



# 1122 19th

Turnkey Hair Salon in Midtown  
for Lease



**TURTON**  
COMMERCIAL REAL ESTATE



1122 19th



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# THE PROPERTY

|                        |                     |                    |             |
|------------------------|---------------------|--------------------|-------------|
| 1,253                  | PARKING             | 40+                | TURN-KEY    |
| SF AVAILABLE FOR LEASE | GARAGE AVAILABILITY | RESTAURANTS NEARBY | SALON SPACE |

There are only four intersections in Midtown that retailers and salons want. 19th and L Street is one of those corners. The 1801 L Street Building is one of the most influential mixed-use projects in the entire region and has been viewed as the “center of Midtown” since its inception. The one vacancy in the building, 1122 19th St, is a turnkey hair salon featuring a primate ground floor retail space, multiple sinks, and two (2) shampoo

stations on the second floor. There are large sunny windows opening up to a patio balcony, a private restroom, hand-washing sink, and reception area. The space is move-in ready for a hair salon or ideally suited for any number of beauty services: waxing, nail treatments, aesthetics medical spa, facials and skin care treatments. Clients and employees can enjoy the center’s bright light-filled space and open courtyard-like setting.

This high identity and visibility 2nd generation hair salon space is available for lease immediately. 19th and L is a vibrant destination and a beacon of activity for the entire Midtown area. Walkable to Sacramento’s most popular restaurants and amenities, retailers at 1801 L Street benefit greatly from hundreds of residents, daytime office employees, the State Capitol and nighttime entertainment.







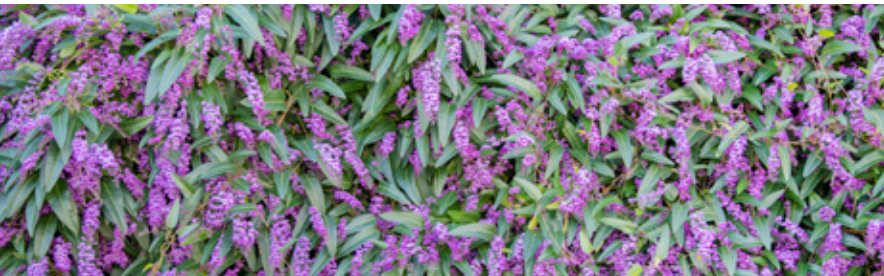
Section One The Property

1122 19th



# PROPERTY DETAILS

|                    |  |
|--------------------|--|
| ADDRESS:           | 1122 19th Street, Sacramento, CA 95814 |
| TYPE:              | Turn-key salon space                   |
| LEASABLE SF:       | 1,253 SF                               |
| LEASE RATE:        | \$2.64/SF/Month MG                     |
| SIGNAGE:           | Available                              |
| AVAILABILITY:      | Immediately                            |
| ON-SITE AMENITIES: | Included                               |
| CONDITION:         | Turn-key; move-in ready                |





BUILDING AMENITIES

Live-Work tenants have full access to the building’s best-in-class on-site amenities, including:

- 7 of Midtown's Finest Restaurants/Shops at Street Level
- Online Payments Accepted
- Midtown’s First Pool & Spa
- GE Stainless Steel Appliances
- Short Distance to Everything! Location Score of 96!
- Serene Courtyard
- Controlled Access
- Laminate Flooring
- Large Closets
- Tenant Onsite Parking Garage
- 24 Hour Fitness Studio
- Modern Track Lighting
- Free Weights
- Window Coverings
- Air Conditioner
- Dry Cleaning Service, Complimentary Bike Rentals, Package Acceptance & Yoga Classes
- On-Site Storage
- Private Balcony
- Beautiful City Views
- Cable Ready
- On-Site Dog Walker
- Envoy Cars
- Guest Suite Rentals
- Hub Parcel Locker
- Fire Table within Pool Area
- Fluff Station / Pet Spa
- On-Site Bike Locker







Section One: The Property

1122 19th





# 1122 19th



# BUILDING LOCATION

4

BLOCKS FROM THE SACRAMENTO CONVENTION CENTER

3

BLOCKS FROM CAPITOL PARK

100+

NEARBY AMENITIES

IN THE HEART OF MIDTOWN AND THE HANDLE DISTRICT

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the city

of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. The midtown neighborhood has emerged as urban Sacramento's most popular live, work and play destination. The hubs of this exciting district are the Elliot Building and the MARRS building. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Midtown market has high foot traffic both day and night, and is a hot-spot for those who

love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more. The Property sits in the middle of numerous infill commercial and mixed-use development projects are well under development along the 16th Street corridor.





Section Two: The Location





1122 19th



NEARBY AMENITIES

1122 19th has one of 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 1122 19TH STREET (NOT ALL ARE MENTIONED HERE):

|                          |                             |                          |                           |                               |
|--------------------------|-----------------------------|--------------------------|---------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Crepeville                  | Jalapenos                | Paesano's                 | Temple Coffee                 |
| Ace of Spades            | Der Biergarten              | Karma Brew               | Paragary's                | Thai Basil                    |
| Adamo's Restaurant       | Dos Coyotes                 | Kru Japanese             | Pieces Pizza by the Slice | Thai Canteen                  |
| Aioli Bodega Espanola    | Drunken Noodle              | Bombay Bar & Grill       | Pushkin's Bakery          | The Coconut on T              |
| Alaro Craft Brewery      | Dumpling House              | Kupros Craft House       | Q Street Bar & Grill      | The Golden Bear               |
| Azul Mexican             | Eatuscany Cafe              | LowBrau                  | Queen Sheba               | The Mill Coffee House         |
| Badlands                 | Elixir Bar & Grill          | Lucca                    | R15                       | The Morning Fork              |
| Bar West                 | Faces                       | Luna's Cafe & Juice Bar  | Red Rabbit                | The Old Spaghetti Factory     |
| Bento Box                | Federalist Public House     | Magpie Cafe              | Rick's Dessert Diner      | The Porch                     |
| BevMo                    | Fieldwork Brewing Co.       | Mango's/Burgertown       | Roxie Deli and Barbecue   | The Rind                      |
| Bottle & Barlow          | FishFace Poke Bar           | Maydoon                  | Saigon Alley              | The Sandwich Spot             |
| Broderick Midtown        | Fit Eats                    | Mercantile Saloon        | Sakamoto                  | The Waterboy                  |
| Buckhorn Grill           | Fox & Goose Public House    | Metro Kitchen & Drinkery | See's Candies             | Tres Hermanas                 |
| Burgers and Brew         | Ginger Elizabeth Chocolates | Mikuni Sushi             | Shady Lady                | Uncle Vito's Pizza            |
| Burger Patch             | Grange                      | Mulvaney's B&L           | Shoki Ramen House         | University of Beer            |
| Cafe Bernardo            | I Love Teriyaki             | N Street Cafe            | Squeeze Burger            | Waffle Square Country Kitchen |
| Cantina Alley            | Ink Eats & Drinks           | Nekter                   | Sun & Soil Juice Co       | Willie's Burgers              |
| Centro Cocina Mexicana   | Identity Coffee             | Nishiki Sushi            | Tank House BBQ            | Yogurt a GoGo                 |
| Chipotle                 | Iron Horse Tavern           | Old Soul Coffee          | Tapa the World            | Zelda's Pizza                 |
| Cornerstone              | Jack's Urban Eats           | Pachamama Coffee Coop    | Tea Cup Cafe              | 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 (a stone's throw from the Subject Property).

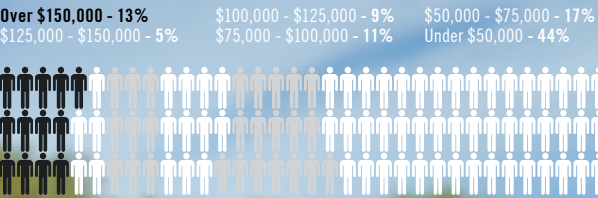




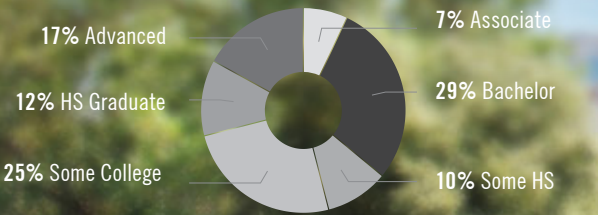
# SACRAMENTO DATA BITES

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.

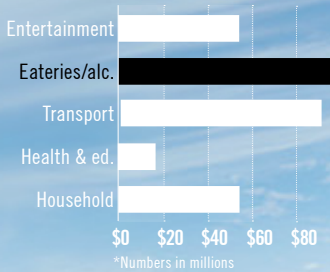
### 2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



### EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



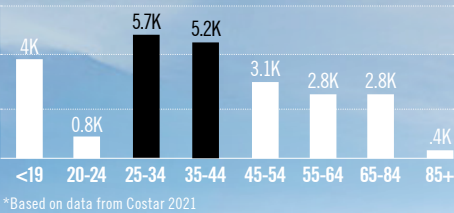
### ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



### 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



WALK SCORE:

93

BIKE SCORE:

99

TRANSIT SCORE:

62

\$1,838

AVERAGE RENT PER MONTH IN SACRAMENTO



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