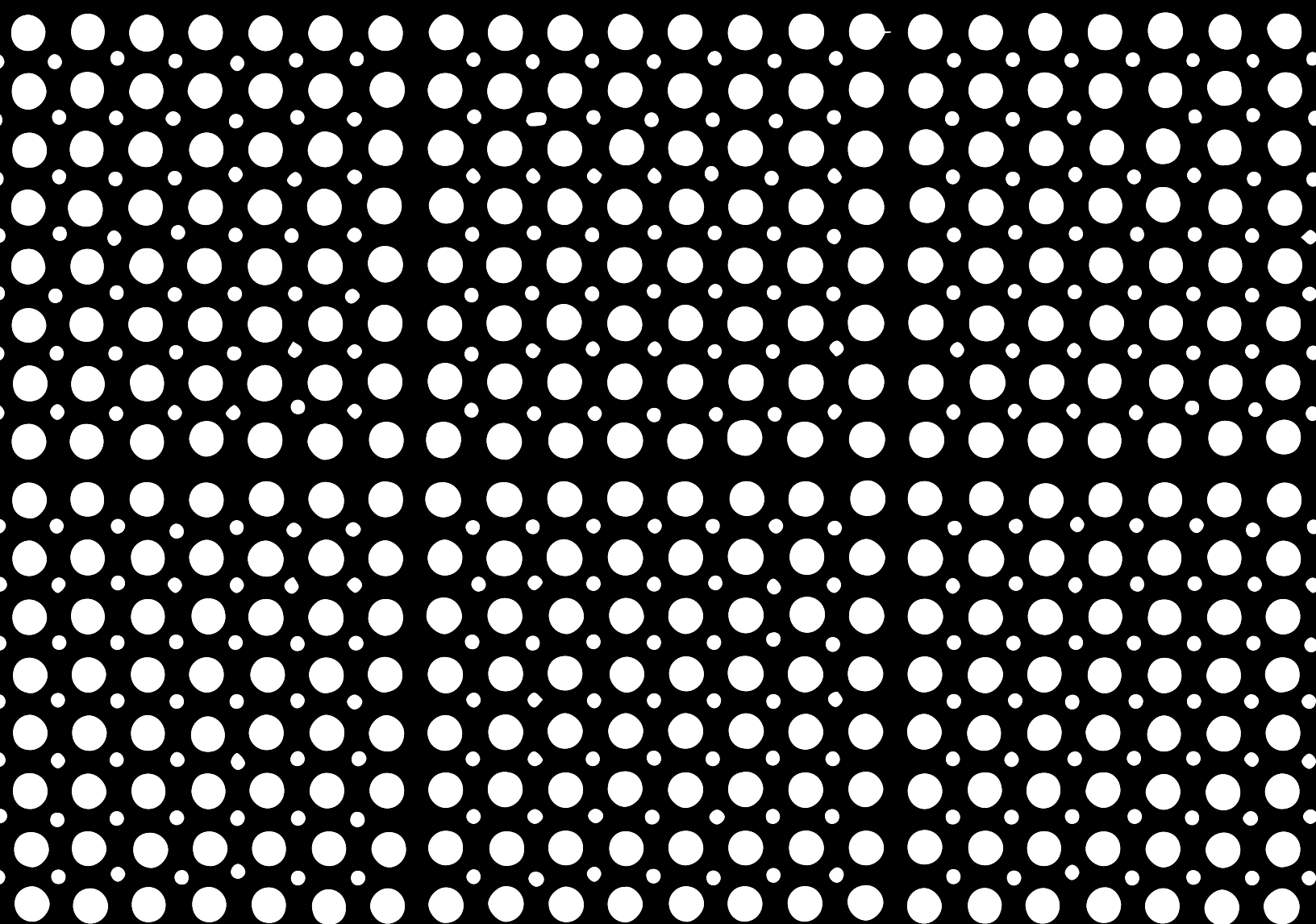




# MAKER KITCHENS

COMMERCIAL TURN-KEY KITCHENS FOR LEASE | 1829 22<sup>ND</sup> ST - SACRAMENTO, CA

---







2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT- *LIC. 01485640*  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





# THE PROPERTY

11	1	TYPE 1	MINIMAL	\$2,500
AVAILABLE KITCHENS	TAKE-OUT WINDOWS	HOOD	START UP COST	STARTING PRICE

Maker Kitchens is Sacramento's newest "ghost kitchen" facility, located at 1829 22nd Street. These move-in ready kitchen spaces are perfect for online ordering and takeout business, making it an excellent virtual second back of house. Located in the 11,600 square foot historic Sacramento Bee printing headquarters. With rents starting at just \$2,500 per month, Maker Kitchens delivers brand-new, fully functional spaces with all the necessary amenities for virtual restaurants/delivery, catering, specialty meal prep, food trucks, and specialty food & beverage producers. Maker Kitchens also seeks to target restaurants whose "brick and mortar" locations were shuttered as a result of the pandemic. By dramatically lowering the cost of re-entry, these operators are provided a unique and affordable avenue to return to the Sacramento culinary scene.

The facility features 21 kitchens; 3 "cold" prep kitchens and 18 "hot" kitchens. There are 11 available kitchens. All "hot" kitchens include a Type-1 Hood system with fire suppression and return air, separately metered gas and electrical, all required commercial sinks, and Sac County Health-compliant walls and flooring. Walk-in refrigeration, freezers, and dry storage are communal and plentiful, as are the plentiful on-site parking and waiting areas for drivers and customers. The value and functionality of the facility are further enhanced through the use of industry-leading technology for ordering and fulfillment, and by allowing 24/7 tenant access. Maker Kitchen's convenient location on Q Street between 21st and 22nd makes it an ideal delivery hub, with one-way arterials leading directly into the heart of Midtown/Downtown, East

Sacramento, and all major freeways.

Maker Kitchens is the most recent project from the Los Angeles based Maker Kitchens Group, which boasts 12 locations with 269 total kitchens nationwide. MKG seeks to capitalize on the growth of "last mile" delivery, whose main objective is to deliver items to the customer in the minimum possible time while dramatically cutting company costs. With tenant opening projected at  $\pm 21$  days from lease signing under Maker Kitchens' master license, incredibly low start-up costs, and all ancillary infrastructure already provided, there is no more efficient route to business ownership in the Central City. Maker Kitchens is truly an affordable, plug-and-play solution for the small or expanding food operator.





# PROPERTY DETAILS

Address:	1829 22nd Street, Sacramento, CA 95816
APN:	010-0033-020
Kitchens Available:	11
Kitchen Size:	222-600 square feet
Ceiling Height:	10 feet
Corridor Width:	6 feet

Equipment Per Unit:	Type 1 commercial kitchen hood Ansul fire suppression system Three-compartment sink Prep sink Hand wash sink Individually metered gas and electric. Walk-In cooler (communal, \$100 per rack) Walk-In freezer (communal, \$150 per rack) Additional dry storage available (communal) Mop sink & janitorial area (communal) with associated equipment and supplies
---------------------	---

Finishes:	
Walls:	Washable, Health Dept approved paint FRP behind all sinks
Floor:	Sealed concrete
Lighting:	LED panels
Power:	Minimum 5 dedicated outlets

Cost:	
Base Fee:	Starting at \$2,500 per Month
Includes:	Utilities (water, sewage)* Trash Internet Security Nightly Janitorial in Common Areas (M-F) Grease Trap Cleaning & Maintenance * Licensee to pay gas and electric

Section One: The Property







# FEATURES

## SPACE

- Order fulfillment
- Driver waiting Area (with seating & TVs)
- Customer waiting area
- Receiving and loading area (1 rollup & 1 double doors)
- Restrooms
- Mop sink and janitorial area (communal with associated equipment and cleaning supplies.)
- Trash
- Recycling

## SERVICES

- Processing orders
- Cleaning
- Maintenance
- Health inspections
- Proprietary delivery logistics system

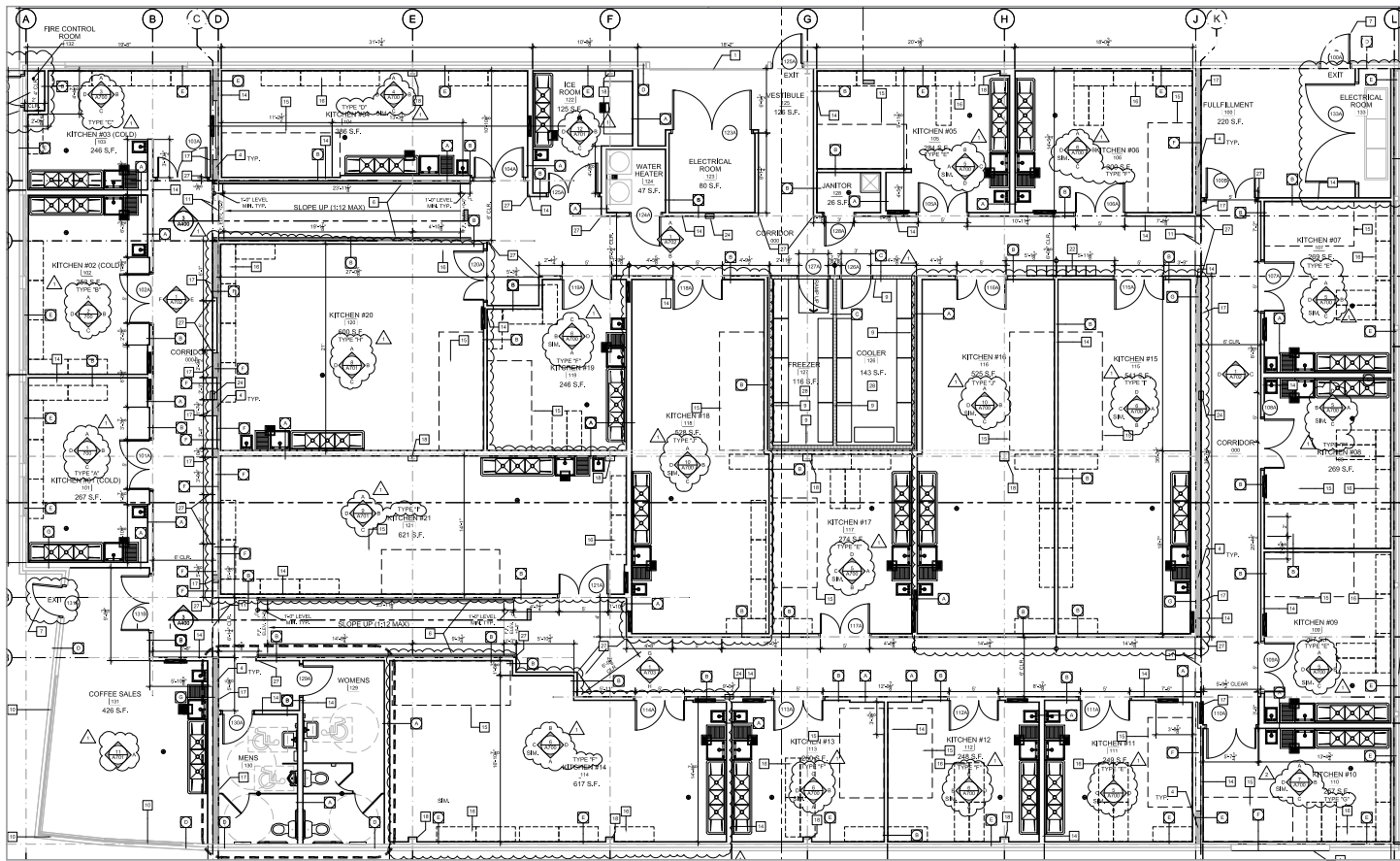
## FIXTURES

- Type 1 commercial hood
- Grease trap
- Makeup air
- Industrial grade water heater (communal)
- Walk-in cooler and freezer (communal)
- Dedicated outdoor air systems (DOAS) (per unit)
- Three-compartment sink
- Prep sink
- Hand wash sink

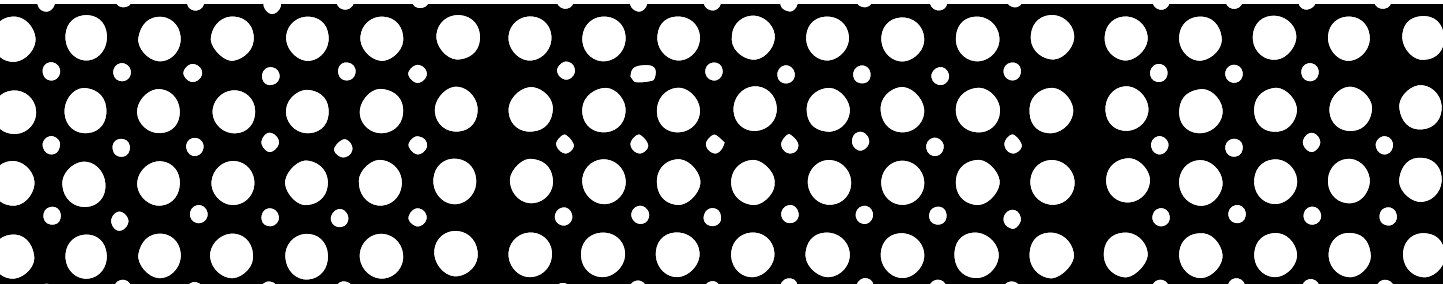
## UTILITIES

- Gas
- Power outlets
- Cold/hot water lines
- Fire/gas safety system
- WiFi
- Ethernet connections

NOTES:







# TECHNOLOGY

## 1DELIVERY

1Delivery develops technology solutions that allow restaurants to collaborate instead of compete for orders to reach a larger customer base together. Built by restaurants, for restaurants, 1Delivery’s technology was designed to empower kitchens to cook more and worry less. Partnered with Kitchen Hub’s order aggregation platform, 1Delivery’s technology allows restaurants to deliver food at reduced commissions while receiving an edge over the competition, utilizing the platform’s digital marketing services. 1Delivery’s targeted advertising and digital marketing uses professional menu photography to create marketing materials that enhance the customer reach of ghost kitchen operators, allowing the growth and enhancement of multiple virtual brands.

## KITCHEN HUB

Kitchen Hub’s restaurant aggregation technology is a comprehensive solution for managing orders from all possible online 3rd parties deliveries. The platform provides a free rental tablet, kitchen printer, and universal management dashboard to aggregate and control the entire ordering process. Using 24/7 support, Kitchen Hub centers on providing virtual food hall concepts the tools to increase sales and manage higher order volume.

## ONLINE FOOD DELIVERY

Restaurant tenants will benefit from the complementary aspect of having multiple delivery options available in one delivery. From start to finish, tenants will benefit from higher consumer visibility, lower delivery prices and streamlined processes from data analytics.





# ECONOMICS

MAKER KITCHENS IS A LOW-COST ALTERNATIVE TO THE CLOUD KITCHEN MODEL

MONTHLY RENT COMPARISON	CLOUD KITCHENS	MAKER KITCHENS3
BASE RENT (BASED ON SMALLEST KITCHEN - 250SF)	\$4,500	\$2,500
ADDITIONAL MONTHLY CHARGES		
GAS	\$50	\$50
WATER, SEWER, TRASH, PEST	\$130	\$130
CLEANING, WIFI, ELECTRICITY	\$150	\$150
ADDITIONAL CLOUD SERVICES		
FULFILLMENT/SECURITY/CLEANING/GREASE TRAP	\$1,470	N/A
TOTAL MONTHLY COST	\$6,300	\$2,830
MONTHLY COST SAVINGS		\$3,470

AVAILABLE KITCHENS (CONTINUED —————> )

UNIT MIX	# UNITS	SF	TOTAL SF	RENT/MO.	RENT/YR.
UNIT 1 * COLD	1	257	257	\$2,400	\$28,800
UNIT 2 * COLD	LEASED				
UNIT 3 * COLD	1	222	222	\$2,200	\$26,400
UNIT 4	LEASED				
UNIT 5	LEASED				
UNIT 6	LEASED				
UNIT 7	1	225	225	\$3,000	\$36,000
UNIT 8	1	269	269	\$3,000	\$36,000
UNIT 9	LEASED				
UNIT 10	1	277	277	\$3,100	\$37,200
UNIT 11	1	249	249	\$2,800	\$33,600
UNIT 12	1	248	248	\$2,800	\$33,600

UNIT MIX	# UNITS	SF	TOTAL SF	RENT/MO.	RENT/YR.
UNIT 13	1	250	250	\$2,800	\$33,600
UNIT 14	LEASED				
UNIT 15	1	541	541	\$5,100	\$61,200
UNIT 16	1	525	525	\$5,000	\$60,000
UNIT 17	LEASED				
UNIT 18	LEASED				
UNIT 19	LEASED				
UNIT 20	1	600	600	\$5,600	\$67,200
UNIT 21	LEASED				

SAMPLE TENANT PROFIT & LOSS PER MONTH

REVENUE	MAKER KITCHENS
TOTAL MONTHLY SALES REVENUE	\$60,000
MONTHLY EXPENSES (TENANT PAYS DIRECTLY)	
COST OF GOODS SOLD	25.0% \$15,000
DELIVERY FEES (3RD PARTY)	25.0% \$12,000
TOTAL OPERATOR LABOR COSTS	\$13,564
UTILITIES: GAS + ELECTRICT (SUBEMETERED)	\$450 \$450
OPERATOR INSURANCE	\$150 \$150
MARKETING COSTS	\$500 \$500
TOTAL VARIABLE EXPENSES	\$41,664
PERCENT OF REVENUE	69.4%
MONTHLY EXPENSES (TENANT PAYS TO LANDLORD)	MAKER KITCHENS
BASE RENT	\$2,800
PROCESSING FEE (ONLINE ORDERS)	3.0% \$0
TOTAL LANDLORD EXPENSES	\$2,800
PERCENT OF REVENUE	4.7%
TOTAL OPERATING EXPENSES	\$44,464
PERCENT OF REVENUE	74.1%
MONTHLY NET PROFIT	\$15,536
PERCENT OF REVENUE	25.9%
TOTAL ANNUAL PROFIT	\$186,432



# GROW WITH MAKER

UTILIZE THE EXPANDING MAKER KITCHENS NETWORK TO GROW NATIONALLY

<b>San Diego:</b> 64 Kitchens   3 Buildings	<b>Phoenix:</b> 22 Kitchens   1 Building	<b>Columbus:</b> 23 Kitchens   1 Building
<b>Los Angeles:</b> 96 Kitchens   4 Buildings	<b>Santa Ana:</b> 20 Kitchens   1 Building	<b>Total:</b> 269 Kitchens   12 Buildings
<b>Las Vegas:</b> 19 Kitchens   1 Building	<b>Denver:</b> 25 Kitchens   1 Building	





# THE LOCATION

10+

NEARBY DEVELOPMENTS

1,000+

NEW HOUSING UNITS

75+

NEARBY AMENITIES

## URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

1 block from RT Bus Station  
2 blocks to Wells Fargo Bank  
2 blocks to Safeway Grocery Store  
2 blocks to UPS Store  
3 blocks to the Ice Blocks Project

3 blocks to the Truitt Bark Park  
3 blocks to the 23/R Street Light Rail Station  
5 blocks from on/off ramp for Highway 50  
8 blocks from on/off ramp for Business 80  
13 blocks from the California State Capitol

18 blocks from Golden 1 Center and DoCo  
1.5 miles from the Land Park Neighborhood  
1.9 miles from the McKinley Park Neighborhood  
2.5 miles from the Fabulous 40's East Sacramento Neighborhood

R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediately area. Midtown, already recognized nationally as one of the most walkable business/residential neighborhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, became even more popular with rents soaring into the upper \$42 per SF annual range and vacancies diminishing to under 4%. Residential rents which had historically hovered below \$2 per square foot escalated to \$3.50+ per SF for best-in-class properties.

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.





Section Six: The Location







# 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 1829 22ND STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Old Soul Coffee	Station 16
Ace of Spades	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Aioli Bodega Espanola	Eatuscany Cafe	Kin Thai	Paesano's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Badlands	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Bar West	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Beach Hut Deli	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beast + Bounty	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Fieldwork Brewing Co.	Lowbrau	R15	Thai Canteen
Bottle & Barlow	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Burger Patch	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fizz	Maydoon	Roots Coffee	The Mill Coffee House
Cafe Bernardo	Fixin's Soul Kitchen	Metro Kitchen & Drinkery	Ruhstaller BSMT	The Porch
Cafeteria 15L	Flatstick Pub	Mendocino Farms	Saigon Alley	The Rind
Camden Spit & Larder	Fox & Goose Public House	MidiCi Neapolitan Pizza	Sauced	The Waterboy
Cantina Alley	Ginger Elizabeth Chocolates	Mikuni Sushi	See's Candies	Tres Hermanas
Centro Cocina Mexicana	Grange	Morton's	Scorpio Coffee	Uncle Vito's Pizza
Chipotle	I Love Teriyaki	Mulvaney's B&L	Shady Lady	University of Beer
Cornerstone	Il Fornaio	N Street Cafe	Shoki Ramen House	Yogurt a GoGo
Crepeville	Insomnia Cookies	Nash & Proper	Sibling by Pushkin's	Zelda's Pizza
Dad's Kitchen	Iron Horse Tavern	Nekter	Solomon's Delicatessen	Zocalo





# NEARBY DEVELOPMENTS

1100 R Street is situated in the path of development near R Street. This part of town is expereincing an urban renaissance, with new mixed-use towers replacing vacant lots and blighted warehouses.

## Ice Blocks - 17th and R Street

<b>Retail:</b>	<b>Residential:</b>	<b>Office:</b>	<b>Completion Date:</b>
75,000 SF	148 units	97,000 SF	2018

**Notes:**  
Three block project at 16th through 18th Streets on R Street. The Ice Blocks consist of six buildings with retail on the ground floor and is anchored by West Elm. Other retailers include Title Boxing Club, Device Brewing Company, Mendocino Farms and Curry Up Now. Three levels of office and 148 apartments above are connected by a glass skybridge.

## 1430 Q Street - 15th and Q Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
9,000 SF	75 luxury units	Q1 2020

**Notes:**  
1430 Q is the newest development along the R Street corridor and is centered in Sacramento's Fremont Park neighborhood. The building is a transit-oriented development thanks to the proximity of the 16th Street light rail station. 1430 Q boasts modern features for modern urbanites: bike storage, a fitness center, pet washing station, and a rooftop terrace providing spectacular views of the city.

## Warehouse Artist Lofts (WAL) - 11th and R Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
6,000 sf	116 affordable units	2015

**Notes:**  
The transit-oriented development includes adaptive reuse of the historic Lawrence Warehouse, a six-story structure built in 1914. Warehouse Artist Lofts is a mixed-use, mixed-income community for artists located in downtown Sacramento's Historic R Street District. The community includes 116 rental apartments, ranging from studios to three-bedroom units, and ground floor commercial/retail space.







Q19 - 19th and Q Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>	<b>Other:</b>
1,985 sf	68 luxury units	2019	TCRE sold this project

**Notes:**  
Q19 is Midtown Sacramento’s newest and most progressive Mixed-Use Multi-Family Residential Property. Enjoying a AAA location in the heart of Midtown, Q19 is a 4-story mid-rise project comprised of 33 Studio, 26 one-bedroom and 9 two-bedroom luxury apartment units in addition to 1,985 SF of retail.

20 PQR - 20th and Q Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
None	32 townhomes	2017

**Notes:**  
The 20PQR community consists of 32 detached townhomes, complete with a unique roof deck option for skyline views and private outdoor living. 20PQR townhomes range in size between 1700-1900 square feet and are priced from the low-mid \$600,000’s.

1717 S Street - 17th and S Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
TBD	159 units	2021/22

**Notes:**  
A new mixed-use residential project, 1717 S, is slated to be a housing project that will provide 159 mixed income units. Spearheaded by the late Ali Youseffi, who also developed projects such as the Warehouse Artists’ Lofts (also known as The WAL) and The Hardin, 1717 S will add to the much needed inventory of affordable housing.



1500 S Street - 15th and S Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
13,000 SF	76 units	2022

**Notes:**  
This mixed-use project will house 76 residential units sitting above 13,000 sf of commercial space. There will be a mix of one, two, and three bedroom units.

Albright Village - 13th and U Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
None	14 units	TBD

**Notes:**  
The project will have 14 three-story units, with floor plans of 1,700 and 1,900 square feet. Distinguishing characteristics include private yards for every home, decks or balconies on every upper floor and garages big enough for more than one vehicle. All homes are also planned to be entirely electric.

Press @ Midtown Quarter - 21st and Q Street

<b>Retail:</b>	<b>Residential:</b>	<b>Completion Date:</b>
8,600 SF	277 units	Q2 2020

**Notes:**  
Situated on the block of 21st Street between Q and R Streets, with 21st being a high traffic one-way street into the grid, the corner location benefits from visibility from over 20,000 cars per day. As with cars traveling up Q Street and 21st street, the building is located on the “driver’s side” of the street thus creating maximum exposure for any user. Developer: SKK.





# SACRAMENTO

1,317,600	91,637	\$83,493
LABOR FORCE	TOTAL ESTABLISHMENTS	MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023  
GIS Planning 2022

## 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.





# 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. 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). In 2023 Forbes named Sacramento the best place to live in California. 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'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION  
GREATER SACRAMENTO REGION

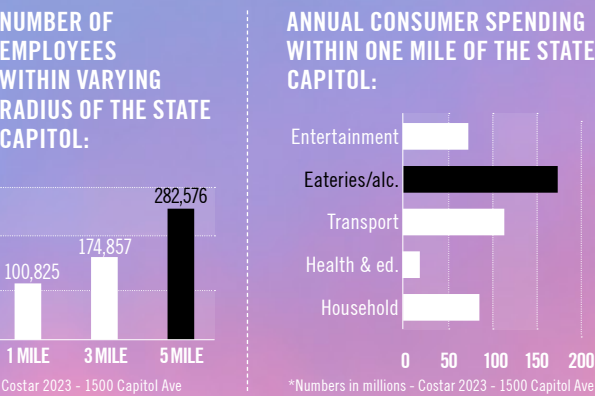
2,623,204

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH  
A DEGREE OR SOME COLLEGE:

68%

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022



COST OF LIVING INDEX - \$100,000 BASE SALARY  
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS

62.34% Owners

37.66% Renters

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

WALK SCORE:  
98  
Walker's Paradise

BIKE SCORE:  
62  
Biker's Paradise

TRANSIT SCORE:  
96  
Good Transit

walkscore.com  
1500 Capitol





2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT- *LIC. 01485640*  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.





**TURTON**  
COMMERCIAL REAL ESTATE

