

3610 MCKINLEY BLVD

2nd Generation Restaurant Available For Lease
FF&E Available



TURTON
COMMERCIAL REAL ESTATE



3610 McKINLEY



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THE OPPORTUNITY

1,457	TURN-KEY	PARKING	3
SF RESTAURANT	SPACE WITH FF&E	ON-SITE	BLOCKS FROM MCKINLEY PARK

THE ONLY TRUE TURNKEY 2ND GEN RESTAURANT SPACE IN EAST SACRAMENTO

McKinley Park has long stood as one of the most beloved amenities in East Sacramento, and beyond.. From the Library to the rose garden, pool, tennis courts, and running track, the park has remained a regional draw for families since 1871. It should come as no surprise then that the residential area surrounding the park is one of the most desirable in the central city.

At the center of this beautiful neighborhood sits 3610 McKinley Blvd, which features the only true “turnkey” second-generation restaurant in East Sacramen-

to. Featuring a 5 year old galley style kitchen with a Type 1 Hood System with fire suppression, ample refrigeration and ice making equipment, and a full array of gas-fired cooking equipment. The prep area of the kitchen is large enough to service both regular restaurant operations and catering, further bolstered by load-in access from the rear entrance with access to tenant parking. Two of the front parking spaces were converted to covered patio seating during Covid; seller advises that this arrangement can be permanent, effectively doubling the seating capacity of the

restaurant.

Although many customers from the immediate neighborhood arrive on foot and by bicycle and scooter, the street parking surrounding this location lacks the restrictions of surrounding blocks in East Sacramento. This allows for flexibility of concept and business hours for the new operators.

This restaurant is 100% ready for new owners to take over operations seamlessly, in a manner seldom seen. All furnishings, fixtures, equipment, and the remainder of the existing lease are offered at \$180,000





PROPERTY DETAILS

Address:	3610 McKinley Blvd, Sacramento CA 95816
Retail Size:	± 1,457 SF
Monthly Lease Rate:	\$2.36 NNN
Monthly NNN Expenses:	\$0.48 per SF
Zoning:	C-1
Hood/Exhaust System:	Type 1
Grease Trap:	Below Ground Interceptor
Metering:	Separately Metered
Available:	Immediately





BUILDING LOCATION

20+
NEARBY RESTAURANTS

8,000,000+
SF OF MEDICAL SPACE NEARBY

IN THE HEART OF EAST SACRAMENTO NEAR MERCY MCKINLEY PARK

3610 McKinley is located in the epicenter of the most thriving part of the Sacramento region — East Sacramento.

The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$450, which is almost double the Sacramento average of \$235 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few stand-alone medical/office buildings exist in East Sacramento, buildings like 5207 J Street are hard to find, and often sell very quickly.

East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have

flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





NEARBY URBAN AMENITIES

3610 McKinley is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

POPULAR AMENITIES NEAR 3610 MCKINLEY (NOT ALL ARE MENTIONED HERE):

3 Hermanas	Crepeville	Kru Japanese	Paragary's	Tank House BBQ
58 Degrees & Holding Co.	Der Biergarten	Bombay Bar & Grill	Pasty Shack	Tapa the World
Aioli Bodega Espanola	Dos Coyotes	Kupros Craft House	Petco	Temple Coffee
Allora	Eatuscany Cafe	Limelight Bar & Cafe	Pizzeria Urbano	Thai Basil
Amaro Italian Bistro & Bar	Elixir Bar & Grill	Lowbrau	Porchlight Brewing	Thai Canteen
Azul Mexican	Federalist Public House	Luna's Cafe & Juice Bar	Pronto Pizza	THAI
Bar West	Fieldwork Brewing Co.	Mango's/Burgertown	Pushkin's Bakery	The Golden Bear
Bento Box	FishFace Poke Bar	Mercantile Saloon	R15	The Mill Coffee House
BevMo	Fit Eats	Mikuni Sushi	Red Rabbit	The Porch
Bottle & Barlow	Fox & Goose Public House	Mimosa House	Rick's Dessert Diner	The Rind
Broderick Midtown	Ginger Elizabeth Chocolates	Mulvaney's B&L	Roxie Deli and Barbecue	The Waterboy
Buckhorn Grill	Grange	N Street Cafe	SacYard Community Tap House	Tower Brewing
Burgers and Brew	Hawks Public House	Nekter	Sakamoto	Trader Joe's
Cafe Bernardo	Highwater	Nido	See's Candies	Tres Hermanas
Cantina Alley	I Love Teriyaki	OBO' Italian Table & Bar	Selland's Market-Cafe	Tupelo Coffee
Canon	Identity Coffee	Old Soul Coffee	Shady Lady	Uncle Vito's Pizza
Centro Cocina Mexicana	Iron Horse Tavern	Origami Asian Grill	Shanghai Garden	University of Beer
Chipotle	Jack's Urban Eats	Orphan	Shoki Ramen House	Vibe Health Bar
Cornerstone	Joon Market	Pachamama Coffee Coop	Squeeze Inn	Zelda's Pizza
Corti Bros	Karma Brew	Paesano's	Sun & Soil Juice	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN

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.





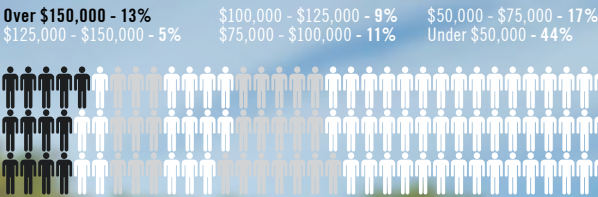
THIS CITY'S RAD

MIDTOWN SACRAMENTO IS DENSE, VIBRANT,
AND OPEN LATE. AS THE CITY'S CULTURAL
EPICENTER, IT ATTRACTS ART, EXPERIENCES,
AND EXCITEMENT!

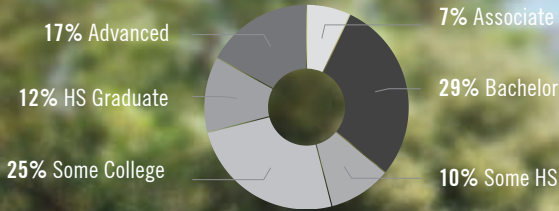
SACRAMENTO DATA BITES

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.

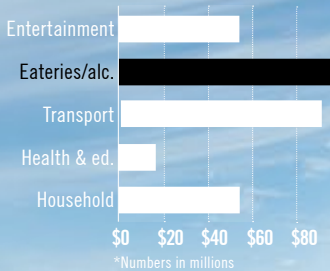
2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:



EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



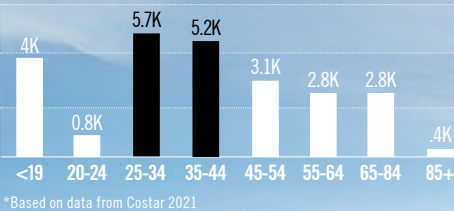
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



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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