

2101 - 2103

# STOCKTON BOULEVARD

High visibility medical/office building for lease near  
UC Davis Med Center







STOCKTON  
BOULEVARD

MONUMENT SIGNAGE  
AVAILABLE HERE

U ST

STOCKTON BLVD  
± 25,790 VEHICLES PER DAY



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# THE OPPORTUNITY

LEASE OPPORTUNITY	\$1.25 PER SF (NNN)	7,108 - 14,671 RSF *	ON-SITE PARKING AVAILABLE
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LOCATED IN THE COMMERCIAL CORE OF THE UC DAVIS MED CENTER AREA

Turton Commercial Real Estate is pleased to offer 2101-2103 Stockton Boulevard for lease as a headquarter opportunity in the commercial core of the UC Davis Med Center area. Conveniently located along Stockton Boulevard, less than a quarter mile off Highway 50, this two story, 14,671 square foot opportunity boasts multiple entrances allowing for lobbies for the first and second floors (can be demised to 7,108 square feet), on-site and street parking, a high

density buildout with several conference rooms and offices, outdoor lounge areas, and second floor balconies. Inclusive in the lease rate of \$1.25 per square foot (NNN) is access to Stockton Boulevard monument signage, and ample unreserved parking on the Premises. The Property was previously occupied by one tenant across both floors, however presents the ability to have two different tenants among the first and second floor floorplates, estimated to be

7,108 Rentable SF and 7,563 Rentable SF, respectively. The Property is locally owned and professionally managed, and very suitable for any medical user or office Tenant looking for a highly demised office space with unbeatable visibility and proximity to the most prestigious medical care in the Sacramento area, especially with the forthcoming development of Aggie Square.

*\*per Sacramento County Assesor's Parcel Viewer*







Section One: The Property

STOCKTON  
BOULEVARD

## PROPERTY DETAILS

**Address:** 2101 - 2103 Stockton Boulevard, CA 95817

**Zoning:** C-2 General Commercial

**Lease Rate:** \$1.25 per SF (NNN)

**Available Space:** ± 7,108 - 14,671 Rentable SF \*

**Features:** Extensive window line

Drive by traffic

Dense office buildout

2nd floor patios

**Year Built:** 1965

*\*per Sacramento County Assesor's Parcel Viewer*

MONUMENT SIGNAGE  
AVAILABLE HERE

UST

STOCKTON BLVD  
± 25,790 VEHICLES PER DAY

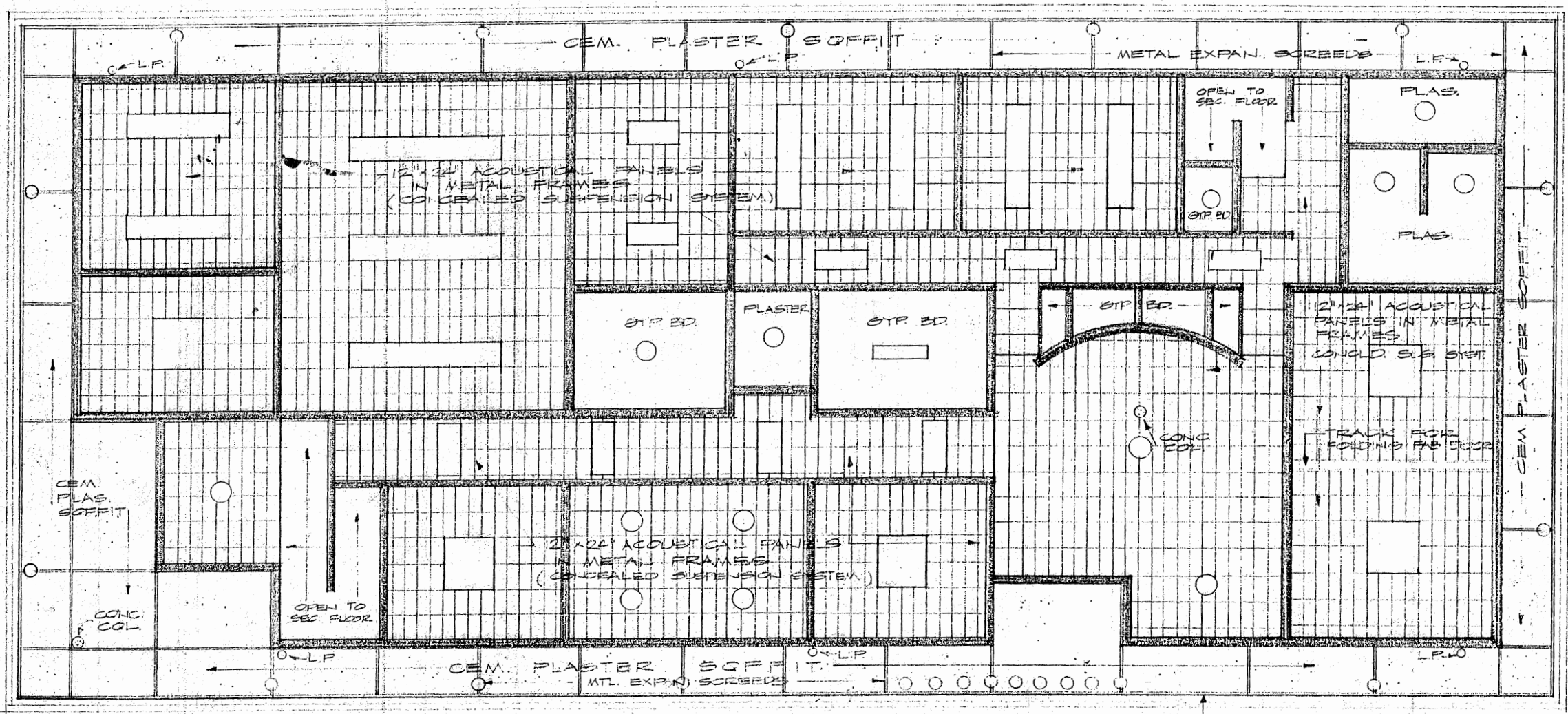




# FLOOR PLANS

FIRST FLOOR: ± 7,108 RSF \*

\*per Sacramento County Assesor's Parcel Viewer

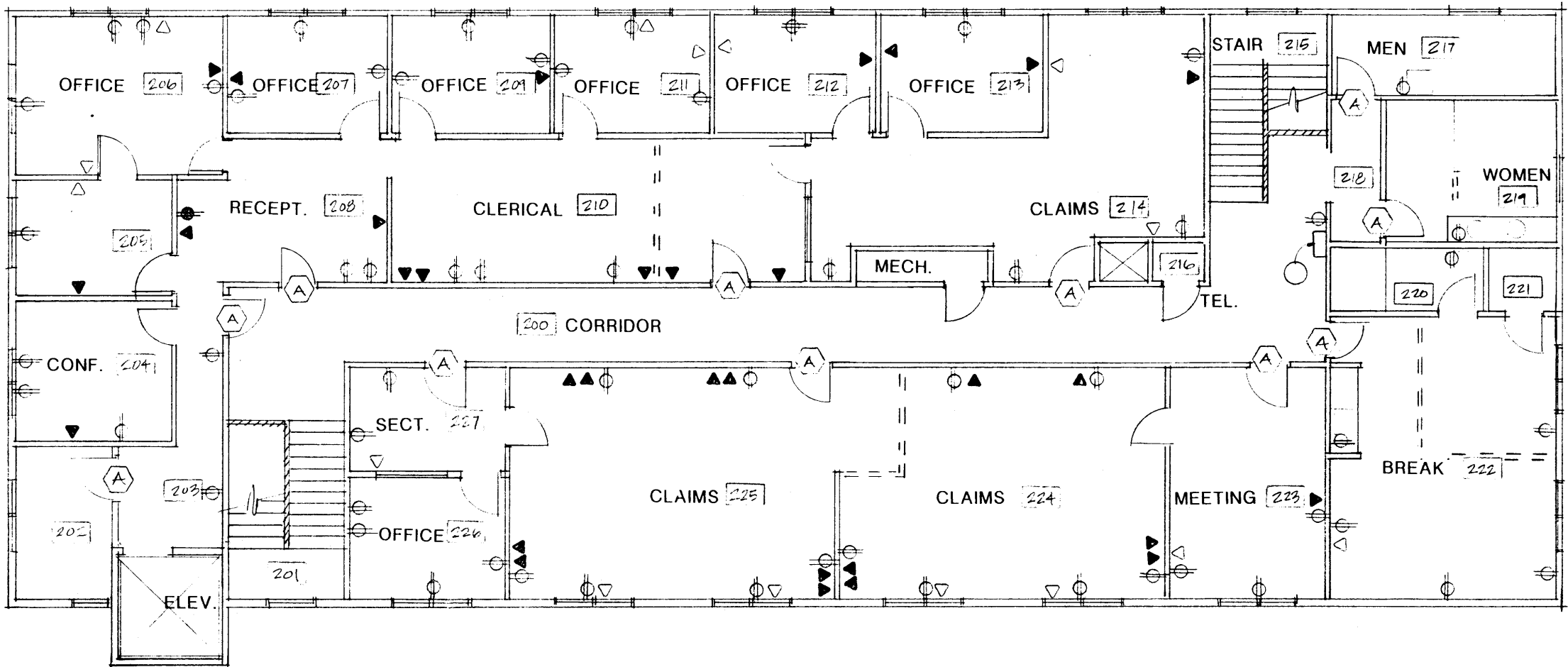


# FLOOR PLANS

SECOND FLOOR: ± 7,563 RSF \*

*\*per Sacramento County Assesor's Parcel Viewer*

**THIS FLOOR FEATURES AN OUTDOOR PATIO!**







# LOCATION

A RARE OPPORTUNITY IN THE HEART OF SACRAMENTO'S HEALTHCARE TRIANGLE!

2101 - 2103 Stockton Blvd is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriners' Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, the Property is close to home not only to medical professionals, but many

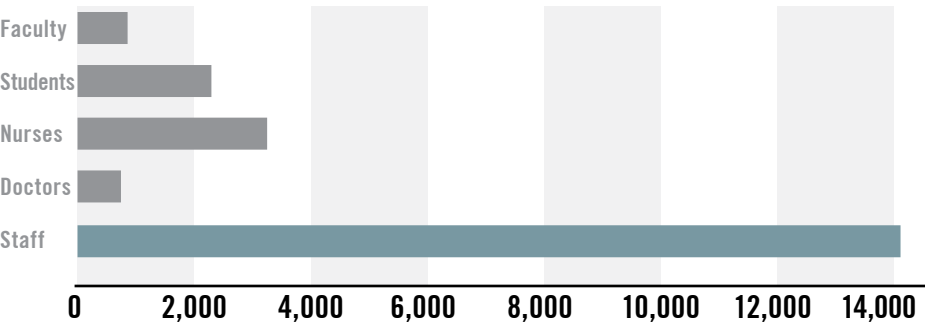
of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and the Property enjoys the benefits of both. Future tenants or residents can take advantage of the

proximity to the interstate freeways that are the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."

## NEARBY DATA BITES

Unbeatable visibility and proximity to the most prestigious medical care in the Sacramento area

Nearby UC Davis Medical Center has a large quantity of faculty, staff and students.



Total Number of Businesses  
1-mile radius of property

### Psychographic Profile



**Singles and Starters**  
Young singles starting out and some starter families living a city lifestyle



**Cultural Connections**  
Diverse, mid- and low-income families in urban apartments and residences



**Blue Sky Boomers**  
Middle-class baby boomer-aged households living in small towns

### Nearby Population

1-mile radius of property



2010: 17,692  
2023: 20,780  
2028: 21,488  
Projected



Employees  
1-mile radius  
of property

Traffic Counts  
1,264 + 25,790



Daily Cars on U St & Stockton Blvd



\$313 M

Annual Consumer Spending



### Education Levels

7%

Associate Degree

28%

Bachelor Degree

18%

Advanced Degree

2.63M

Greater Sac Population

Data from: Placer AI, Costar, GSEC 2023





## NEARBY AMENITIES

This Property has one of, if not, the finest locations between the highly-desirable Midtown and East Sacramento submarkets and is within easy traveling distance of virtually every significant landmark in Sacramento's urban core.

POPULAR RESTAURANTS NEAR 2101 - 2103 STOCKTON BLVD (not all are mentioned here):

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







## AGGIE SQUARE 1.2 MILLION SF EXPANSION OF UC DAVIS MEDICAL CAMPUS

UC Davis' Aggie Square is a mixed-used innovation district adjacent to the UC Davis Medical Center in Sacramento. Phase I is under construction with a capital investment of \$1.1 billion and 1.2 million square feet of life sciences, research, wet labs, and residential housing, with the first phase delivering in late 2024. Asking rents are \$84-\$108 / SF annually. Estimated construction pricing to complete Aggie Square is estimated at \$1,000+ / SF. **Anchor tenants include Amazon Web Services, Cytiva, and The Alice Waters Institute.** The project will spur \$5 billion in annual economic impact for the region.

Aggie Square will feature state-of-the-art research facilities, modern office and mixed-use space and world-class amenities. It will create new public space with welcoming, accessible entry points that connect the university with its neighboring communities. The result will be a unique live/learn/work/play environment that values inclusion and creates chance encounters among creative people. Construction started in June 2022 and is proceeding on schedule for completion in 2025-2026. At Aggie Square, leading-edge UC Davis research, innovative companies and startups, and talent from

across our community come together to create a thriving new Sacramento innovation district. Aggie Square is designed to host whole "ecosystems" in emerging areas of technology and life sciences, with inclusive teaching and training programs from entry level jobs to doctoral degrees. Aggie Square is where university, industry, and community meet to create opportunities for everyone. Aggie Square will advance human health, enrich lifelong learning, enhance emerging technologies, and set the stage for future collaborations.

### Life-long Learning:

- Office and classroom tower with front door on Aggie Square
- ±250,000 SF
- Anchored by professional education
- Corporate partnerships on next gen IT
- Career development with education partners

### Life Sciences:

- ±500,000 SF
- Emerging cell and gene therapies
- Medical device development
- Digital health innovations
- Biomedical engineering
- STEM career development
- Technology incubators and accelerators

### Housing and Market Plaza:

- Undergraduate and graduate students
- University affiliates
- Farmers' Market Pavilion
- Food literacy and education
- Healthy food offerings
- Storefront community-facing programs



Renderings: [aggiesquare.ucdavis.edu](https://aggiesquare.ucdavis.edu)





# SACRAMENTO

1,317,600  
LABOR FORCE

91,637  
TOTAL ESTABLISHMENTS

\$83,493  
MEDIAN HOUSEHOLD EXPENDITURE

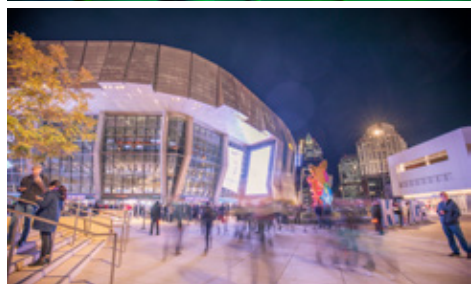
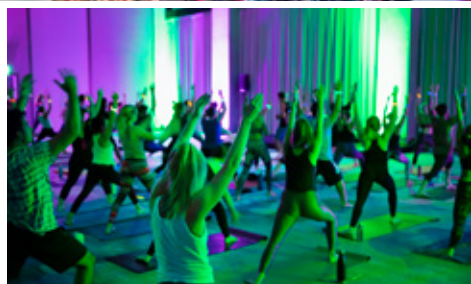
OSEC 2023  
GIS Planning 2022

## 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 desti-

nations 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 2023, the urban Sacramento office vacancy rate was 8.7%. 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