.7% and 7.5% respectively. These figures are impressive when factoring in many Class B buildings on the market are functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.



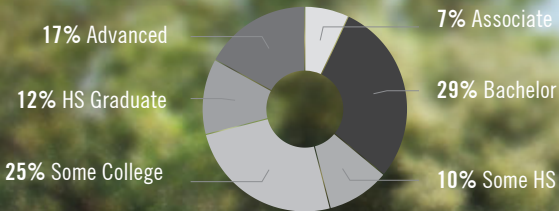
SACRAMENTO DATA BITES

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.

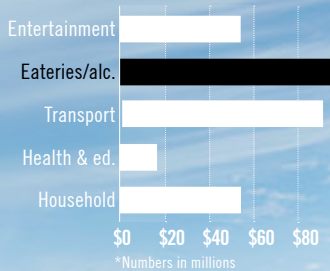
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



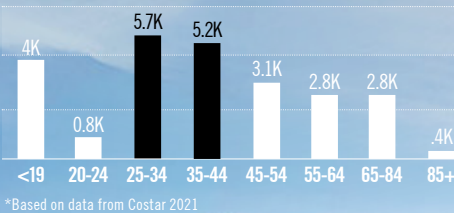
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in midsize 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

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