



Virtual Tour

# 1007 12th Street

RETAIL, OFFICE, OR SALON  
SPACE FOR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE



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

# THE OPPORTUNITY

1,250

BUILDING SIZE SF

C-2-SPD

ZONING

NEARBY PARKING

FOR EMPLOYEES + CUSTOMERS

FULL FEE

TO PROCURING BROKER\*

HIGH VISIBILITY BUILDING LOCATED ON THE J STREET CORRIDOR

Turton Commercial Real Estate is happy to present for lease 1007 12th Street, a ground floor retail/office space with plumbing for salon, barber, or beauty use. Featuring an extremely efficient operational layout within its 1,250 square feet, this high visibility location benefits from vehicular, pedestrian, and light rail traffic along the busy 12th Street and J Street corridors.

The Property currently features two private rooms, a break and laundry area, en suite restroom, and ample storage. Additionally, the current setup allows for multiple wash stations, power for a 5+ hair station layout, washer and dryer, and enough room for a reception/waiting area. The Property is supremely located in Downtown with such neighbors as Ella Dining Room

and Bar, Brasserie du Monde, R. Douglas, Cora Coffee, the State Capital, the new Convention Center and within walking distance from the Golden 1 Center and all major Downtown hotels. 1007 12th Street is located in the heart of the exciting revitalized Sacramento urban experience. \*Full fee for deals 5 years or longer.



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# PROPERTY DETAILS

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**Address:** 1007 12th Street, Sacramento, CA 95814  
**Zoning:** C-2-SPD  
**Lease Rate:** \$2.50 MG  
**Total Building Size:** 1,250 SF  
**Parking:** Customer/employee parking across the street  
**Features:** Exposed ceilings, concrete slab foundation and extensive window line. Salon / cosmetology plumbing and electrical infrastructure

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Section One: The Property

1007 12th Street





# BUILDING LOCATION

1

BLOCK FROM THE CAPITOL

1

BLOCK FROM THE CONVENTION CENTER

3

BLOCKS FROM GOLDEN 1 CENTER

## IN THE HEART OF DOWNTOWN ON "THE KAY"

1007 12th Street 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.



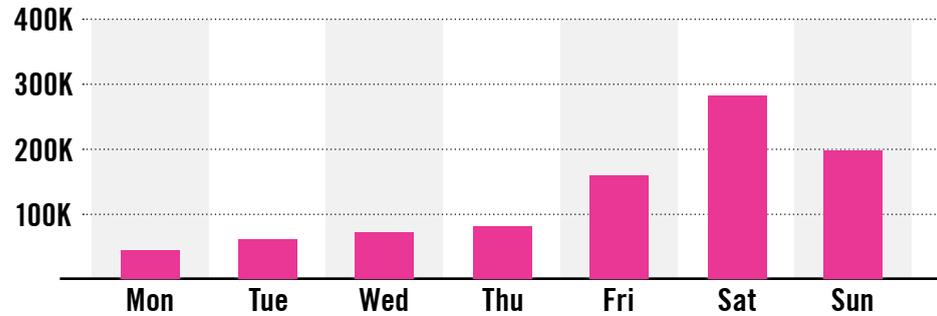
# NEARBY DATA BITES

**98** WALKER'S PARADISE

**65** GOOD TRANSIT

**99** BIKER'S PARADISE

## Daily visitors SAFE Credit Union Convention Center



**\$77,393** Average Household Income - 1 Mile Radius

### Psychographic Profile

- Singles & Starters**  
Young singles starting out and some starter families living a city lifestyle
- Bourgeois Melting Pot**  
Middle-aged, established couples living in suburban homes
- Flourishing Families**  
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

### Nearby Population

1-mile radius of property



**\$544,872** Median Home Value

### Nearby Food & Bev

**160** Nearby Restaurants

**26** Nearby Bars

**\$307 M** Annual Consumer Spending

**8** Associate Degree

**27%** Bachelor Degree

**16%** Advanced Degree

**5,438** Total Businesses

Q4 2023 - Placer AI, Costar, DSP







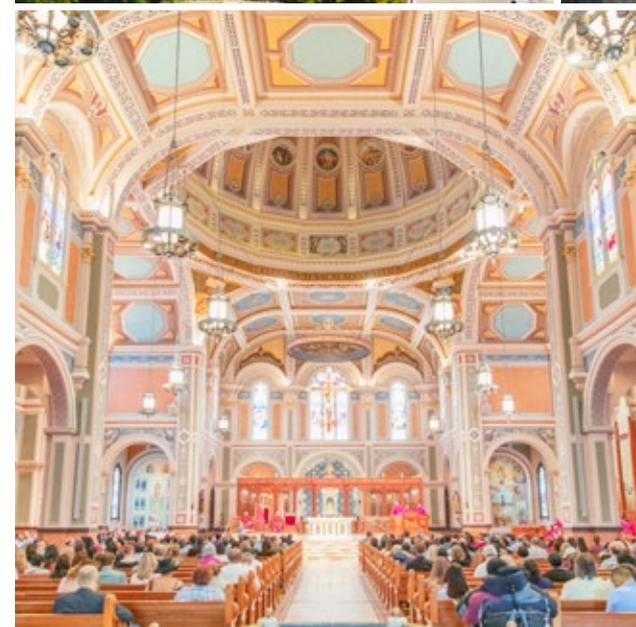
# GOVERNMENTAL AFFAIRS DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

Beginning at 9th Street and ending at 15th Street, the Governmental Affairs District is largely comprised of mid and high-rise office buildings, ground floor restaurants, entertainment venues and retail densely populating a

very walkable corridor featuring Sacramento Regional Transit's light rail system on K Street. The region's preeminent lobbying, association, and government-related firms are located across 2 million square feet of Class A office

towers in this district, with a current average occupancy rate of 96%. All of the Class A office towers in this district command premium rents of \$3.30 to \$3.75 per rentable square foot, per month, full-service gross.





# DOCO & GOLDEN 1 CENTER

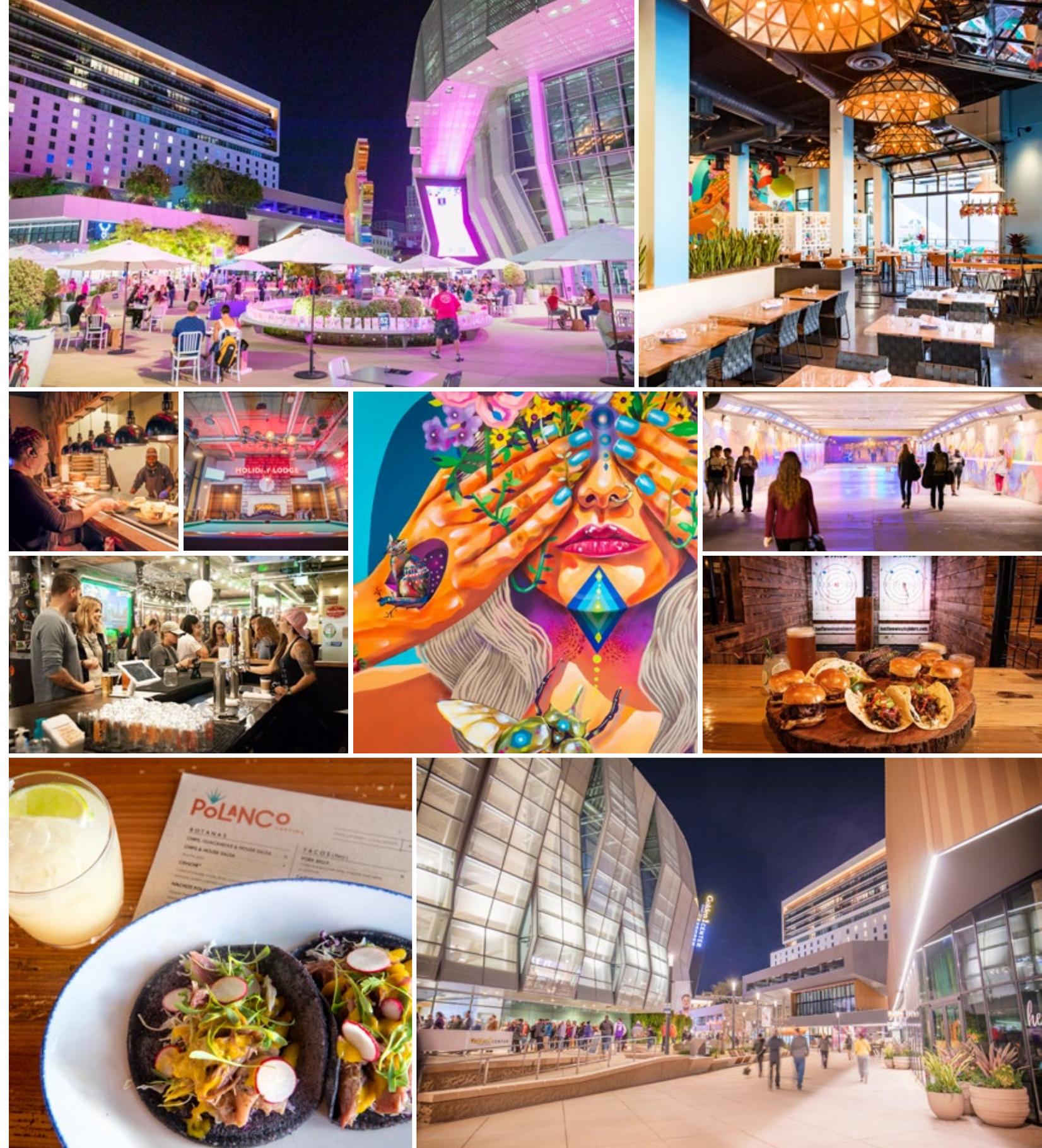
Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

Downtown Commons (“DoCo”) and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability prac-

tices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists.

In addition, the property is located adjacent to major development sites. One block away on J Street, Anthem Properties is nearing completion on a seven-story mixed-use project of 153 market-rate units, 10,000 square feet of ground-floor retail with a rooftop deck and fitness center and other amenities. Near-

by, the K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. 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.





## HOTELS

34

HOTELS

4,228

HOTEL ROOMS

179

HOTEL ROOMS UNDER CONSTRUCTION

Costar Sacramento CBD  
Q3 2023

Sacramento has more than 2,000 hotel rooms within walking distance of 1000 K Street, including six of the best hotels Sacramento has to offer, like the recently completed Kimpton Sawyer Hotel, brand new Hyatt Centric, newly completed Exchange Sacramento, The Citizen Hotel, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn.

### Hyatt Centric

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

### The Citizen Hotel

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

### Kimpton Sawyer Hotel

Situated in the new heart of Sacramento at the Downtown Commons (DOC0), Kimpton Sawyer Hotel delivers an exclusive experience to the burgeoning city, merging past with future, indoor with outdoor, and urban with rural. The hotel overlooks the new and first-ever indoor/outdoor arena—the Golden1 Center, home of the Sacramento Kings. It's an urban haven surrounded by great shopping, art galleries, and the city's renowned restaurants and farmer's markets. The 250 guestrooms are inspired by Northern California's breathtaking natural beauty featuring woodwork beautifully milled from California oak and subtle shades of gray and brown echo the Sierra Nevada Mountains.

### Exchange Sacramento

After more than a century as an office building — and Sacramento's first skyscraper — the

California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

### SAFE Credit Union Convention Center

Just two blocks from 1000 K Street, the brand new SAFE Credit Union Convention Center is the perfect setting to make any size convention a little less, well, conventional. Here, cutting edge design, advanced technology, and unsurpassed scalability converge to give parties the power to take your convention anywhere you want, including well beyond.

The recently completed \$100 million remodel of the Convention Center includes 240,000 square feet of programmable space, 160,000 square feet of exhibition space and 80,000 square feet of meeting room space.

### SAFE Credit Union Performing Arts Center

The Performing Arts Center features a completely remodeled 2,200 seat theater venue. Originally opened in 1976, the theater was a professional performing arts center in dire need of a transformation. With aging infrastructure, the building needed a comprehensive modernization to meet the escalating requirements of contemporary performance and to present a new face to the public.

The renovation and expansion opens the building to the surrounding urban fabric and brings Sacramento's rich culture of trees into the building. A tree canopy surrounds the formal lobby at

the south and continues to the north as cover to an outdoor room. Major renovations to the audience chamber and orchestra pit included the installation of the largest electro-acoustic enhancement system in California, transforming an acoustically poor and visually confusing interior space into a warm, inviting, acoustically superior performance space.

### Cesar Chavez Plaza

Just a two block walk from 1000 K Street, Cesar Chavez Park and Plaza has undergone multiple renovations during its 150-year lifetime in order to maintain, beautify, and adapt the space for new public needs. Most recently in 2012, the plaza underwent renovations that included installing new turf, planter boxes and benches, and raising the stage for concerts. The plaza continues to be a popular gathering place for residents and visitors. From May through October, a weekly farmer's market is hosted in the plaza. Many concerts are held there throughout the year, including the ongoing concert series Friday Night Concerts in the Park and thirteen large music events hosted by This916. Cesar Chavez Plaza is also home to the Raley's Grape Escape, an event showcasing the region's food and wine offerings.





# NEW RESIDENTS ON THE GRID

## 16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

## Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

## The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

## Envoy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

## Maker @ 15S



A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

## The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

## E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

## Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

## Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023



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