

301 N. 16TH STREET

FOR SALE AND LEASE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

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

IAN FORNER
DIRECTOR - LIC. 01967116
916.573.3314
IANFORNER@TURTONCRE.COM

© 2026 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 OFFERING

\$1.8M (\$93/SF) PRICE	19,345 SF BUILDING AVAILABLE	.79 AC YARD SPACE (32,185 SF)	\$0.75/SF/NNN NNN ESTIMATED AT \$0.20/SF
----------------------------------	--	---	--

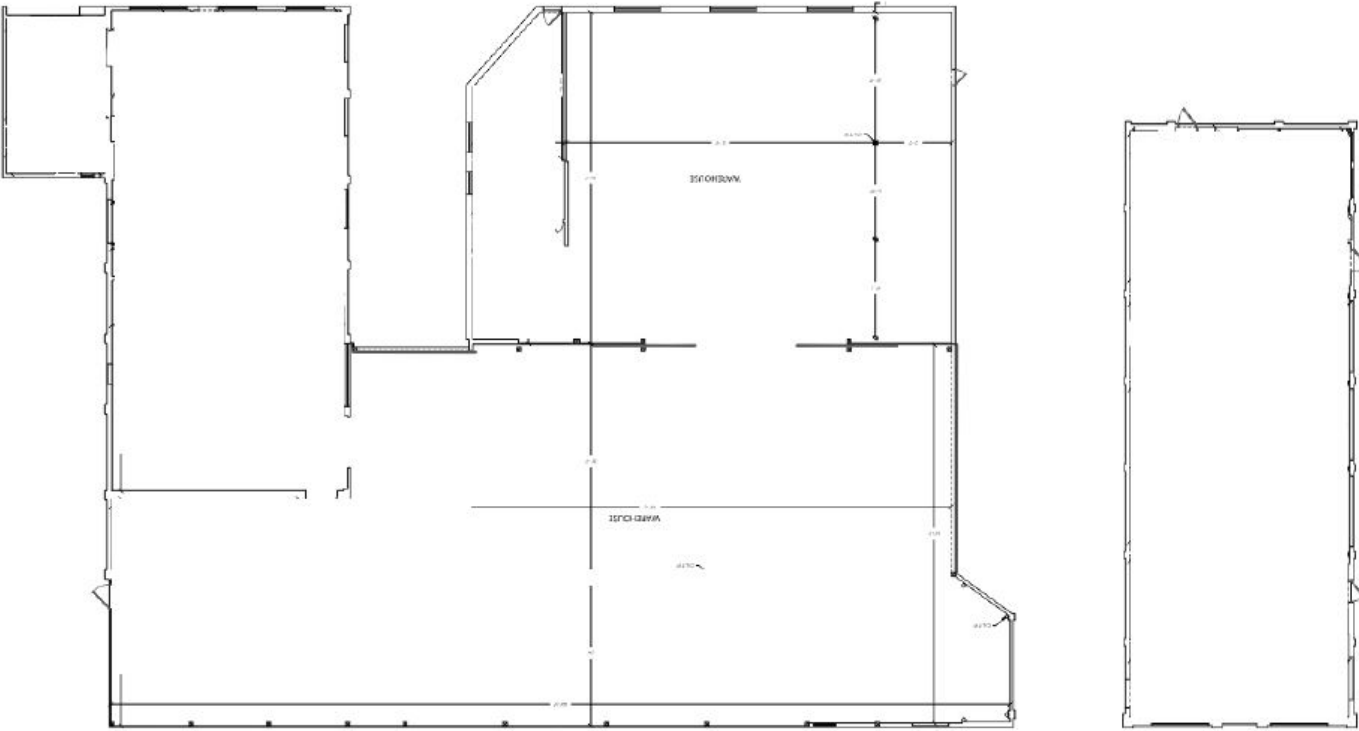
FUTURE DEVELOPMENT OPPORTUNITY & GATHERING SPACE FOR CREATIVES

Turton Commercial Real Estate is pleased to offer 301 N. 16th Street, a Grower's District development, priced for sale at \$1.8M (\$93/SF), and for lease at \$0.75/SF. The Property offers ± 19,345 SF of flexible warehouse and creative space with a total of ± 32,185 SF (± .79 acre)

yard. Priced at \$0.75 PSF NNN, the Property includes a gantry crane, large sliding doors, a 15 foot roll-up door and two cooler units, ideal for light industrial, food-hall concepts, or adaptive redevelopment. The site delivers immediate street presence

with ~332 linear feet along 16th Street (~21,000 cars/day) and supports long-term upside including a potential 77-unit redevelopment envelope. Spaces are divisible (smallest available is ~2,000 SF) and can be combined to suit tenant needs.

*NOT TO SCALE



EXISTING ENTRY LEVEL FLOOR PLAN
LARGE BLDG: ± 15,995 SF

EXISTING ENTRY LEVEL FLOOR PLAN
SMALL BLDG: ± 3,350 SF



PROPERTY DETAILS

Site 301: 301 N. 16th Street, Sacramento, CA

Sales Price: \$1,800,000 (± \$93/SF)

Land Size: ± 48,000 SF (± 1.1 Acres)

Land Price: \$37.50/SF

Asking Base Rent: \$0.75/SF + NNN (Nets estimated at \$0.20/SF)

Existing Entry Level Floor Plan Small Bldg: ± 3,350 SF

Existing Entry Level Floor Plan Large Bldg: ± 15,995 SF

Includes: Large Sliding Barn Doors, Large Gantry Crane in Working Condition Upon Previous Tenant's Exit

Total Yard Space: ± 32,185 SF (± 0.79 AC)

Opportunity Zone: Yes

- LAND/PARCEL DETAILS:**
- Total # of Parcels:** 7 (001-0152-001-007)
- Parcel 001:** 301 N. 16th Street
± 6,000 SF
- Parcel 002:** 1610 N. C Street
± 6,000 SF
- Parcel 003:** C Street
± 6,000 SF
- Parcel 004:** 1610 N. C Street
± 6,000 SF; ± 4,254 SF Building
- Parcel 005:** 1610 N. C Street
± 12,000 SF; ± 11,823 SF Building
- Parcel 006:** 1616 N. C Street
± 6,000 SF; ± 4,520 SF Building
- Parcel 007:** 1616 N. C Street
± 6,000 SF

- ZONING:**
- Parcels 1-3:** C-2 SPD
- Parcels 4-7:** C-4 SPD

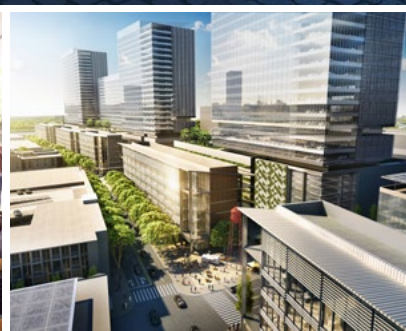
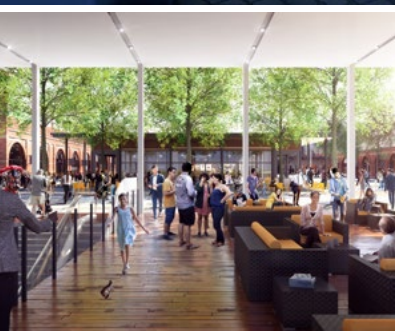


ADDITIONAL YARD
SPACE: 7,480 SF

EXISTING ENTRY LEVEL FLOOR PLAN
SMALL BLDG: 3,350 SF

EXISTING ENTRY LEVEL FLOOR PLAN
LARGE BLDG: 15,995 SF

YARD SPACE:
24,705 SF



NEARBY DEVELOPMENTS

Kaiser



The new 1,200,000 square foot Kaiser Permanente Medical Center is located on the northwest corner the Railyards on an 18 acre site and will replace the current hospital located at 2025 Morse Avenue location. The first phase of the project is underway and scheduled to open in 2025. The two phased project has an estimated cost of over \$1,000,000,000. 2029 Completion date.

Township 9



The 65 acre infill site was recently acquired by 29th Street Capital, who has stated they plan to start on 900 multifamily units fall of 2020 with plans to eventually develop up to 1,400 units there in later phases. This same developer is responsible for the 752 homes that have been completed at the Mill at Broadway. There is no estimate of construction costs for the project.

The Railyards



One of the largest urban infill sites in the Western States, this project is slated to double the size of Downtown Sacramento and act as a destination worthy extension of the urban core. Includes the new Kaiser Hospital, MLS Stadium and room for high quality mixed use office, retail and residential projects. The Foundry is one such proposed development of two six-story office buildings that total 313,350 square feet with ground floor retail. It is likely there will be many more exciting projects proposed on this large infill site.

SMUD Museum of Science and Curiosity



The 50,000-square-foot facility is located at 400 Jibboom Street along the Sacramento River and features a planetarium, interactive exhibits, and STEM programs. Completed at the end of 2021.

MLS Stadium



Sacramento Republic FC's new 20,000-seat soccer-first stadium is currently under construction at the Downtown Railyards. The privately-funded \$350 million project is designed to meet Major League Soccer (MLS) standards and is scheduled to open in the spring of 2028.

Richards Blvd Office Complex



The Richards Boulevard Office Complex (RBOC) is located in the River District of Sacramento. The 17.3-acre site is bound on the north by Richards Boulevard and on the east by North 7th Street. The project is comprised of four office towers and amenities totaling approximately 1,250,000 Gross Square Feet with on-site and structured above-grade parking.

Mirasol Village



Mirasol Village is a transformative, \$300-million mixed-income housing redevelopment in Sacramento's River District. Located at 1200 Richards Boulevard (between Dos Rios Street and 12th Street), the community features 489 modern apartments across a mix of affordable, workforce, and market-rate units.

Tani Cantil-Sakaue Sacramento County Courthouse



The Tani Cantil-Sakaue Sacramento County Courthouse provides a new 18-story, 53-courtroom courthouse of approximately 540,000 square feet in downtown Sacramento. The new courthouse project site in downtown Sacramento is located on G Street at the southwest corner of the intersection of G Street and 6th Street. This location is only a few blocks from the former Schaber Courthouse. Completed in April of 2026.





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 AREA!

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 urban 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 Midsized 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION
GREATER SACRAMENTO REGION

2,623,204

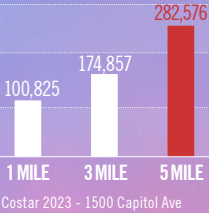
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

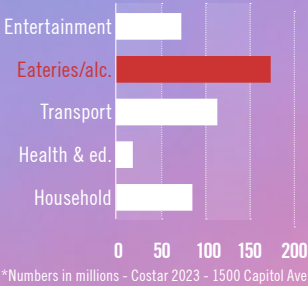
68%

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

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol

301 N. 16TH STREET