

VIRTUAL TOUR

1033 S STREET

RETAIL/OFFICE SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



VIRTUAL TOUR



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THE OPPORTUNITY

745

LEASABLE SF

OPEN

CREATIVE LAYOUT

PATIO

SPACE/SEATING

SOUTHSIDE PARK

NEIGHBORHOOD

RECENTLY RENOVATED OFFICE/RETAIL GEM NEAR THE R STREET CORRIDOR

Turton Commercial Real Estate is excited to offer a rare opportunity to lease an eye-catching space at 1033 S Street in the heart of Downtown Sacramento. Spanning approximately 745 square feet, this recently renovated gem features sleek, modern finishes and an open, creative layout making it perfect for retail or office use.

Located in the dynamic Downtown/

Southside Park neighborhood, the space is situated in a highly walkable submarket surrounded by townhomes, multi-family developments, offices, restaurants, and parks.

Adjacent to both the 10th Street and R Street corridors, the property offers convenient access to I-5, Highway 80, Highway 50, and Highway 99. The space also benefits from proximity to public parking

and nearby amenities such as Old Ironsides, Camellia Coffee Roasters, Bottle & Barlow, Fish Face Poke Bar, and Plant Power Fast Food.

Whether catering to local residents or attracting clients from across the region, opportunities like this are few and far between. Make your business the neighborhood destination everyone's talking about.



1 THE OPPORTUNITY
1033 S STREET

BUILDING INFO

Address: 1033 S Street, Sacramento, CA 95811

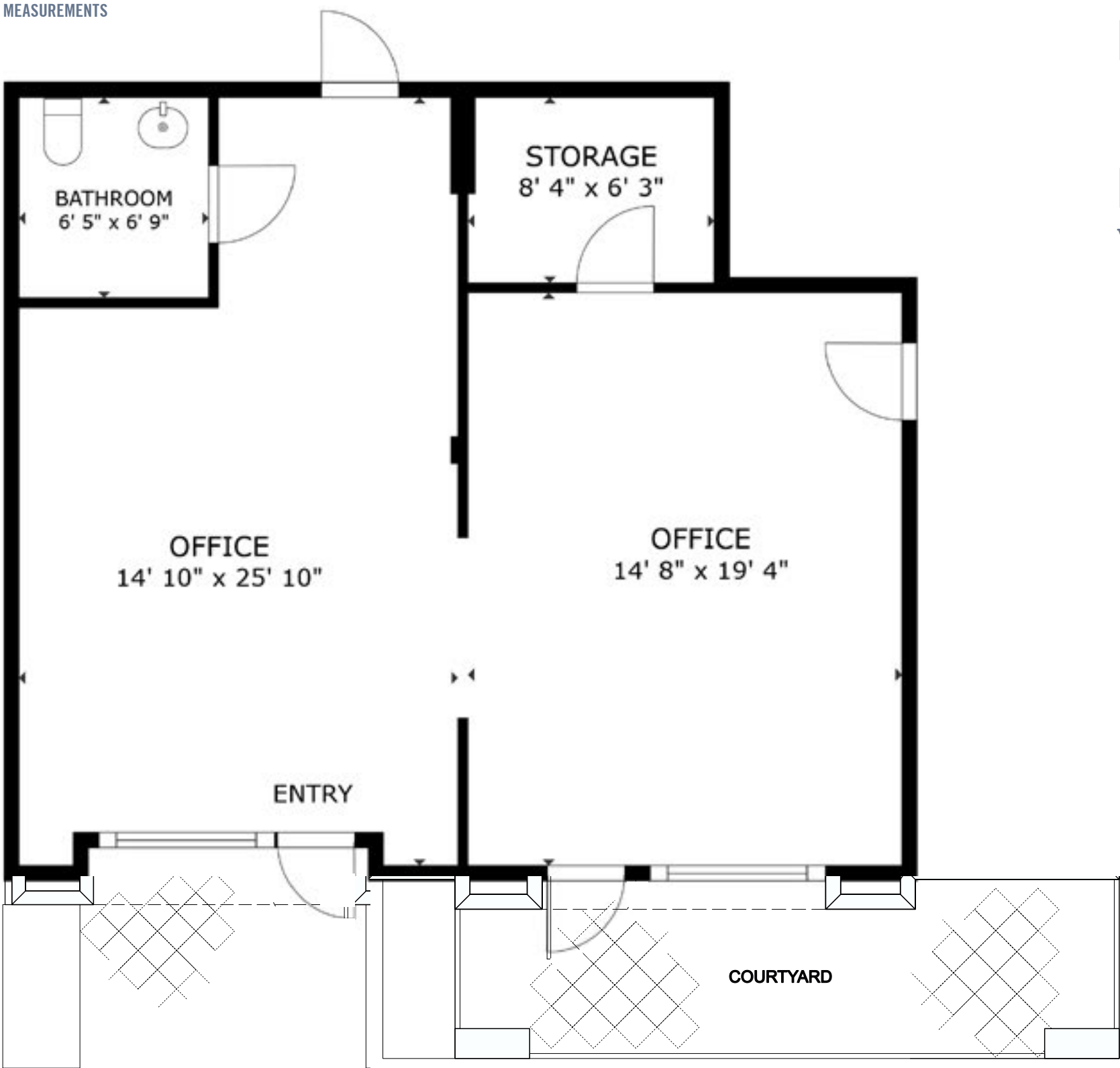
Retail Size: ± 745 SF

Monthly Lease Rate: \$1,700 Modified Gross

Available: Immediately



* FLOOR PLAN HAS APPROXIMATE MEASUREMENTS



VIRTUAL TOUR



SOUTHSIDE PARK NEIGHBORHOOD

PLACER.AI 2024



10

BLOCKS



433.1K

VISITS



\$79,000

MEDIUM HOUSEHOLD INCOME



144 MIN

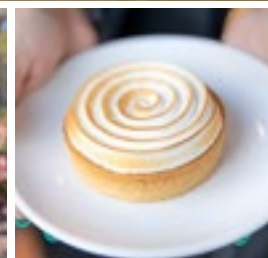
AVG DWELL TIME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS

Southside Park is a vibrant neighborhood in Sacramento, known for its eclectic mix of historic charm and modern urban living. Nestled just south of downtown, it features tree-lined streets, diverse architecture, and a strong sense of community. The park itself serves as a central

hub, offering green space for recreation and social gatherings, while local cafes, shops, and art venues contribute to its lively atmosphere. Some popular and local favorites include Binchoyaki, Southside Super, Osaka-Ya, Coconut on T, Tupi Coffee Thai Time and Betty Wine Bar &

Bottle Shop. With a rich history and a focus on sustainability, Southside Park attracts residents who appreciate both its cultural heritage and its proximity to the city's amenities. Southside Park is only a short 4 minute drive to the State Capitol and the Golden 1 Center.





NEARBY AMENITIES

1033 S Street has one of the finest locations in the highly-desirable downtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 1033 S STREET (NOT ALL ARE MENTIONED HERE):

| | | | | |
|-----------------------|-------------------------|---------------------|-----------------------|-----------------------|
| Ace of Spades | Darling Aviary | Kodaiko Ramen & Bar | Pachamama Coffee | Southside Super |
| Aioli Bodega Espanola | Der Biergarten | Koja Kitchen | Coop | Station 16 |
| At Ease Brewing | Drunken Noodle | Kru | Paesano's | Sun & Soil Juice |
| Azul Mexican | Echo & Rig | Bombay Bar & Grill | Paragary's | Tank House BBQ |
| Beach Hut Deli | Ella | Kupros Craft House | Philz Coffee | Tapa the World |
| Beast + Bounty | Federalist Public House | La Costa Cafe | Plant Power Fast Food | Temple Coffee |
| Bento Box | House | Localis | Polanco | Thai Time |
| Betty Wine Bar | Fieldwork Brewing Co. | LowBrau | Prelude Kitchen & Bar | Thai Canteen |
| Binchoyaki | Fizz Champagne | Majka Pizza | Rick's Dessert Diner | The Coconut on T |
| Bottle & Barlow | Fixin's Soul Kitchen | Mango's/Burgertown | Ro Sham Beaux | The Golden Bear |
| Buddha Belly Burger | Flatstick Pub | Maydoon | ROC&SOL Diner | The Mill Coffee House |
| Burger Patch | Fox & Goose | Mendocino Farms | Roots Coffee | The Porch |
| Burgers and Brew | Ginger Elizabeth | Mikuni Sushi | Roscoe's Bar | The Rind |
| Cafe Bernardo | Grange | Morton's | Ruhstaller BSMT | The Waterboy |
| Cafeteria 15L | I Love Teriyaki | Mulvaney's B&L | Saigon Alley | Tres Hermanas |
| Camden Spit & Larder | Il Fornaio | N Street Cafe | Salt & Straw | Tupi Coffee |
| Camellia Coffee | Iron Horse Tavern | Nash & Proper | Sauced | Uncle Vito's Pizza |
| Cantina Alley | Jack's Urban Eats | Nekter | Scorpio Coffee | University of Beer |
| Chipotle | Karma Brew | Old Soul Coffee | Shady Lady | Zelda's Pizza |
| Crepeville | Kin Thai | Otoro | Sibling by Pushkin's | Zocalo |



SACRAMENTO

GSEC 2024
GIS Planning 2024



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

Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in

new businesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fifth-largest economy, Sacramento provides residents with numerous opportunities and resources.

Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



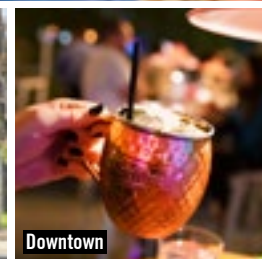
Downtown



Old Sacramento Waterfront



Capitol Mall



Downtown



The Railyards



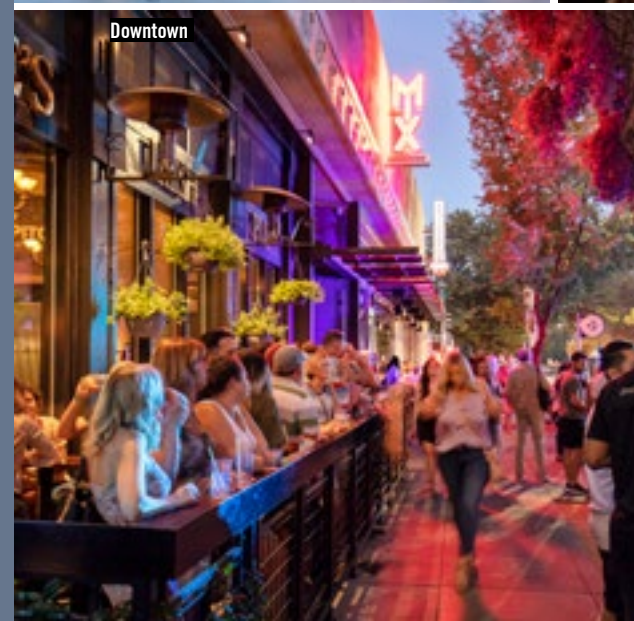
Downtown Commons



Old Sacramento Waterfront



The Bridge District



Downtown



Golden 1 Center

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 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

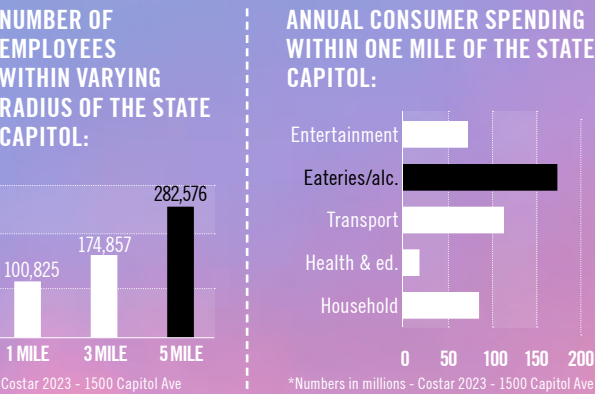
2,623,204

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



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

62.34% Owners

37.66% 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



TURTON
COMMERCIAL REAL ESTATE

