



**CREATIVE  
THINKING  
CREATIVE  
ENERGY**

**CREATIVE  
OFFICE**

**@ 2421 17TH STREET  
THE BROADWAY CORRIDOR  
SACRAMENTO, CA**





2421 17<sup>TH</sup> STREET



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# THE PROPERTY

4,000 SF	6 PARKING STALLS	ON-SITE COFFEE SHOP	FURNITURE AVAILABLE & NEGOTIABLE	1 RAD SPACE
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## CREATIVE RETAIL OR OFFICE SPACE FOR LEASE ON THE R ST CORRIDOR

Turton Commercial is pleased to bring to market for lease, 2421 17th Street, a unique creative office opportunity along the Broadway corridor. Step through the doors of this stunning renovated office space formerly occupied by one of Sacramento's top branding agencies and you will instantly know that this is the right building for your business. The property provides the perfect opportunity for a

user to occupy one of Sacramento's most eclectic office environments. The +/-4,000sf space has been fully renovated and includes a collaborative open work environment, several huddle/work areas, full kitchen, and conference room. The property offers Six (6) onsite parking which can be made available with the suite, there is additional un-metered and no-limit street parking and un-metered 2-hour park-

ing nearby. The property is also conveniently located next to the Light Rail stop and mass transit routes. The suite conveniently backs to the new community favorite MAST coffee so you are never too far away from a morning espresso or afternoon snack. Additionally, the property features 3 fully renovated Airbnb units located upstairs which could potentially serve as corporate housing/client housing.



HIGH-PROFILE RETAIL OR OFFICE BUILDING  
AT THE CORNER OF 13TH AND S STREETS  
NEAR THE POPULAR R ST CORRIDOR







## Section One: The Property

2421 17<sup>TH</sup> STREET

# PROPERTY DETAILS

Building:	BKWLD Building
Address:	2421 17th Street
Price:	\$3.00 Modified Gross
Net Rentable:	4,000 square feet
Parking:	Up to 6 spaces available No-Limit Street parking along 17th Street 18th Street and X Street Two-Hour Parking along Broadway
Zoning:	C2 - SP







# BUILDING LOCATION

*BROADWAY IS SACRAMENTO'S NEXT MAJOR DOWNTOWN CORRIDOR!*

Broadway's time has come. With the city's plans for street improvements, traffic calming and numerous large developments underway, this historic corridor stands is undergoing a transformative period of investment and redevelopment. The Broadway corridor benefits from an eclectic mix of eateries, retail users, office tenants, an iconic theater and high end residential neighborhood. Everywhere you look there are reminders of the past, the current progress, and future that are blending together into what we call the "Tower District".

The broad mix of businesses and restaurants along with a reasonably strong building stock combine to create one of Sacramento's most eclectic, engaging and interesting corridors. With City plans

in the works to make the street friendlier to pedestrians and cyclists, reducing the street from four lanes to two and improving pedestrian access, the character has been preserved, while enhancing the street's overall image, walkability, and connectivity to adjacent employment centers and neighborhoods. The subject property benefits by being centrally located in the most vibrant segment of the Broadway Corridor. The ToAwer Theater is Sacramento's most iconic theater and Tower Café is Sacrament's highest grossing restaurant. The theater and restaurant are the key visitor attractor and is accompanied by retail, locally owned restaurants, and services (banks). It is the iconic heart of the Broadway corridor. Joe Marty's is a historical local bar that is

being curated by the local favorite Sampino family. Starbucks, Jamba Juice, Walgreens, and Target anchor the western portion of the corridor while New Helvetia Brewing, Queen Sheba, Taste of Thai, Wil- lies offer a nice mix of amenities surrounding the subject property.

Today, the Tower district is a destination for artists, musicians, collectors, and interested onlookers. The corridor benefits from the presence of the Farmers' Market under the freeway, which draws about 15,000 people as well as the Antique Fair every second Sunday and a Flea market and Craft Fair every other Sunday.





# NEARBY DEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

### GREAT FOOD

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

### BROADWAY BRIDGE

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

### SELLAND'S MARKET CAFE

Selland's Market Cafe — a Sacramento favorite — opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property. Whether dining in or bringing food back home, Selland's is sure to impress.

### WEEKLY FARMERS MARKET

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including: the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

### PEDESTRIAN IMPROVEMENTS

The city has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

### BROADWAY REDUX PHASE I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9-home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmalig Architects., the award-winning designs are helping to bolster the Broadway corridor as an exciting place to be.

### ONYX BOUTIQUE APARTMENTS

Directly north of (and essentially adjacent to) the subject property is ONYX, a new 41-unit boutique apartment development that features modern design, a community courtyard for gathering, and is tailored to foodies and urban enthusiasts.

### THE TOWER THEATRE

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

### 1817 BROADWAY

Local developers will develop a 74 unit over 8,500 square feet of retail mixed-use development at the northwest corner of 19th and Broadway.

### 16TH AND BROADWAY

Local developer Jon Gianulias plans to construct a five-story, 60,00 square foot mixed-use development on the iconic corner where Tower Records used to be. This project includes 14,205 square feet of retail space and 53 multi-family units.

### 1901 BROADWAY

Bay Area-based affordable housing developer EAH Housing has submitted plans for two five-story buildings at 1901 Broadway, with 150 apartments and about 1,700 square feet of retail space.







# NEARBY R STREET CORRIDOR

In Sac, everyone is familiar with the R Street Corridor. Some of the city's most popular restaurants, retail and entertainment venues make up only part of the artsy ecosystem here.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers, and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over century.

Now, instead of warehouses and industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer. R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more

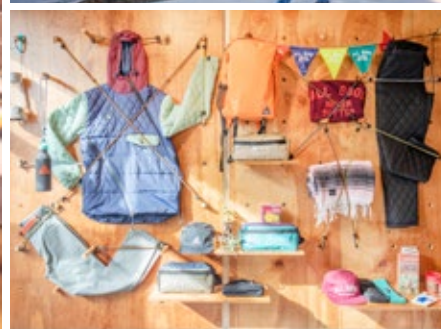
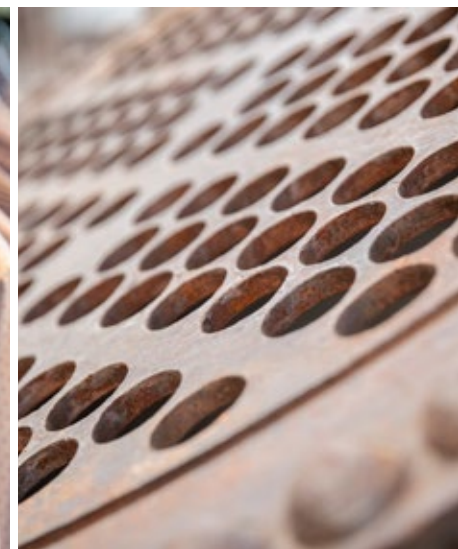
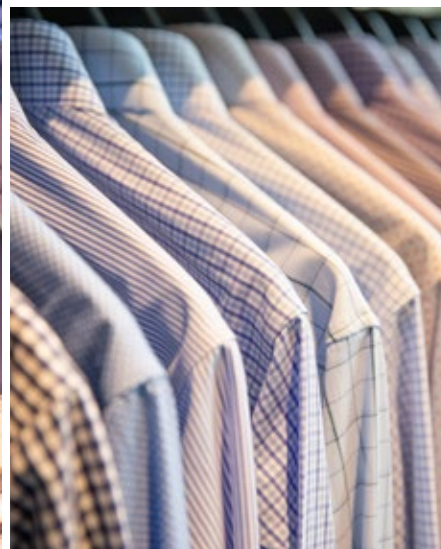
notable restaurants include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.





THE PROPERTY IS JUST 4 MINS FROM THE R STREET CORRIDOR, ONE OF URBANCORE SACRAMENTO'S PRIME RETAIL AND CREATIVE OFFICE HUBS

2421 17<sup>TH</sup> STREET







# NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling R Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

**POPULAR AMENITIES NEAR 1235 S STREET (not all are mentioned here):**

58 Degrees & Holding Co.	Crepeville	Kojac Kitchen	Pachamama Coffee Coop	Squeeze Inn
Ace of Spades	Darling Aviary	Kru Japanese	Paesano's	Sun & Soil Juice
Aioli Bodega Espanola	Der Biergarten	Kupros Craft House	Paragary's	Tank House BBQ
Amaro Italian Bistro & Bar	Eatuscany Cafe	Lowbrau	Pizzeria Urbano	Tapa the World
Art of Toys	Elixir Bar & Grill	Love Child	Portofino's	Tea Cup Cafe
Azul Mexican	Faces	Lucca	Press Bistro	Temple Coffee
Badlands	Federalist Public House	Luna's Cafe & Juice Bar	Pronto Pizza	Thai Basil
Bar West	Fieldwork Brewing Co.	Mango's/Burgertown	Pushkin's Bakery	Thai Canteen
Bento Box	FishFace Poke Bar	Make Fish	Q Street Bar & Grill	The Golden Bear
BevMo	Fit Eats	Massulo Pizza	R15	The Mill Coffee House
Bike Dog	Fox & Goose Public House	Mercantile Saloon	Red Rabbit	The Porch
Bottle & Barlow	Frank Fat's	Metro Kitchen & Drinkery	Rick's Dessert Diner	The Rind
Broderick Midtown	Ginger Elizabeth Chocolates	MidiCi Neapolitan Pizza	Riverside Clubhouse	The Waterboy
Buckhorn Grill	Grange	Mikuni Sushi	Roxie Deli and Barbecue	Tres Hermanas
Burger Patch	Highwater	Monkey Bar	Ruhstaller	Uncle Vito's Pizza
Burgers and Brew	I Love Teriyaki	Morgan's Mill	Sakamoto	University of Beer
Cafe Bernardo	Identity Coffee	Mulvaney's B&L	Sauced BBQ & Spirits	Vic's Ice Cream
Cantina Alley	Iron Horse Tavern	N Street Cafe	See's Candies	Waffle Square Country Kitchen
Centro Cocina Mexicana	Jack's Urban Eats	Nekter	Selland's	Yogurt a GoGo
Chipotle	Jamie's Broadway Grill	Nido	Shady Lady	Zelda's Pizza
Cornerstone	Karma Brew	Old Soul Coffee	Shoki Ramen House	Zocalo







# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

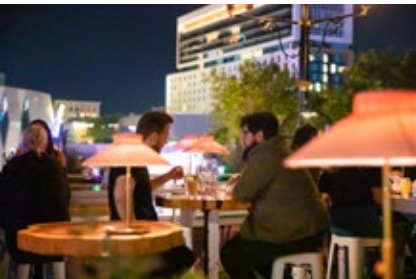
215+  
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a few blocks from the Subject Property).

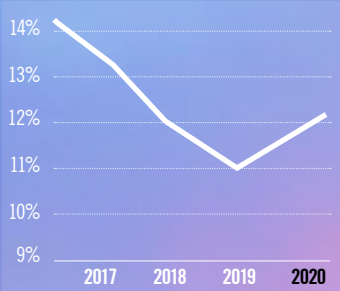




# SACRAMENTO DATA BITES

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).

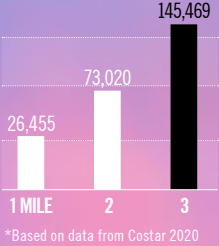
### SACRAMENTO OFFICE VACANCY:



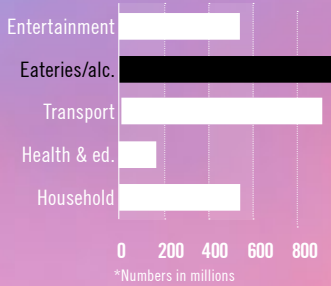
### SACRAMENTO'S CITY RANKINGS

- #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

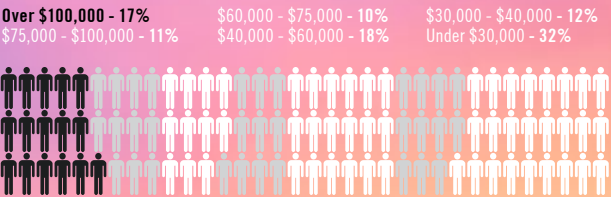
### NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



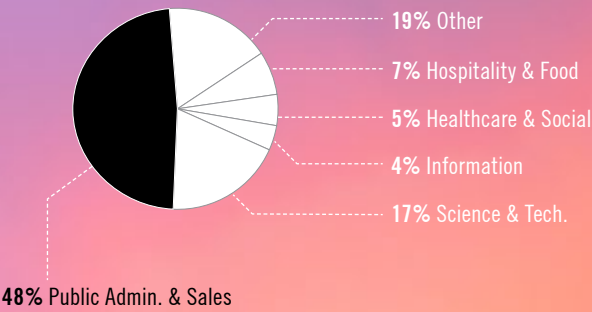
### ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



### 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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