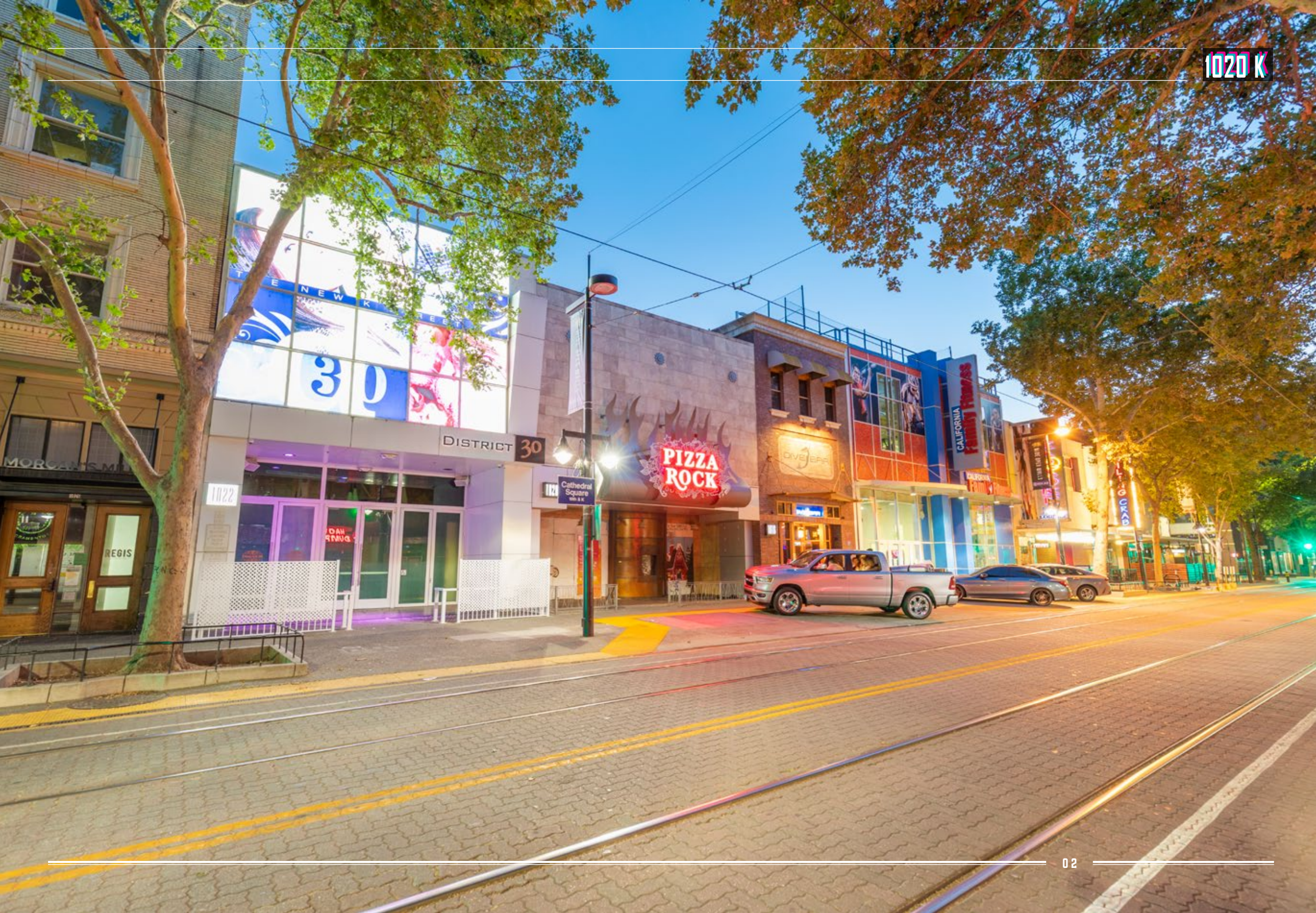


1020 K

Value-Add or Owner/User
Retail Building For Sale
Downtown Sacramento's
Entertainment District



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THE OPPORTUNITY

12,950	7.12%	\$5.50M	\$390	5,600
SQUARE FEET	CAP RATE	PURCHASE PRICE	PER SF	SF AVAILABLE FOR OWNER-USER

HIGHLY RELIABLE INVESTMENT ASSET AT THE EPICENTER OF DOWNTOWN, SAC

Turton Commercial Real Estate and Marcus & Millichap are pleased to present the opportunity to purchase 1020 K Street, located in the epicenter of Downtown Sacramento's K Street Entertainment District and nestled in the heart of the Governmental Affairs District.

1020 K Street, located in a Federal Opportunity Zone, is an architecturally unique, ± 12,950 square foot two (2) story building, leased to two

(2) of Downtown Sacramento's most popular and successful entertainment tenants, Dive Bar and District 30. There is one (1) vacancy available for an owner/user or investor, the former Pizza Rock space which totals +/- 5,600 square feet of ground floor space and +/- 5,000 square feet of lower level space.

The Property is being offered at \$5,500,000, based on a proforma 7.12% cap rate on pro forma 2022-

2023 net operating income of \$391,570.50. Purchased in 2006 as a two (2) story long vacant retail building, the property has undergone a top to bottom transformation into part of urban Sacramento's cultural fabric. The Property has been, and is, a highly reliable investment and widely considered to be located at ground zero of Sacramento's exciting revitalized urban entertainment experience.



PROPERTY DETAILS

Address:	1020 K Street, Sacramento, CA 95814
APN:	006-0104-004-0000
Zoning:	C-3-SPD
Price:	\$5,500,000
Year Built:	1920
Year Fully Renovated:	2008
Total Rentable SF:	±12,950 SF
Site Size:	±12,800 SF
Occupancy:	56.6%
2022-2023 NOI:	\$391,570.50
Cap Rate:	7.12%
Opportunity Zone:	Yes
Utility Details:	
Electricity:	Sac Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento
Seismic/Flood:	
Fault Zone:	Not within an Earthquake Fault Zone (Per State of CA Dept. of Conservation)
Flood Zone:	Zone X (FEMA Map 06067C0180J)

LOCATION

1020 K St Benefits from 24/7/365 Pedestrian and Car Traffic Trom:

- DoCo and Golden 1 Center, home to the Sacramento Kings
- Dozen large mid to high-rise office buildings
- Direct access to light rail on K Street
- Millions of SF of walkable amenities including retail, restaurants, public parks, and entertainment venues
- Near Newly renovated Sacramento Convention Center and Community Theater
- Six large hotel: Kimpton Sawyer Hotel (new), Hyatt Centric (new), Exchange Sacramento, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn



Section One: The Opportunity



THE TENANTS

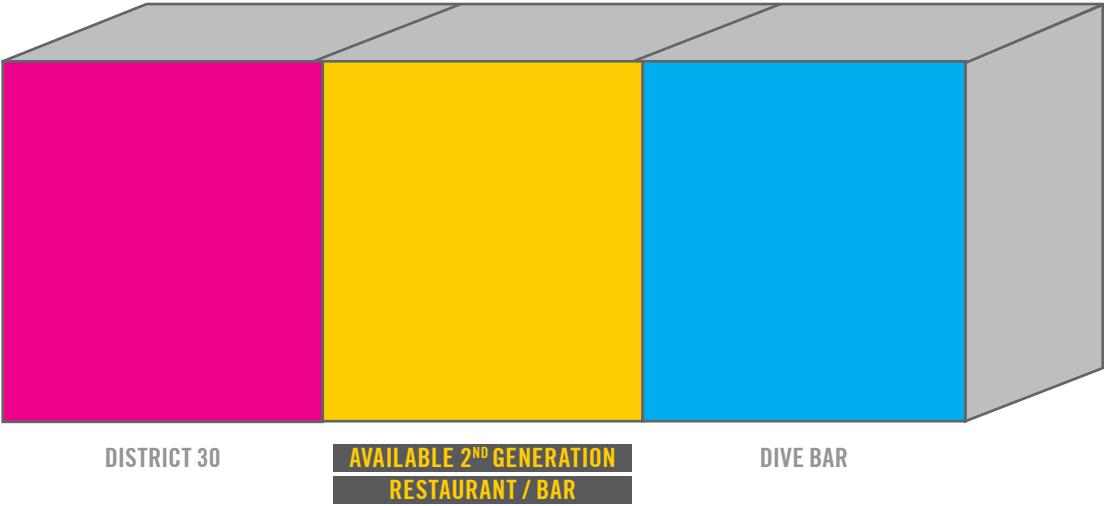
1020 K IS HOME TO SOME OF SAC'S MOST POPULAR NIGHTLIFE AMENITIES

- 3

BUILDINGS
- 2

RETAIL TENANTS
- 1

OWNER-USER OPPORTUNITY





DIVE BAR

Dive Bar in downtown Sacramento welcomes guests with modern elegance, and a fantasy twist! Splash into the venue, where they make Mermaid Magic every night in their 40 foot long saltwater aquarium suspended over the bar. Their live underwater performers will transport you to a sea of dreams with their world-famous shows, while the bartenders mix up their own aquatic alchemy behind the bar. With live DJs, dazzling tank light-shows, monthly and weekly drink specials and events, you can look no further for the best nightlife venue on land...or sea.

Lease Start: 1/11/2010
Lease Expiration: 11/30/2027
Rentable Square Feet: 4,300
Tenant economics and a current rent roll available upon request



1020 K



DISTRICT 30

District 30 is Downtown Sacramento's premier nightclub and special event venue. Featuring a soundsystem from JK Sound of San Francisco, they have brought award winning sound design to some of the top dance clubs in the nation including Best Sound System Design for Ruby Skye. Their winning formula is to bring breakthrough technologies to their clients well ahead of the curve. JK Sound delivered once again by turning to its speaker manufacturing partner Eastern Acoustic Works, and debuted the first ever EAW QX speaker system at District 30, Sacramento's unrivaled dance club destination.

Lease Start:	1/11/2010
Lease Expiration:	11/30/2028
Rentable Square Feet:	3,050
Tenant economics and a current rent roll available upon request	



AVAILABLE TURN-KEY 2ND GEN RESTAURANT / BAR

This fully improved, turn-key, 2nd generation restaurant space offers a new tenant or owner/occupant the ability to leverage \$1.5 million in existing improvements, furniture, fixtures and equipment. The former home to Pizza Rock provides a tremendous canvas for a new operator.

Ground Level Square Feet:	5,600 SF
Lower Level Square Feet:	5,000 SF

Section Two: The Tenants

1020 K





BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

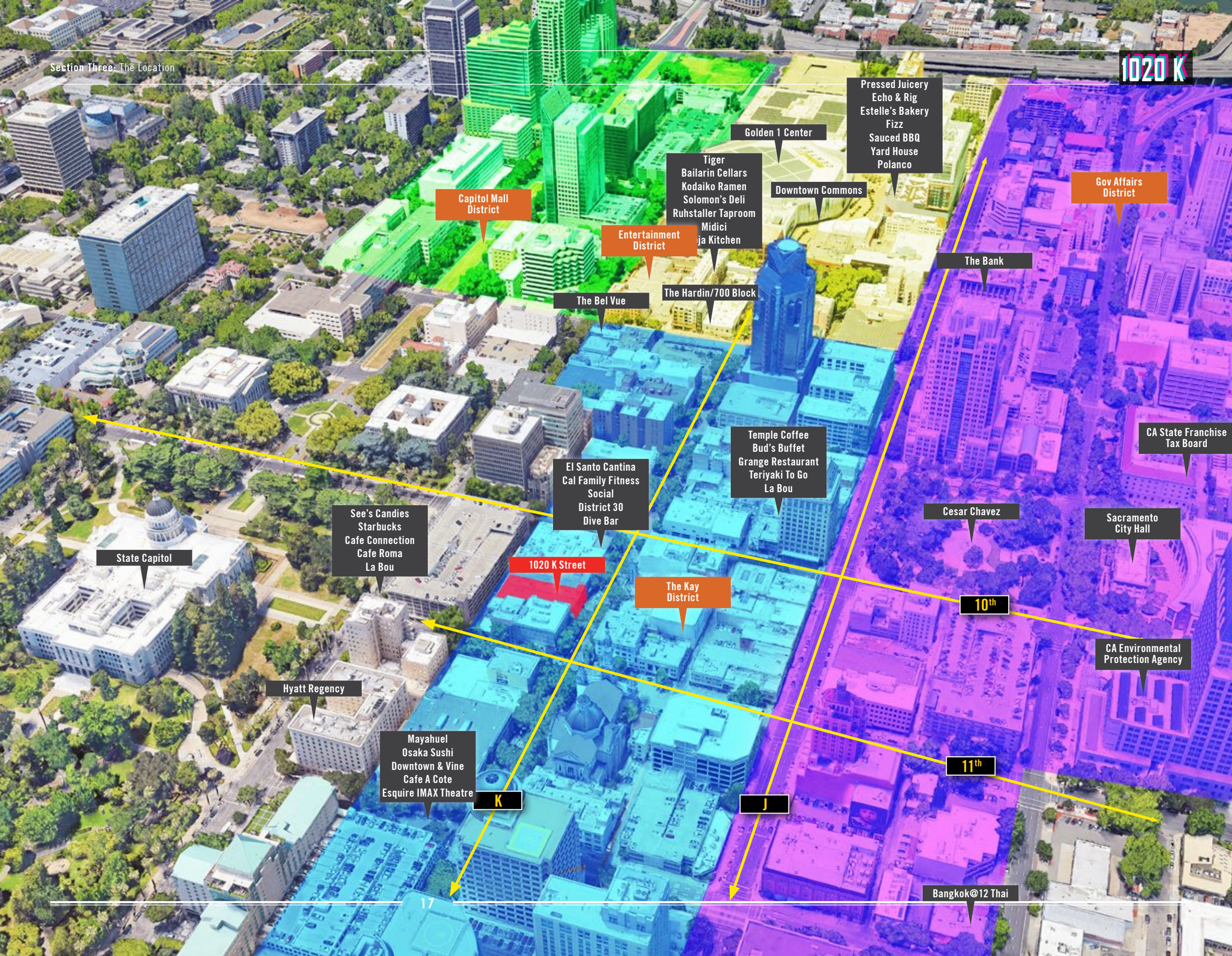
1020 K Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Governmental Affairs District and the thriving K Street Entertainment District (the Kay).

The property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts

in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.



Section Three: The Location





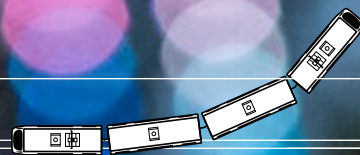
NEARBY AMENITIES

The property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

POPULAR RESTAURANTS NEAR 1020 K 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





1020 K

WALK RIDE BIKE DRIVE

1020 K is easily accessed by all modes of transportation and has roughly 3.3 Million Pedestrians each year.





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

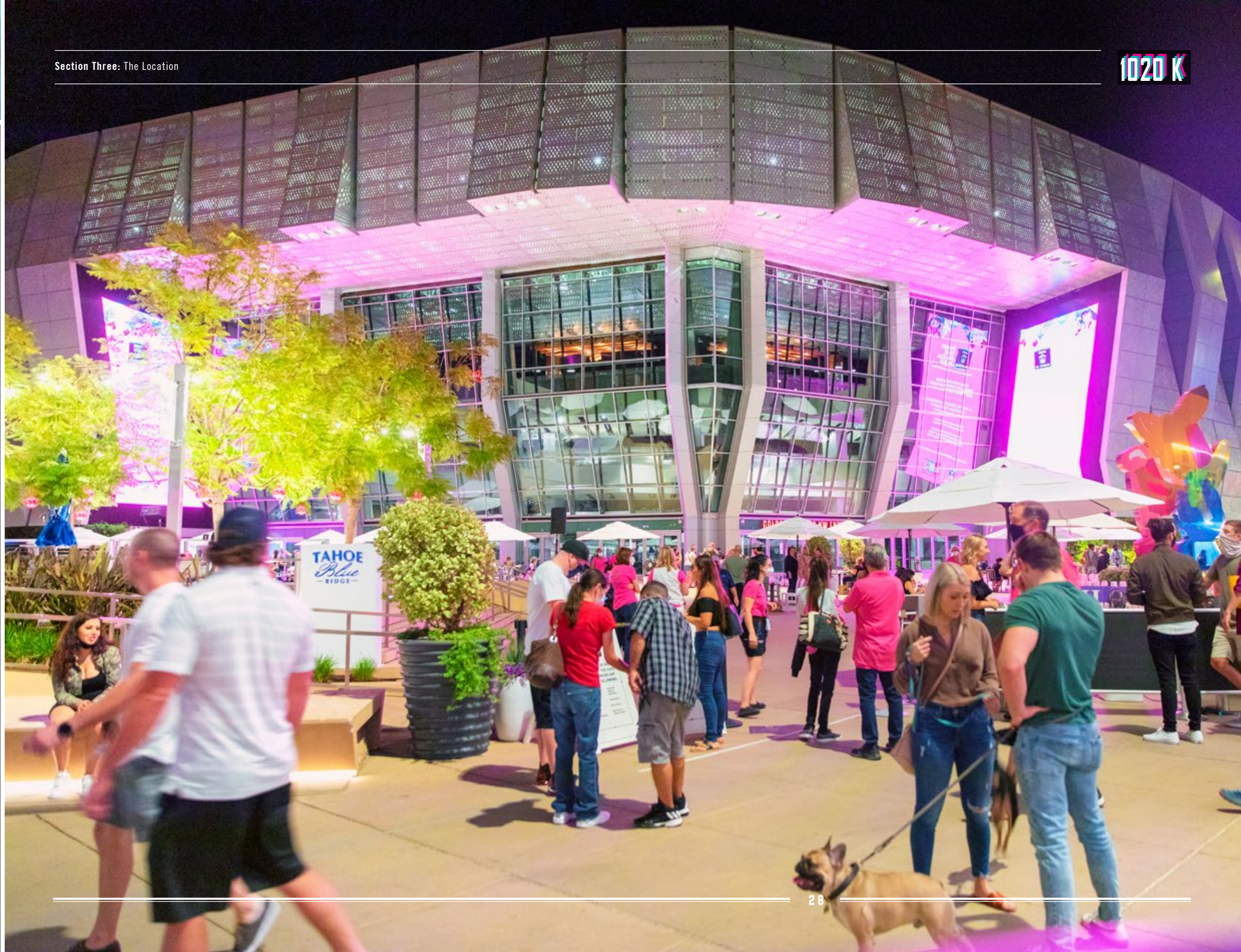
Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

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.





DOWNTOWN IS THRIVING

As excitement and interest for proximity to Golden 1 Center increasingly grows, Downtown Sacramento also continues to flourish as the employment hub for the region.

- In the last five years, 150 new ground floor retail businesses opened in Downtown.
- In the last 12 months alone, 25 new ground floor retail businesses opened in Downtown.
- 3 opened in DOCO bringing the total number of DOCO restaurants, bars, eateries, shops, businesses and pop-up kiosk vendors to 36.
- In the year ahead, another 16 new ground floor retail businesses are expected to open.

GOLDEN 1 CENTER’S IMPACT

For the past five years, Golden 1 Center has been one of a number of factors contributing to the increasing growth, vibrancy and opportunity in Downtown

- Pedestrian traffic sees an average 48% increase on Golden 1 Center event days over a typical day.
- Golden 1 Center has welcomed over 5.7 million guests over the past five years to hundreds of ticketed events and hundreds of community and private events held annually.
- For its ticket sales performance in 2020 alone, PollStar ranked Golden 1 Center as 11th in the United States and 22nd in the world, outselling big cities like Boston, Atlanta and San Francisco.
- The impact of increasing foot traffic near Golden 1 Center, with nearby hubs of activity like DOCO’s Block Parties and the Downtown Sacramento Ice Rink at 7th and K Streets, are economic drivers for downtown.



HOTELS

2.6K	455	298
HOTEL ROOMS	HOTEL ROOMS CREATED 2015 - 2021	HOTEL ROOMS UNDER CONSTRUCTION

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 (DOCO), 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

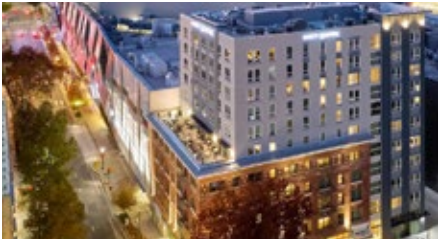
Just a two block walk from 1000 K Street, Cesar Chavez Park and Plaza has undergone multiple renovations during its 150-year lifetime in order to maintain, beautify, and adapt the space for new public needs. Most recently in 2012, the plaza underwent renovations that included installing new turf, planter 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.



DEVELOPMENT

DOWNTOWN HOTEL DEVELOPMENT

Hyatt Centric @ 7th & L



Recently completed 10-story Hyatt boutique hotel with 165 rooms and a rooftop bar. The 103,979 SF project also includes 6,546 SF of ground floor retail.

The Exchange Sacramento



Completed adaptive reuse of a former office building into a 10-story, 100-room hotel. It is operating under the Hilton Curio Collection flag of boutique hotels.

Canopy by Hilton @ 9th & L



14-story 243,431 sq. ft. Canopy by Hilton hotel that will include 50 apartments above 275 hotel rooms. Completion date still to be determined.

AC Hotel @ 7th & I



Hotel project that will house a 179-room AC Marriott hotel and will include ground-floor retail at the southeast corner of seventh and I Street.

DOWNTOWN OFFICE DEVELOPMENT

Capitol Annex Swing Space



Development of a 10-story, 472,000 SF state office building that served as a temporary swing space for California lawmakers. Completed in 2021.

Clifford L. Allenby Building



Construction of a 11-story office building to house 1,200 employees from various state agencies. Has food court and pedestrian plaza. Completed in 2021.

Natural Resources Building



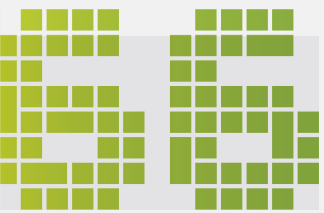
21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

1130 K Street



Renovation of a four-story, 140,908-square-foot office building. Construction of two new floors that are set back to create an outdoor terrace. 2022

DOWNTOWN



BLOCKS



25.4M

SQUARE FEET OF BUILDING SPACE

7.4M



PARCEL SQUARE FOOTAGE

193



PROPERTY OWNERS

5K

TOTAL BUSINESSES

2.6K

HOTEL ROOMS



528

PARCELS

401

RETAIL BUSINESSES



7 ACRES OF URBAN PARKS



25

NEW BUSINESSES

2.8M

SF TOTAL RETAIL SPACE

7.9%

RETAIL VACANCY

#1 CITY IN THE USA WITH THE HOTTEST HOUSING MARKET

REALTOR.COM

96.1%



RENTAL OCCUPANCY

562

COMPLETED UNITS

6,144



TOTAL RENTAL UNITS

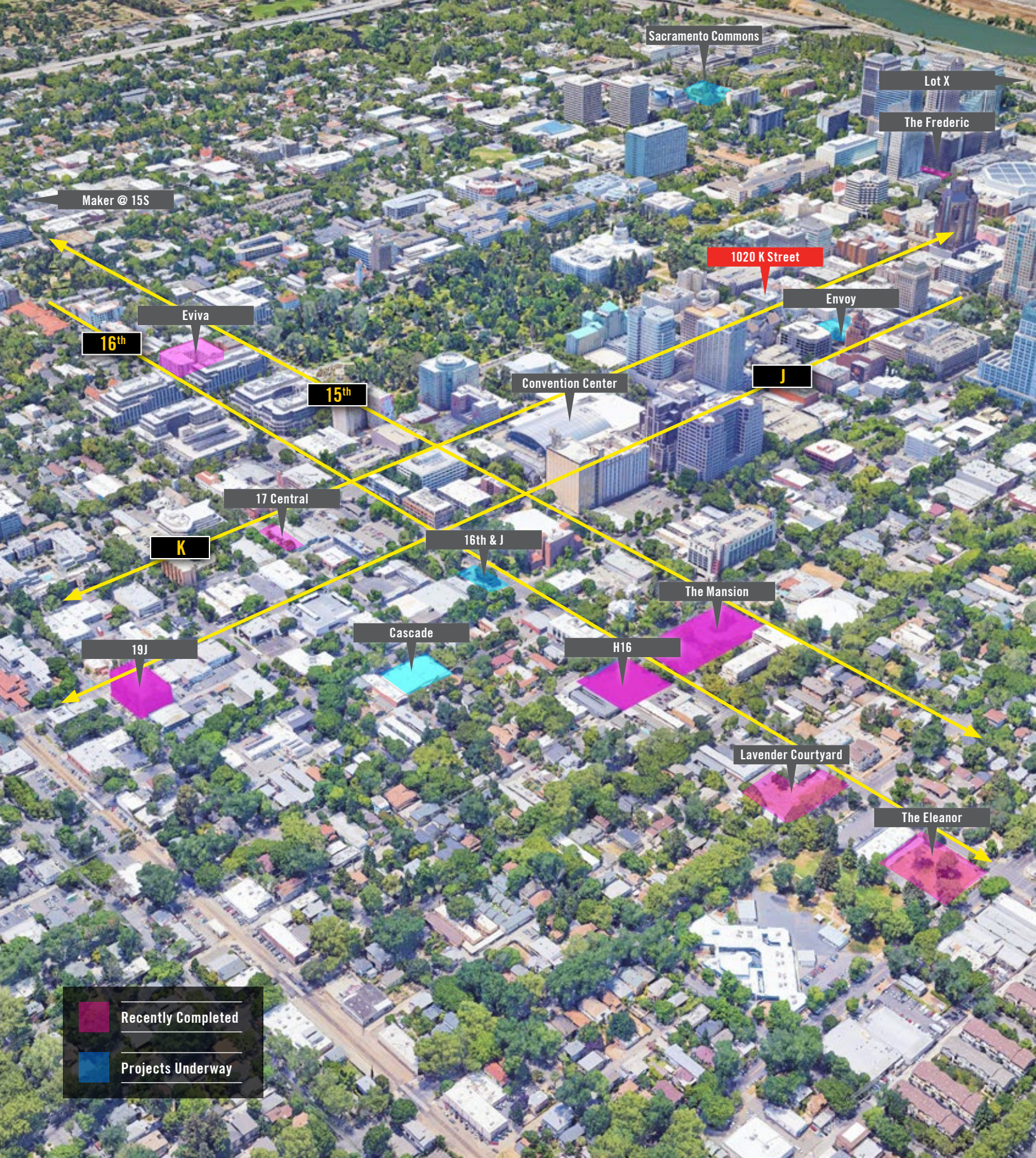
3,332

UNITS UNDER CONSTRUCTION

16,422



TOTAL UNITS PLANNED



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

K STREET DEVELOPMENT

The Hardin



Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property features 140 mixed-income apartments with 75,000 square feet of ground floor retail

UC Regents



After selling their previous Downtown Sacramento office building, the UC Regents recently purchased 1115 11th Street, just steps from the State Capitol in the heart of Downtown. The UC Regents plan to expand their graduate program offerings and are renovating this office building top-to-bottom.

830 K Street



830 K Street is a 63,000 SF four story office building in Downtown on K Street that features a historical brick façade with the original chain driven windows. This iconic K Street property recently underwent a \$13 million top-to-bottom renovation and is currently available for lease both office and retail uses.

CA Labor Federation at 1001 K



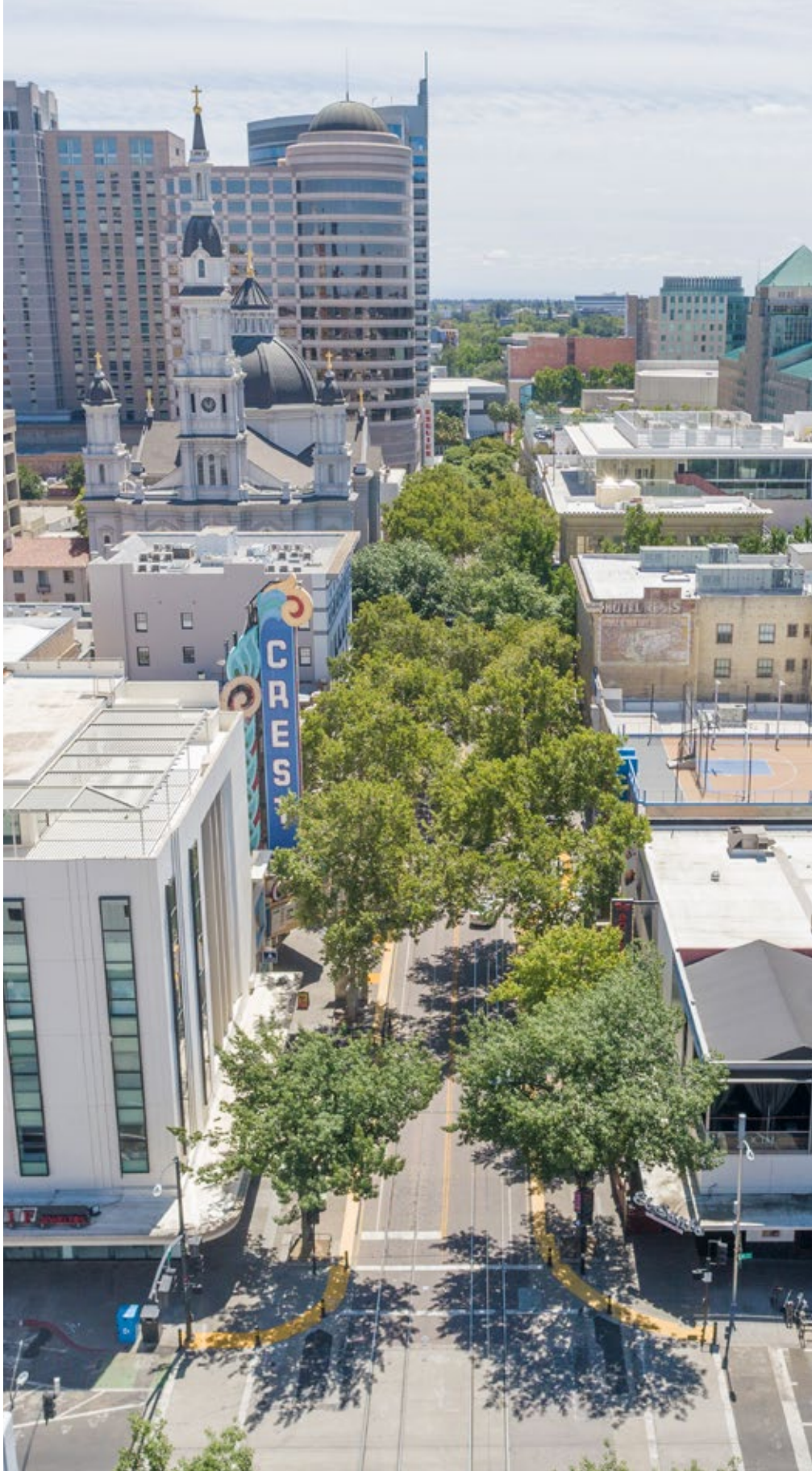
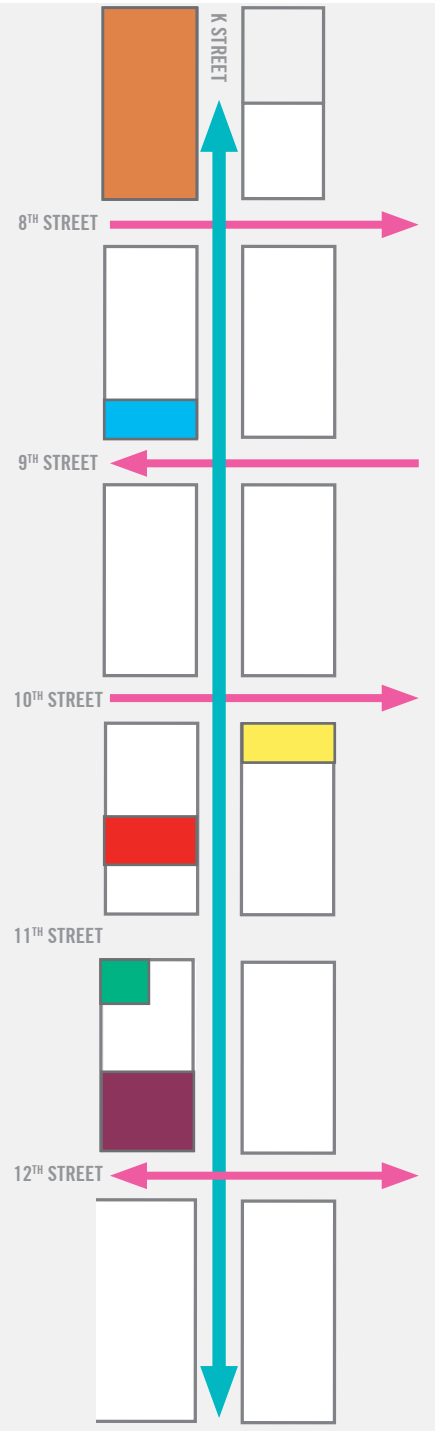
One of the State's largest labor unions, the California Labor Federation, which is comprised of more than 1,200 labor unions, representing 2.1 million labor union members recently relocated their California headquarters from Oakland, CA to a \$5.5 million, 16,000 square foot office condominium they purchased at 1001 K Street.

1130 K Street



1130 K Street is a recently renovated 240,000 square foot office building strategically located less than one block from 1000 K Street. Constructed in 1924 as the original Weinstock's department store, this stunning landmark building features a Romanesque four-story-high arched entranceway and a half-dome colonnade window line spanning

the fourth floor. The building was converted to an office building in 1979 when Weinstock's relocated and has since been occupied by a variety of public and private tenants over the years. The developer is putting the finishing touches on a \$20 million renovation of this stunning office building, including adding two floors of new space.





THE MARKET

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word “renaissance” more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead

center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete. All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the

downtown grid.

The impact to Sacramento’s urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento’s urban renaissance. Since the formal approval by City Council of the Cities’ contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.



SACRAMENTO

Sacramento is the Capitol of California, the sixth largest economy in the world. While perhaps not considered as sexy 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 13 blocks from the Subject Property).

Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost.

Blessed with a consistent climate featuring over 300

days of sun on average throughout the year, the region is located at the Northern portion the Central Valley which produces more agriculture than any other valley in the United States. If you are eating a tomato in the United States there is a 9 in 10 chance it came from the Central Valley. Lettuce, almonds, rice and mandarin oranges are close behind. This unique combination of soil, water and temperature in coordination with Sacramento's solid, highly reliable economic base to create the perfect combination of variables to truly make Sacramento the "farm-to-fork" capitol of the world. No one on earth eats fresher food than Sacramentans. And if you want to select the perfect wine to compliment your meal you are a mere 60 minutes from arguably the finest wine region in the world. On any given day it is actually faster (not closer) to get

to downtown Napa from downtown Sacramento than downtown San Francisco.

Ten minutes from downtown Sacramento is the University of California at Davis, acknowledged as one of, if not, the finest agricultural institutions in America and home to the Mondavi Center, a \$10M performance art center donated by the Mondavi Family who also maintain a close relationship with Davis' renown Viticulture department.

In addition to the State Government, Sacramento features a number of larger locally based employers including Vision Service Plan, Blue Diamond Almond Growers (located on 16th Street), Raley's, Sutter Health, Dignity Health, Kaiser Permanente, UC Davis Medical Center, McClatchy as well as California Public Employees Retirement System and California State

Teachers Employee Retirement System... two of the largest pension funds in the world. Regional employers with large presence in Sacramento include AT & T, Wells Fargo, Intel, Apple, AAA and Tesla.

Employment growth in Sacramento has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but education and health services, sector has been the largest contributor to job growth since the bottom of the economic downturn. Total employment in this sector is nearly 25% above its prerecession peak. Local hospitals have noted that, as of May 2017, thousands of medical positions remain unfilled due to the lack of skilled talent in the metro. Within the professional and business services sector, administrative

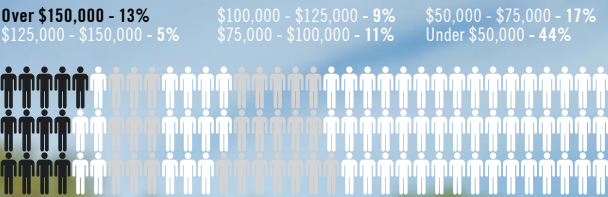
and support jobs have benefitted, because the metro's low business costs attract firms with back-office operations. Continued growth is expected in the state and local government sectors. Sacramento has the highest share of public sector employment in the country (approximately 25%) ahead of even that of Washington D.C.

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 recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

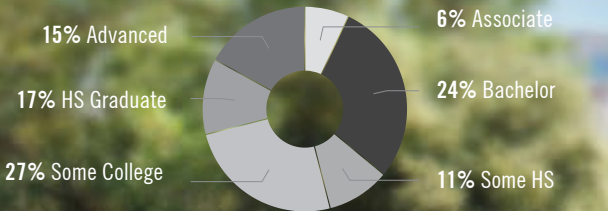
SACRAMENTO DEMOGRAPHICS

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento’s art, music, and cultural scene to cash in on this fruitful submarket. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle. Sacramento has strong fundamentals for a retailer to tap into and leave their mark.

HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



1,985 HOUSING UNITS CREATED
2015-2022

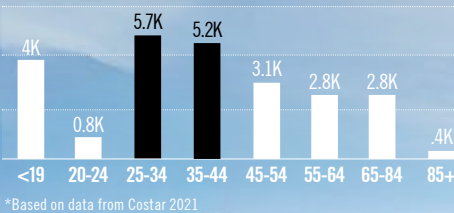
3,046 HOUSING UNITS
UNDER CONSTRUCTION

Art - Subtile by Federico Díaz

SACRAMENTO'S CITY RANKINGS:

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

POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



*Based on data from Costar 2021

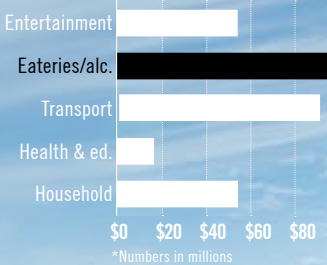
WALK SCORE:
93

BIKE SCORE:
99

TRANSIT SCORE:
62

\$1,838 AVERAGE RENT PER MONTH IN
SACRAMENTO

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



ECONOMICS

AVAILABLE UPON REQUEST

SCOTT KINGSTON
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916.573.3309
SCOTTKINGSTON@TURTONCOM.COM



OFFERING PROCESS

1020 K Street is being offered exclusively by **Turton Commercial Real Estate and Marcus & Millichap**. The buyer will be selected by the seller in its sole and absolute discretion.

Turton Commercial Real Estate and Marcus & Millichap will be available to assist prospective investors to answer questions relative to information contained within this Offering Memorandum.

Interested buyers will be provided access to all relevant due diligence.

Proposals shall be submitted electronically to:

Scott Kingston
Senior Vice President
Turton Commercial Real Estate
scottkingston@turtoncom.com
916.612.5314

Proposals shall contain the following information in the order listed:

1. Introductory letter

The letter shall include the buyer’s name submitting the proposal, their mailing address, telephone number, and contact name. Include a statement discussing the buyer’s qualifications for this asset. A principal of the firm authorized to legally bind the firm shall sign the letter.

2. Purchaser

Legal name and/or entity of the buyer and/or members of the buyer’s team.

3. Purchase price

State the purchase price that buyer shall pay

4. Financing Capability

Provide projected capital stack, debt, relative ratios and equity sources for the purchase.

5. Deposit structure

To include timing and amount of non-refundable deposits. Propose initial deposits, and additional deposits upon waiver of contingencies.

6. Feasibility and Investigation Period

Propose the amount of time required to investigate the property and feasibility of the development to waive contingencies, including buyer’s internal approval process required to enter into contract and close escrow.

7. Property

Please indicate whether you are proposing on 1000 K Street, 1020 K Street or both properties.





TURTON
COMMERCIAL REAL ESTATE

Marcus & Millichap