

**6,000 SF Flex
Warehouse
For Lease
in the River District**

**301 N 10TH
SACRAMENTO
CALIFORNIA**



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THE OPPORTUNITY

6,000
SF BUILDING

22,085
SF LOT

C-4-SPD
HEAVY COMMERCIAL

\$1.00
PER SF NNN

400 AMP
3 PHASE POWER

OFFICE, WAREHOUSE, AND YARD SPACE IN SACRAMENTO'S RIVER DISTRICT

Turton Commercial Real Estate is pleased to offer for lease, 301 N 10th Street (the Property), an approximately 6,000 SF flex building in the River District.

The Property features a combination of warehouse space, office and yard space, on an approximately 22,085 SF parcel. The Property features multiple roll up doors, former paint

booths, ideal for production. 400 amps, on 3-phase power, sprinklered building.

A building of this size, and location with corner visibility and ease of access, is rare this close to Sacramento's urban core. The Property offers the opportunity for a tenant to conduct their administrative, production and distribution all from one location, with nearby access

to multiple major freeways, and just a couple of minutes from Sacramento's urban core.

A variety of uses could be ideally suited at the Property, ranging from light industrial, production, manufacturing, distribution, retail sales, food production, and creative agencies.





THE OPPORTUNITY
301 N 10TH STREET

PROPERTY INFO

Address:	301 N 10th Street, Sacramento CA, 95811
Available SF (Building):	± 6,000 SF
Available SF (Parcel):	± 22,085 SF
Date Available:	Available Now
Base Rent:	\$1.00/SF NNN
NNN Expenses:	\$0.30/SF (Approximately)
Power:	400 amps on 3-Phase
Sprinklered:	Yes

Subject Property



THE LOCATION



4,794
APARTMENTS*

4
DEVELOPMENTS UNDERWAY

15
PROPOSED DEVELOPMENTS

* EXISTING,
UNDER CONSTRUCTION
AND PROPOSED

SACRAMENTO'S RIVER DISTRICT: WHERE INDUSTRY MEETS INNOVATION AND GROWTH

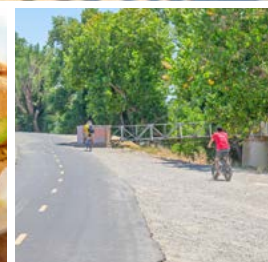
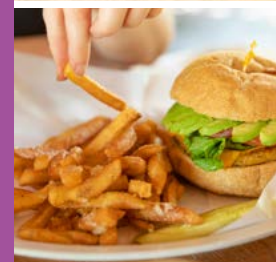
The River District in downtown Sacramento has transformed from an isolated industrial powerhouse to a vibrant mixed-use community. Historically, the area was known for its warehouses and distribution centers that shipped agricultural goods nationwide. After World War II, the Dos Rios housing project introduced residential development. The district's revitalization began in the late 1990s, rebranded as The River District to highlight its prime location.

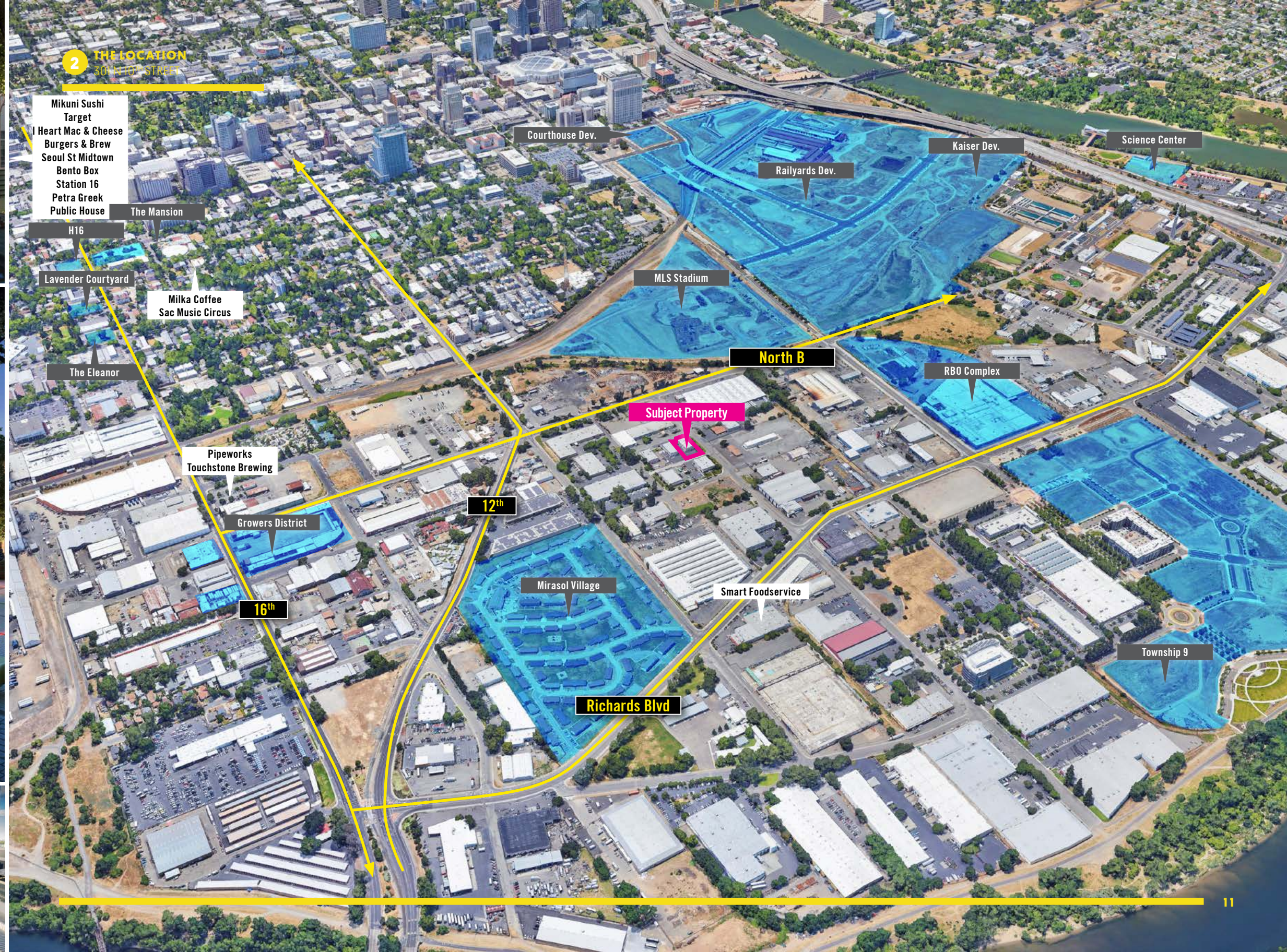
Today, the River District is experiencing significant growth with major developments like

The Railyards, the new MLS stadium, Kaiser Permanente's medical center, and Mirasol Village. These projects are revitalizing the area, creating a dynamic mix of industrial, commercial, and residential spaces. The former Bercut-Richards Packing Company site is now Township 9, featuring Cannery Place Apartments and Township 9 Park, with more developments on the horizon.

Leasing an industrial space in the River District offers a unique opportunity to be part of this thriving community. Its proximity

to downtown Sacramento and major highways makes it an ideal hub for various industries. The district's ongoing enhancements to infrastructure and community facilities further solidify its position as a prominent business and residential hub in Sacramento. From Trivia Night at Touchstone Brewing Co. to mixers at the SMUD Museum of Science and Curiosity and Taco Tuesday at the Mirasol Village Community Garden, the River District is a bustling area with plenty to offer.





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 Midsize 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

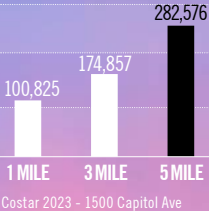
POPULATION
GREATER SACRAMENTO REGION

2,623,204
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

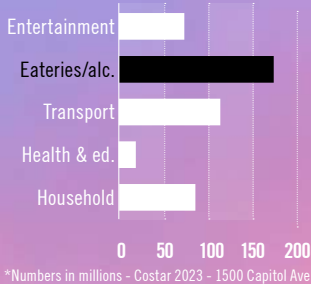
PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



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



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



TURTON
COMMERCIAL REAL ESTATE