WEXLER

TURTON
COMMERCIAL REAL ESTATE

TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

MATT AXFORD
DIRECTOR - *LIC. 02124801*
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - *LIC. 02152565*
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

THE PROPERTY

± 1,766	FREEWAY	OVER 220	OVER 800
RSF	ACCESS	RESIDENTIAL UNITS	STUDENTS ONSITE

1500 67th Street, known as The Wexler, provides the rare opportunity to lease one of the most visible and high traffic spaces in suburban Sacramento.

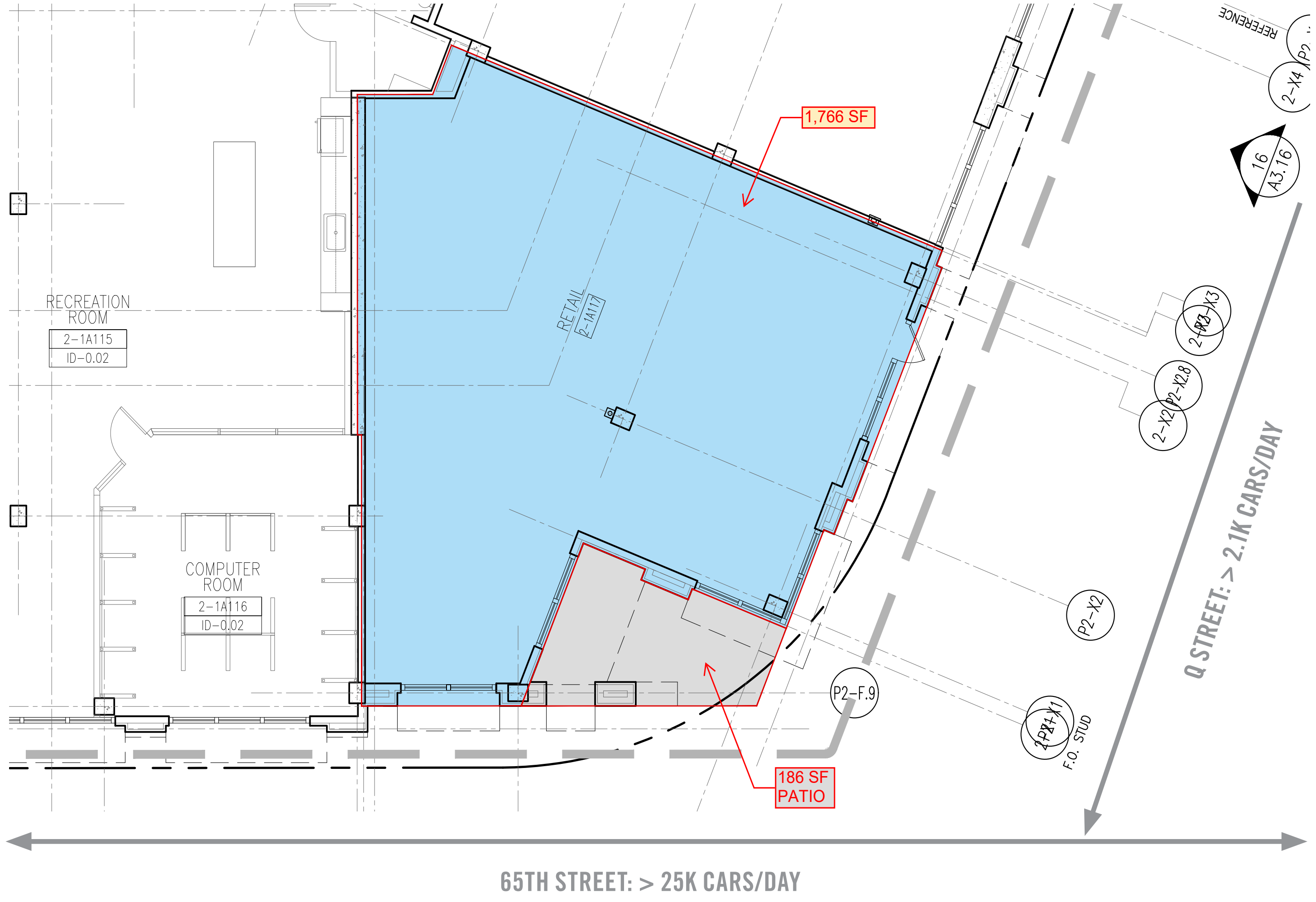
Providing 1,766 square feet of highly configurable cold-shell space with useful and attractive high ceilings, the surface street and freeway visible space benefits from floor to ceiling windows, creating a welcoming environment for The Wexler's occupants and visitors alike.

With over two hundred twenty (220) dwelling units for students attending Sacramento State University in the six (6) story, mid-rise building, The Wexler has stationed itself as Sacramento's premier location for student living. Ideally located on the corner of 65th Street and Folsom Blvd, The Wexler sits fifty feet from the University/65th Street Station public transportation and light rail station, three hundred feet from Folsom Blvd, five hundred feet from the Highway 50 on ramp, granting any tenant a presence on Sacramento's busiest avenues.

PROPERTY DETAILS

Address:	1500 67th Street, Sacramento, CA 95819
Zoning:	RMX-TO
Building Size:	141,002 SF
Available Space:	1,766 SF
Hoodshaft:	Available
Parking:	Yes
Bike Parking:	Yes
Retail Lease Rate:	± $3.00/SF/Month NNN
Tenant Improvement:	Allowance Available

FLOOR PLAN



1,766 SF
RETAIL
RECREATION ROOM
2-1A115
ID-0.02
COMPUTER ROOM
2-1A116
ID-0.02
186 SF PATIO
Q STREET: > 2.1K CARS/DAY
65TH STREET: > 25K CARS/DAY

BUILDING LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

The Property has a highly desirable location with access to multiple medical institutions, universities, shopping and dining destinations. Easy commute with easy access to freeways or via bike on the American River Bike Trail. The Property has quick Highway 50 Corridor access and is a short drive to Downtown & Midtown, Sacramento.

The Wexler sits in the nexus of two incredibly dynamic and booming submarkets: Midtown and East Sacramento. Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desireable.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than $500, which is significantly higher than the Sacramento average of $314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

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 Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupelo Coffee House.

SACRAMENTO

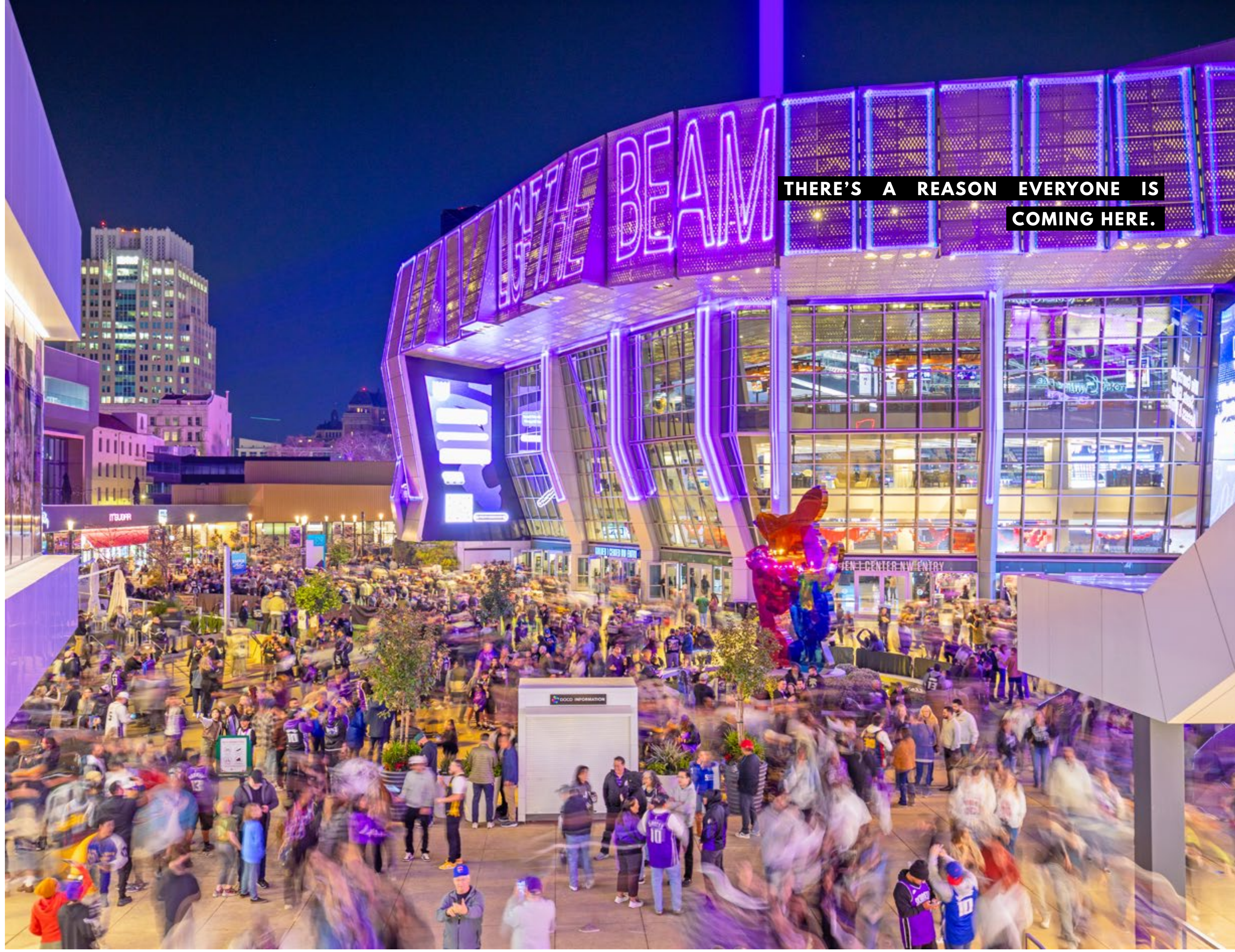
1,343,590 LABOR FORCE	**91,637** TOTAL ESTABLISHMENTS	**$92,424** MEDIAN HOUSEHOLD EXPENDITURE

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity to destinations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life.

Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2022, the Downtown Sacramento office vacancy rate was 8.9%. This figure is impressive when factoring in that many Class B buildings are included in these numbers but functionally obsolete.

The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.



TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

MATT AXFORD
DIRECTOR - *LIC. 02124801*
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - *LIC. 02152565*
916.573.3315
KIMIOBAZETT@TURTONCRE.COM

WEXLER

TURTON
COMMERCIAL REAL ESTATE