

# 2331 ALHAMBRA

Rare ready-to-go contemporary office space at the intersection of Oak Park, Alhambra Boulevard, the Broadway Corridor, and East Sacramento

2331  
+1



2331  
Alhambra



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncm.com)

**DAVID KHEDRY**  
DIRECTOR - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCOM.COM](mailto:DAVIDKHEDRY@TURTONCOM.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

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# THE PROPERTY

2,800 - 5,708  
SF AVAILABLE

\$2.15  
PER SF MODIFIED GROSS

ON-SITE  
PARKING AVAILABLE

2331 Alhambra Boulevard is a modern, renovated and affordable office building strategically located near the intersection of the vibrant Oak Park neighborhood, Alhambra Boulevard, and Broadway corridors. The contemporary building offer a location just one minute from both Midtown and East Sacramento. A distinct advantage is being just steps to Oak Park's Tri-

angle District, and for employees onsite to enjoy a variety of local restaurants, retailers, coffee shops and breweries.

The space stands as one of the best offerings for modern office space in this neighborhood, ideally programmed for a non-profit, or office user seeking a space which will engage their staff and inspire their visitors.

The space was recently renovated with modern and professional finishes, featuring a highly functional layout with:

- 5 offices
- Large conference room
- Full breakroom
- Attractive reception area
- Open workspace for cubes or desks







## PROPERTY DETAILS

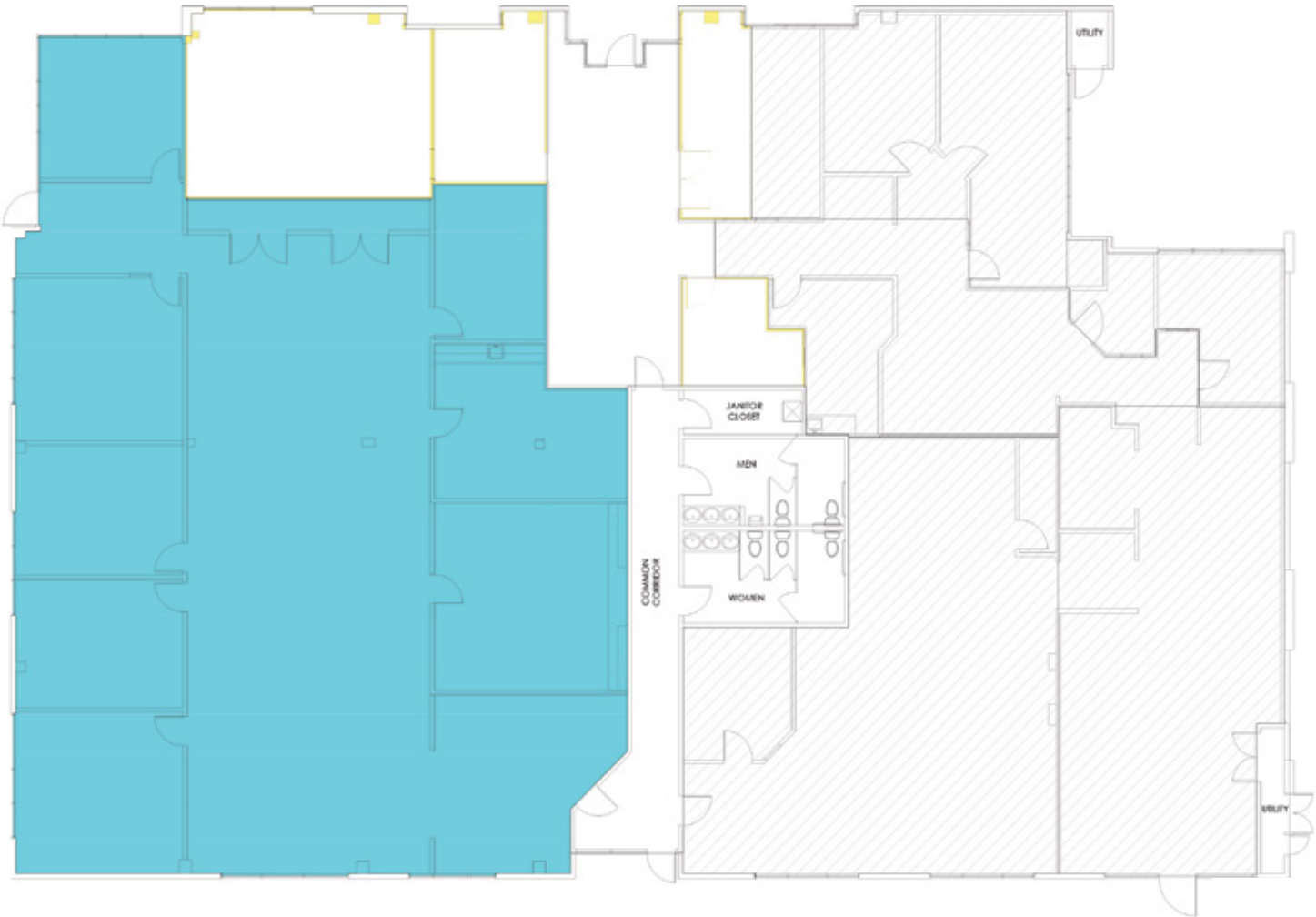
Address:	2331 Alhambra Blvd, Sacramento CA 95817
Building Size:	11,814 SF
Available SF:	2,800 - 5,708 SF
Base Rental Rate:	\$2.15 per SF Modified Gross
Parking:	8 on-site stalls available at \$75 per stall, per month
Zoning:	C-2 General Commercial





# FLOOR PLAN

2,800 - 5,708  
SF AVAILABLE







# BUILDING LOCATION

The Building provides immediate access to Oak Park, Alhambra Boulevard, The Broadway Corridor, East Sacramento, and Midtown

Reminiscent of Midtown a few years ago, Oak Park is becoming one of Sacramento's trendiest neighborhoods attracting many young professionals. The property sits just one block away from the

newly formed Oak Park Triangle. In the Oak Park Triangle, several cool new restaurants, boutique shops, and a very popular local brewery occupy recently upgraded historic brick buildings with murals and container buildings

sprinkled in-between. Companies are recognizing that working in Oak Park offers a high quality of life for their employees.







Take a stroll down to Old Soul for a latte with coworkers! Or grab an impossible meat burrito at La Venadita! Why not stick around after work for some seltzers at Oak Park Brewing? The area's vibrancy will inject itself into your workday (and most agree that it's a good thing). Additionally, the high-end neighborhoods of Curtis Park, Land Park, and East Sac are immediately adjacent, making life much easier for commuters who might live in those areas.





# COST SAVINGS

Office space costs more in Downtown Sacramento than at this location, but is it worth it? See the average costs svings below!

	Class A Downtown	2331 Alhambra Blvd
Square Feet	5,708	5,708
Base Rent Per SF	\$3.15	\$2.15
Parking Rent/SF	\$0.20	\$0.10
Total Monthly Rent	\$19,121.80	\$12,843.00
Total Annual Rent	\$229,461.60	\$154,116.00
Total Cost Over 10 Yrs	\$1,151,726.63	\$749,409.80
Total Savings		\$402,316.84

	Class B Downtown	2331 Alhambra Blvd
Square Feet	5,708	5,708
Base Rent Per SF	\$2.75	\$2.15
Parking Rent/SF	\$0.20	\$0.10
Total Monthly Rent	\$16,838.60	\$12,843.00
Total Annual Rent	\$202,063.20	\$154,116.00
Total Cost Over 10 Yrs	\$1,013,575.90	\$749,409.80
Total Savings		\$264,166.10







# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

*California’s fastest-growing metropolitan area!*

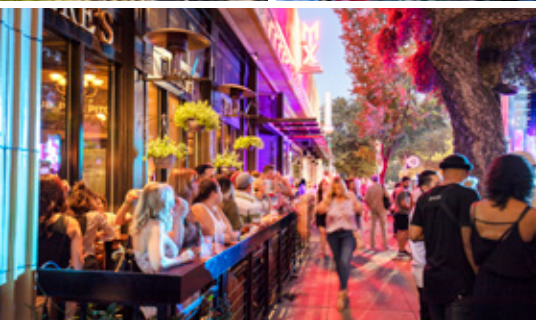
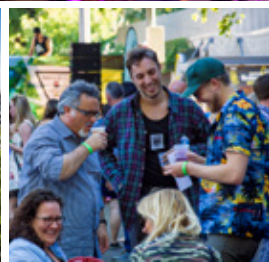
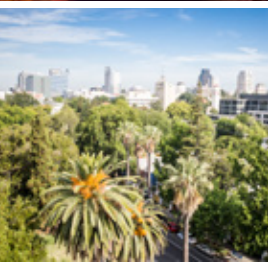
While the Golden 1 Center has expedited urban development, the renaissance of Sacramento’s urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according 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 vacancy, 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.







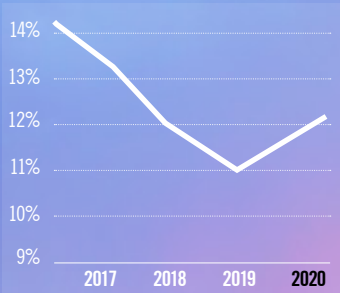
# INFLUX OF COOL



# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

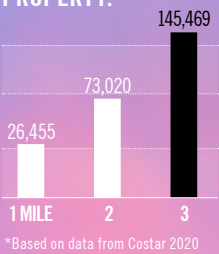
## SACRAMENTO OFFICE VACANCY:



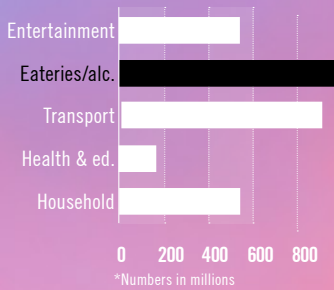
## SACRAMENTO'S CITY RANKINGS

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

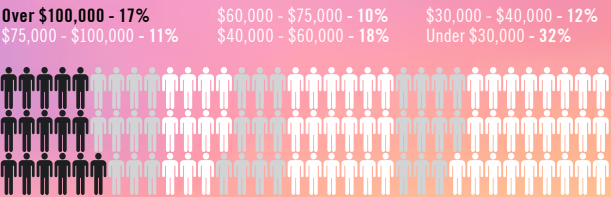
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



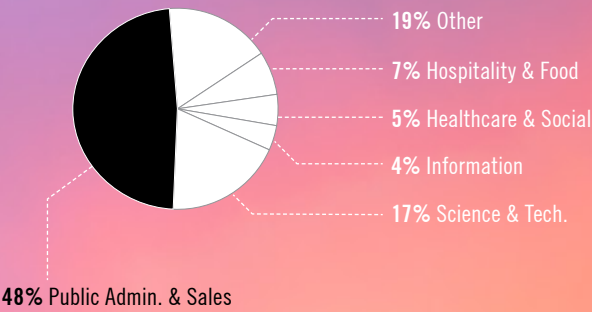
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



**34.3%** Of population have a bachelor's degree

Sources: SmartAsset 2018  
Emsi 2019

WALK SCORE:  
**97**

BIKE SCORE:  
**98**

TRANSIT SCORE:  
**55**





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COMMERCIAL REAL ESTATE