

REDUCED LEASE RATE!

1007 12th Street

RETAIL, OFFICE, OR SALON
SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2025 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 OPPORTUNITY

| | | | |
|------------------|---------|---------------------|-----------------------|
| 1,250 | C-2-SPD | FREE PARKING | FULL FEE |
| BUILDING SIZE SF | ZONING | FOR THE FIRST YEAR* | 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

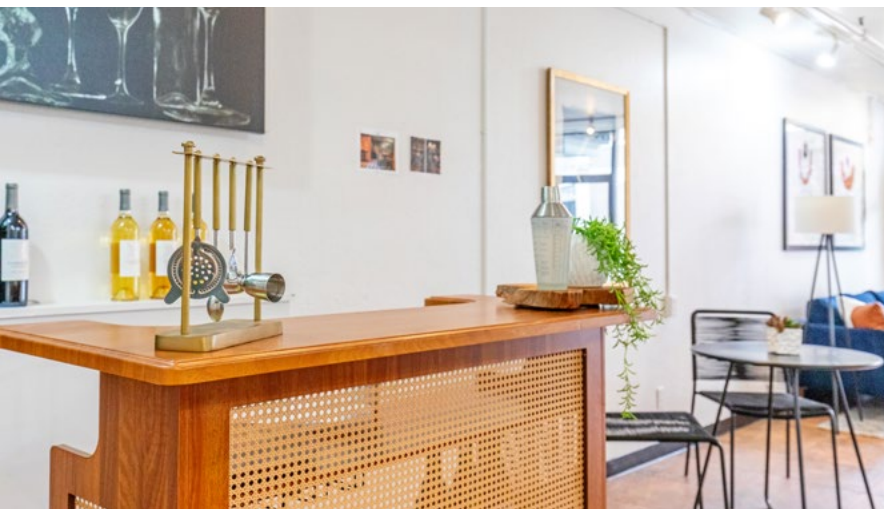
and Bar, Brasserie du Monde, R. Douglas, Cora Coffee, the State Capital, the new Convention Center and within walking distance from the Golden 1 Center and all major Downtown hotels. 1007 12th Street is located in the heart of the exciting revitalized Sacramento urban experience.

*Landlord will provide 2 spaces w/ a 5- year lease term or longer

**Full fee for deals 5 years or longer



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



Section One: The Property

1007 12th Street

PROPERTY DETAILS

Address: 1007 12th Street, Sacramento, CA 95814
Zoning: C-2-SPD
Lease Rate: \$2.05 MG
Total Building Size: 1,250 SF
Parking: Customer/employee parking across the street

- Features:**
- Exposed ceilings
 - Concrete slab foundation
 - Extensive window line
 - Salon/cosmetology plumbing and electrical infrastructure



BUILDING LOCATION

1

BLOCK FROM THE CAPITOL

1

BLOCK FROM THE CONVENTION CENTER

3

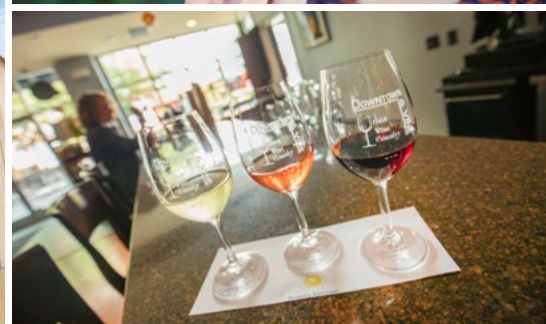
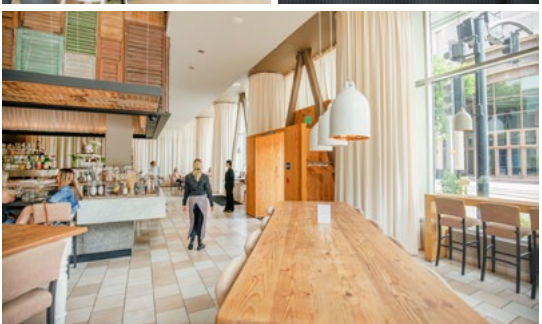
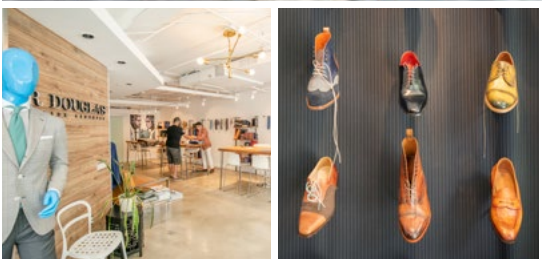
BLOCKS FROM GOLDEN 1 CENTER

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

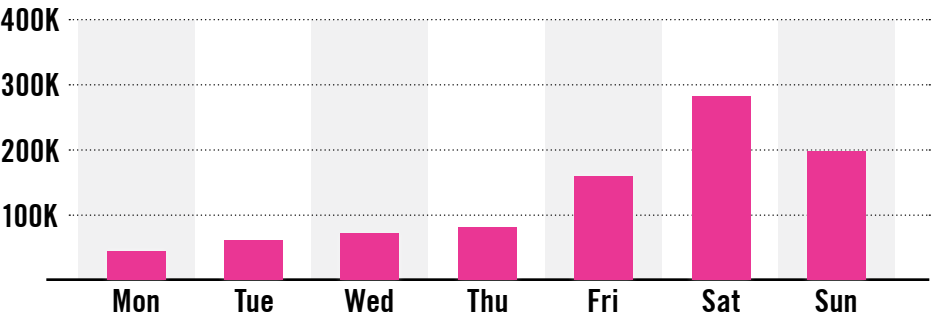
along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.



NEARBY DATA BITES



Daily visitors SAFE Credit Union Convention Center

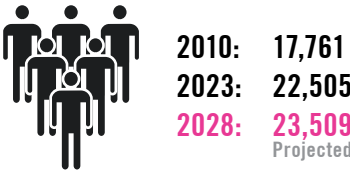


Psychographic Profile

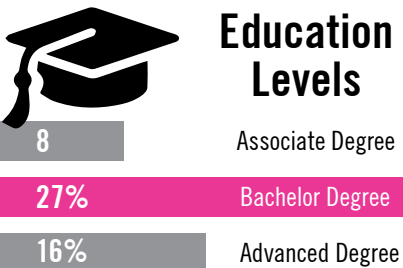
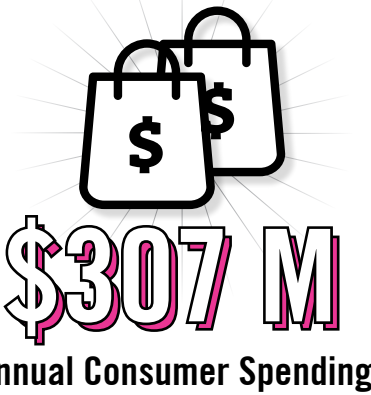
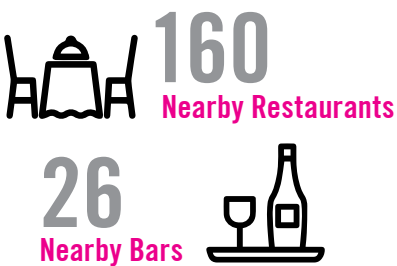
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes
- Flourishing Families**
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable,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

Nearby Population

1-mile radius of property



Nearby Food & Bev



Section Two: The Location





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.



SACRAMENTO'S HOSPITALITY SCENE IS THRIVING

Sacramento CBD comprises 33 hotel properties, which contain around 4,400 rooms. Among the subtypes, there are 2,100 Luxury & Upper Upscale rooms, 990 Upscale & Upper Midscale rooms, and 1,200 Midscale & Economy rooms in Sacramento CBD. As of February, Sacramento CBD 12-month occupancy is 69.1%, 12-month ADR is \$183, and 12-month RevPAR is \$126. Year over year, 12-month occupancy in Sacramento CBD has changed by 1.2%, 12-month ADR has changed -1.3%, and 12-month RevPAR has not changed. Approximately 72 rooms are under construction in Sacramento CBD, accounting for 1.7% of its existing inventory. Over the past 12 months, roughly 180 rooms have opened across 1 building. (Costar 2025)

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Across from the Safe Credit Union Convention Center / Performing Arts Center and State Capitol Park.

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.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is the only "all suite" full service hotel on the river. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

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.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

EXCHANGE SACRAMENTO NEW

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. This newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

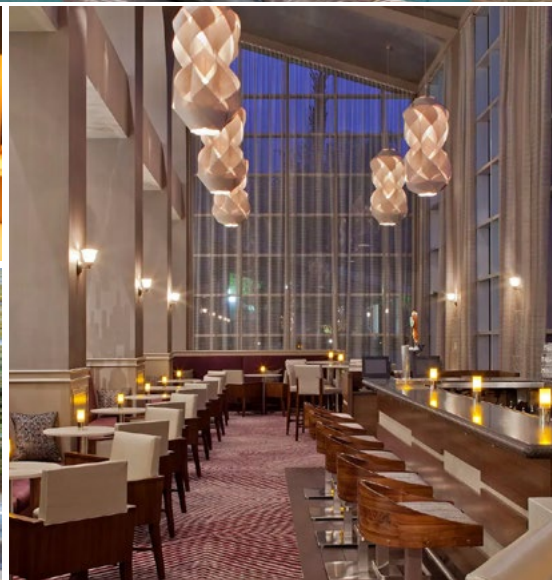
A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

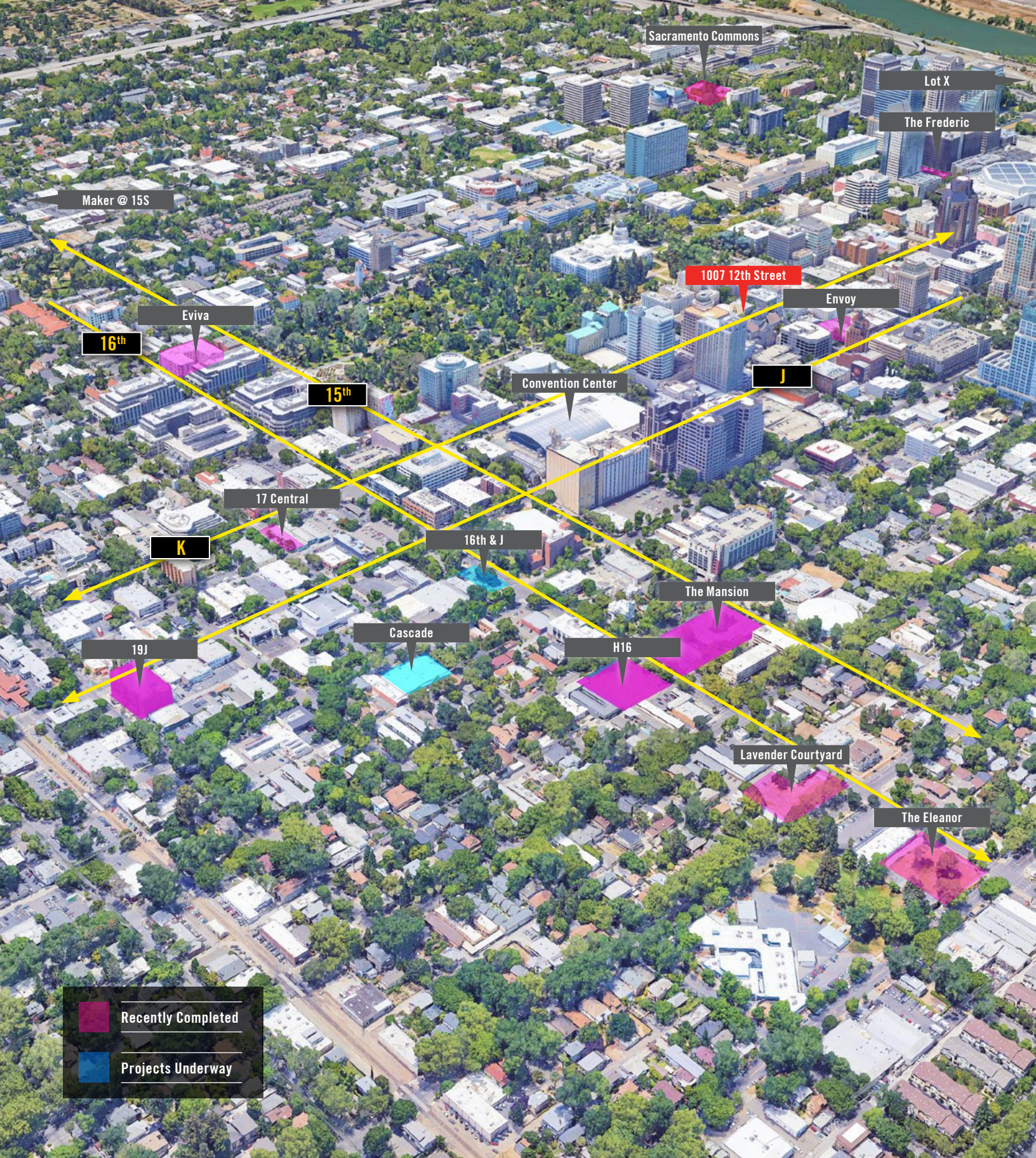
10K PROPOSED

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 square feet of ground-floor retail space, aiming to attract younger capitol staffers and students.

CANOPY BY HILTON PROPOSED

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.





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. Completed 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



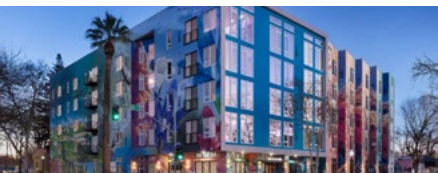
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Completed.

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. 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. Completed.



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

© 2025 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.

