

3675 T STREET

THE G10



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THE PROPERTY

± 4,298
RSF

FREEWAY
ACCESS

OVER 220
RESIDENTIAL UNITS

3675 T Street, known as The GIO (the “Property”), provides the rare opportunity to lease one of the most visible and highly trafficked spaces in suburban Sacramento.

Providing approximately 4,298 total square feet of highly configurable and demisable cold-shell space with useful and attractive high ceilings, floor to ceiling windows complimented by generous patio seating creates an inviting environment

for the inhabitants of Elmhurt, East Sac, Oak park and the nearby UC Davis Medical Campus offering unparalleled shopping and dining that is easily accessible through close proximity to all major freeways.

Situated on one of Sacramento’s busiest streets, The GIO apartment complex with over two hundred (200) luxury units in the five (5) story, mid-rise building, is the premier residential community in

the area. The Property offers a range of amenities and features such as resort-style swimming pool and spa, complete with sun loungers and cabanas, fitness center with yoga studio. Combined with the community clubhouse with a fireplace it creates an attractive location for those looking to rent an apartment in Sacramento and an even more attractive opportunity for those looking to capitalize on this unique retail market.



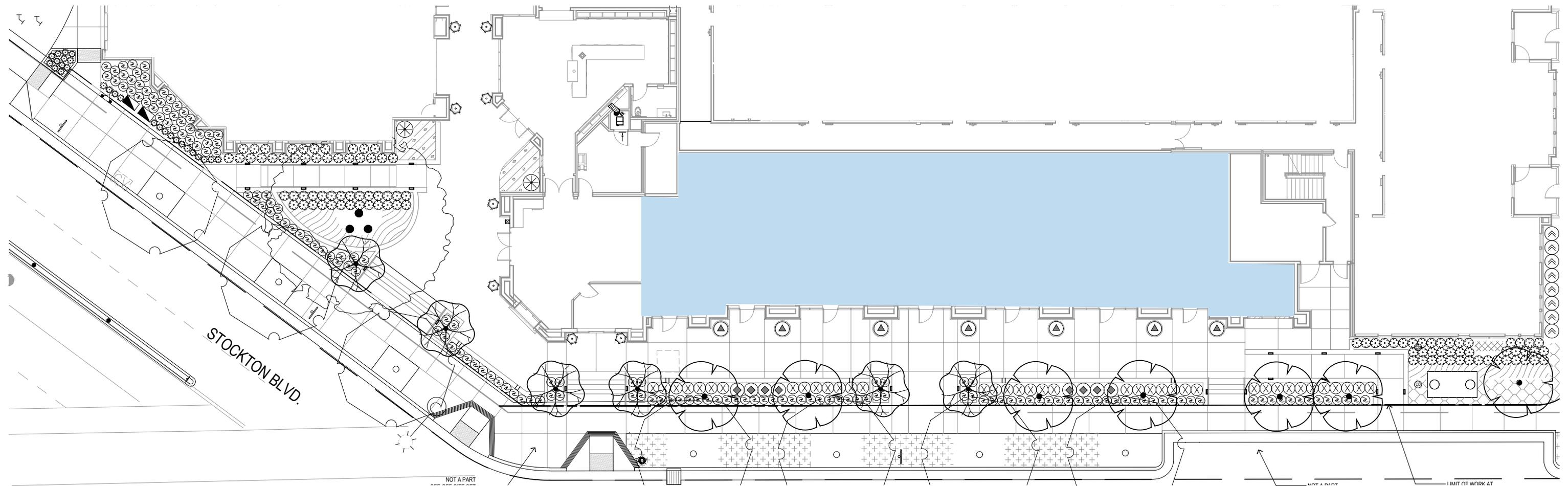
PROPERTY DETAILS

Address:	3675 T Street, Sacramento, CA 95816
Zoning:	C-2
Building Size:	208,970 SF
Available Space:	Up to ± 4,298 RSF
Hoodshaft:	Available
Parking:	Underground
Bike Parking:	Yes
Retail Lease Rate:	\$3.00/SF/Month NNN
Tenant Improvement:	Allowance Available
Availability:	Immediately



FLOOR PLAN

± 4,298 AVAILABLE RETAIL SF





Section Two: Floorplans

THE GIO





BUILDING LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

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

1 MINS TO HIGHWAY 50	4 MINS TO UC DAVIS MEDICAL CENTER	6 MINS TO 65TH & FOLSOM AMENITIES & TRANSIT	6 MINS TO INTERSTATE 80	8 MINS TO SACRAMENTO STATE
8 MINS TO MIDTOWN	10 MINS TO FAIR OAKS BLVD AMENITIES	11 MINS TO GRANITE REGIONAL PARK	11 MINS FROM GOLDEN 1 CENTER/STATE CAPITOL	20 MINS TO AMERICAN RIVER BIKE TRAIL



THE GIO

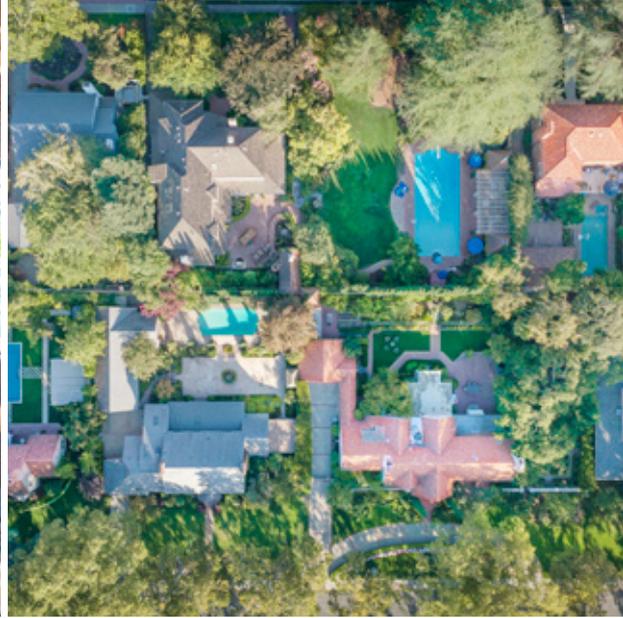


EAST SACRAMENTO

The Gio 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 desirable. 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 restau-

rants 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.



Section Three: Building Location



MIDTOWN SACRAMENTO

Business owners, residents and investors near and far have flocked to Midtown - the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events, Midtown caters to the daytime workforce as well as the weekend neighborhoods. Embedded in canopies of old growth elms, oak, sycamore and maple trees,

Midtown provides the most walkable live/work district in the region. Twenty of the best 25 restaurants in the region are located in the urban core. Businesspeople and dog walkers alike fill the regions most distinct and eclectic cafes. Midtown is regarded as the heart-beat of Sacramento culture. This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular estab-

lishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects. With over 2000 residential units constructed since 2018 and an-other 2,000 planned, the outlook for business and retail in Midtown is very bright indeed.

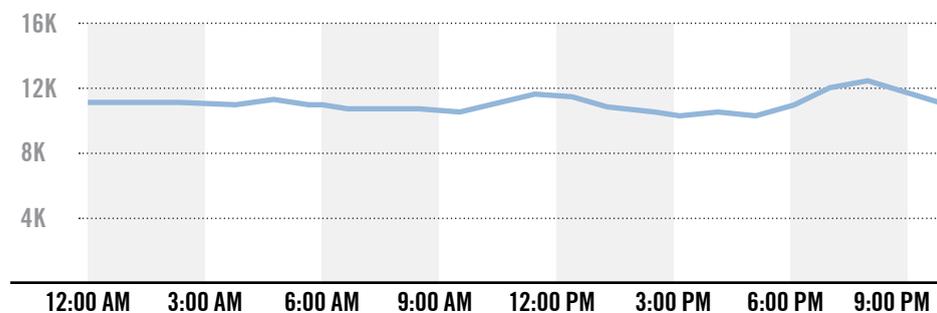


THE GIO

NEARBY DATA BITES

- Prime Location Next-Door to UC Davis Med Center
- Highly Visible to Traffic on Stockton Boulevard
- Short Distance to Aggie Square Development
- High Demand for Retail in Underserved Area

Total 2023 Visits by Hour to The Gio



⇒ **\$107,389** ⇐

Average Household Income
1-mile radius of property

Psychographic Profile

Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

Young City Solos
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

Thriving Boomers
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Nearby Population

1-mile radius of property



2010: 18,388
2023: 21,436
2028: 22,143

16.5%

2010-2023 Population Growth Rate
1-mile radius of property

Traffic Counts

28,252



Daily Cars on Stockton Blvd

Annual Consumer Spending in millions

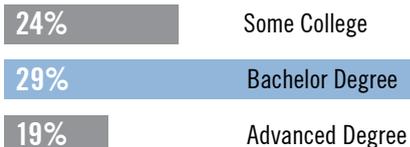


\$338.080

1-mile radius of property



Education Levels



5,827
Nearby Businesses

1-mile radius of property





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,483
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

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.



THERE'S A REASON EVERYONE IS COMING HERE.



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