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24TH  
ST

OFFICE OR LIVE-WORK SPACE FOR LEASE IN MIDTOWN, CA



**TURTON**  
COMMERCIAL REAL ESTATE





1010 24TH



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# THE PROPERTY

1,200

SF FOR LEASE

2

FLOORS

\$2,500

PER MONTH

UNLIMITED

POSSIBILITIES

## LOCATED BETWEEN J AND K STREETS IN MIDTOWN SACRAMENTO

1010 24th Street is a mid-century mixed-use building located between J Street and K Street - two of Sacramento's most popular urban corridors. The second-floor space boasts large window lines letting natural light pour into the space, which is highly sought-after features in today's market. The view from your office overlooks lush heritage trees that beautifully accentuate the building and provide a park-like

setting to conduct business. The space features hardwood floors and three private offices. Additionally, there are unique residential features affixed throughout the space, including a full kitchen, full bathroom, with a shower, and washer and dryer. The space can be used for office space or "live-work" space: residential apartment with commercial use, home office, or any variety of professional uses.

With thousands of pedestrians and cars passing the building daily, tenants are sure to get the recognition they seek on the popular midtown street. There is also plenty of street parking along 24th Street, K Street and J Street - a very important asset in the Midtown market. Midtown is one of Sacramento's hottest markets with excellent amenities nearby and easy access to surrounding sub markets.







## PROPERTY FEATURES

Address:	1010 24th Street, Sacramento, CA 95816
Suite Size:	1,200 RSF
Rent:	\$2,500 Per Month Modified Gross
Zoning:	C-2
Use:	Office or Residential Live-Work
Available:	Immediately







# BUILDING LOCATION

3 BLOCKS TO FREEWAY | 20+ NEARBY RESTAURANTS | 8,000,000+ SF OF MEDICAL SPACE NEARBY

IF YOU ARE GOING TO MOVE, MIDTOWN IS WHERE YOU WANT TO BE.

The Property is located in Sacramento's largest concentration of medical buildings called the Sutter District. This submarket is home not only to medical professionals, but many of Midtown's most popular bars, restaurants, and coffee shops. Low office vacancy rates combined with the most amenities, make Midtown the most desirable sub-market in the entire Sacramento region.

Midtown is the is the perfect fusion of successful locally owned business; a healthy dose of carefully selected national and regional retailers,

and an eclectic mix of high-end demographic occupations that are embedded in a landscape of unique older buildings and mature trees.

Move to Midtown where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events. It is the center of Sacramento's art, music, and cultural scene and is the most centralized area in the city of Sacramento. With easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento, the Submarket caters to the daytime

workforce as well as the weekend neighborhoods.

This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular establishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner- city living. Midtown development is abundant and headlined by several high identity projects.





# MIDTOWN CENTRAL

MIDTOWN CENTRAL IS HOME TO MANY DAY TIME ACTIVITIES INCLUDING DINING, THE MIDTOWN FARMERS' MARKET & SECOND SATURDAY.







# NEARBY AMENITIES

This Property has one of, if not, 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 1010 24TH STREET (NOT ALL ARE MENTIONED HERE):**

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





Section Two: The Building Location

1010 24TH

1010 24th Street

26th

28th

Temple Coffee  
Flamingo House  
The Golden Bear  
Trade Coffee  
Pizzasaurus Rex  
Tres Hermanas  
ArtBeast  
Burger Patch  
Cantina Alley

Drunken Noodle  
The Jungle Bird  
Babes Ice Cream  
Thai Basil  
Chicago Fire  
Rick's Dessert  
Ginger Elizabeth  
Ro Sham Beaux  
Beach Hut Deli

Kupros  
Waterboy  
Alaro Craft Brewery  
I Love Teriyaki  
Chipotle  
Jack's Urban Eats  
The Cabin  
Federlist  
Bombay Bar

Fremont Market  
American Market

Birkenstock  
University Art

Marshall Park

Red Rabbit  
Barwest  
Centro Cocina

Sutter's Fort

Sutter Medical Center

Tea Bar & Fusion Cafe  
Cafe Bernardo

Ink Eats  
Paragary's

Identity Coffee

NUMEROUS COFFEE SHOPS, AL FRESCO  
DINING & PARKS CONTRIBUTE TO A HIGH  
QUALITY OF LIFE FOR YOUR TENANTS  
EVEN WITH COVID-19 RESTRICTIONS







# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

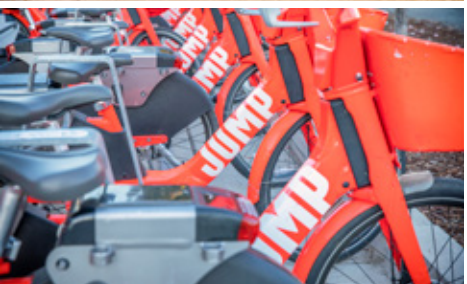
While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

Tier 2 population centers like Portland, Denver, San Antonio and Sacramento. The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5–8%. This figure is impressive when factoring in many buildings marketed as “available” that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



THERE'S A REASON EVERYONE IS COMING HERE.

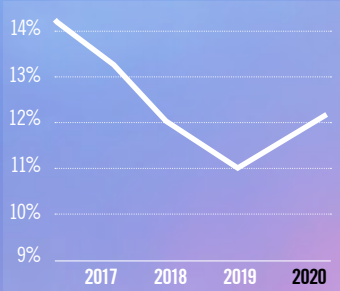




# SACRAMENTO DATA BITES

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).

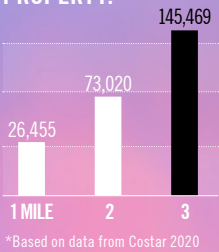
### SACRAMENTO OFFICE VACANCY:



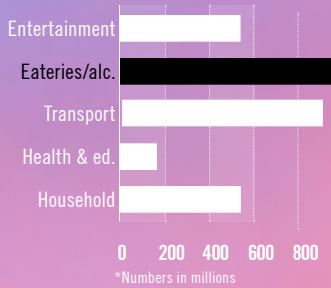
### SACRAMENTO'S CITY RANKINGS

- #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

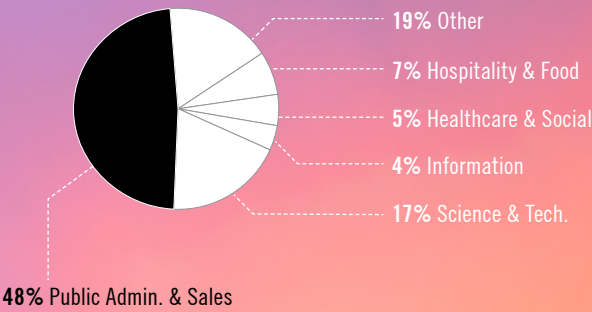
### NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



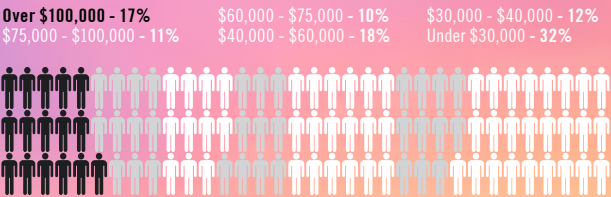
### ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



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



### SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



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

Sources: SmartAsset 2018  
Emsi 2019

WALK SCORE: 97  
BIKE SCORE: 98  
TRANSIT SCORE: 55



