

1101 E STREET

COMMERCIAL SPACE FOR LEASE WITH SECURED
PARKING IN SACRAMENTO'S URBAN CORE



TURTON
COMMERCIAL REAL ESTATE

1101 E



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THE PROPERTY

1,050

SF AVAILABLE

2

PARKING STALLS

1

GATED PARKING LOT

STAND-ALONE MID CENTURY MODERN BUILDING WITH CORNER LOCATION

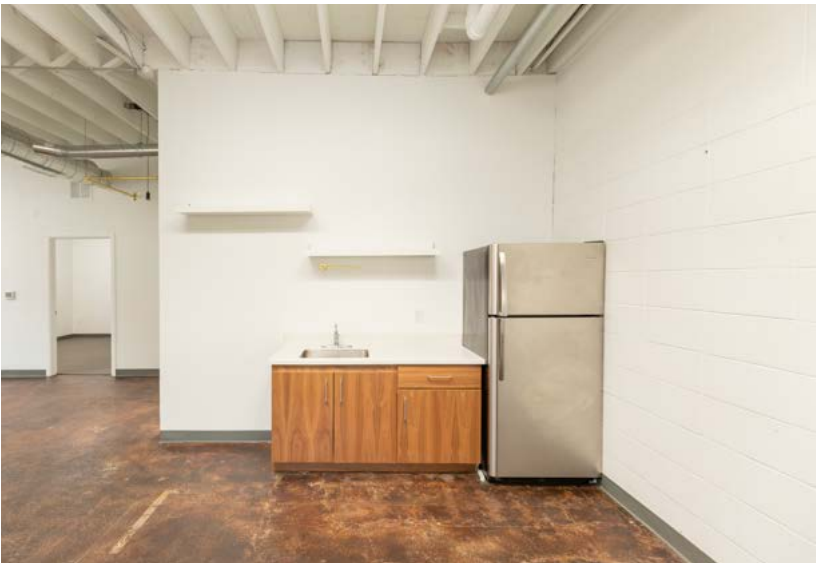
Turton Commercial Real estate is pleased to present office space for lease at the corner of 11th Street and E Street. The one vacancy in The Property is approximately 1,050 SF and features large open work spaces, private office, private restroom, and tall exposed ceilings, perfect for a variety of creative office tenants.

The 3,200 SF stand-alone mid-century modern

building boasts contemporary finishes and a touch of modern character to produce an enjoyable office environment for tenants, and their employees and clients. The elegant brick facade, flat roof and landscaping elicits nostalgia of a creative, simpler time that is difficult to duplicate in Downtown.

Mature landscaping and oak trees surround the property and parking lot while an open and

functional floor plan promotes a collaborative work environment. The corner location provides high visibility and potential building signage to thousands of cars per day along 11th or E Street. The Property embodies Sacramento's past while embracing the future...the Subject Property provides the perfect canvas to define your company's culture to employees and clients.





PROPERTY DETAILS

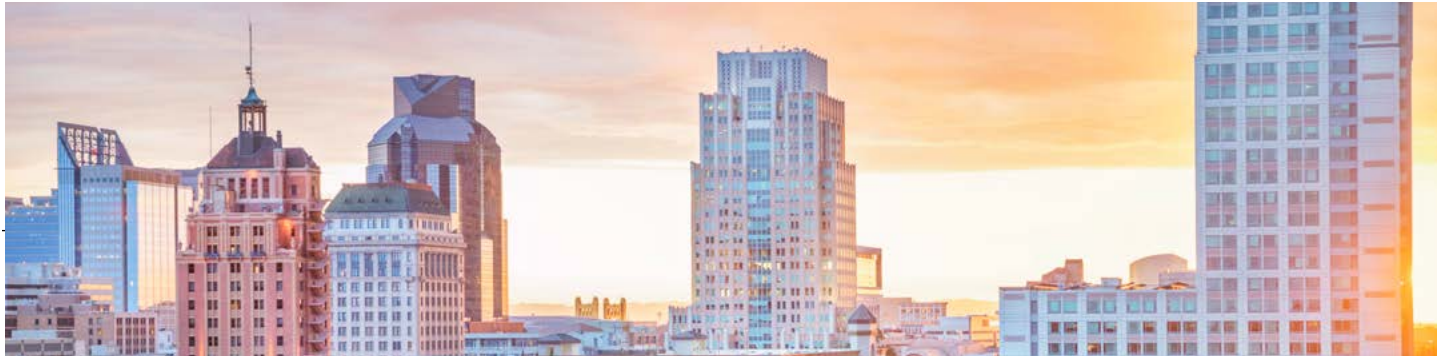
Address:	1101 E St, Sacramento CA 95814
Building Size:	3,200 SF
Available:	1,050 SF
Lease Rate:	\$1.65 SF/Month Modified Gross
On-Site Parking:	6 Stalls Total (2 Available)
Ceiling Height:	14 Feet
Parking Ratio:	2:1,000 SF
Skylights:	Yes



Section One: The Property

1101 E





THE LOCATION

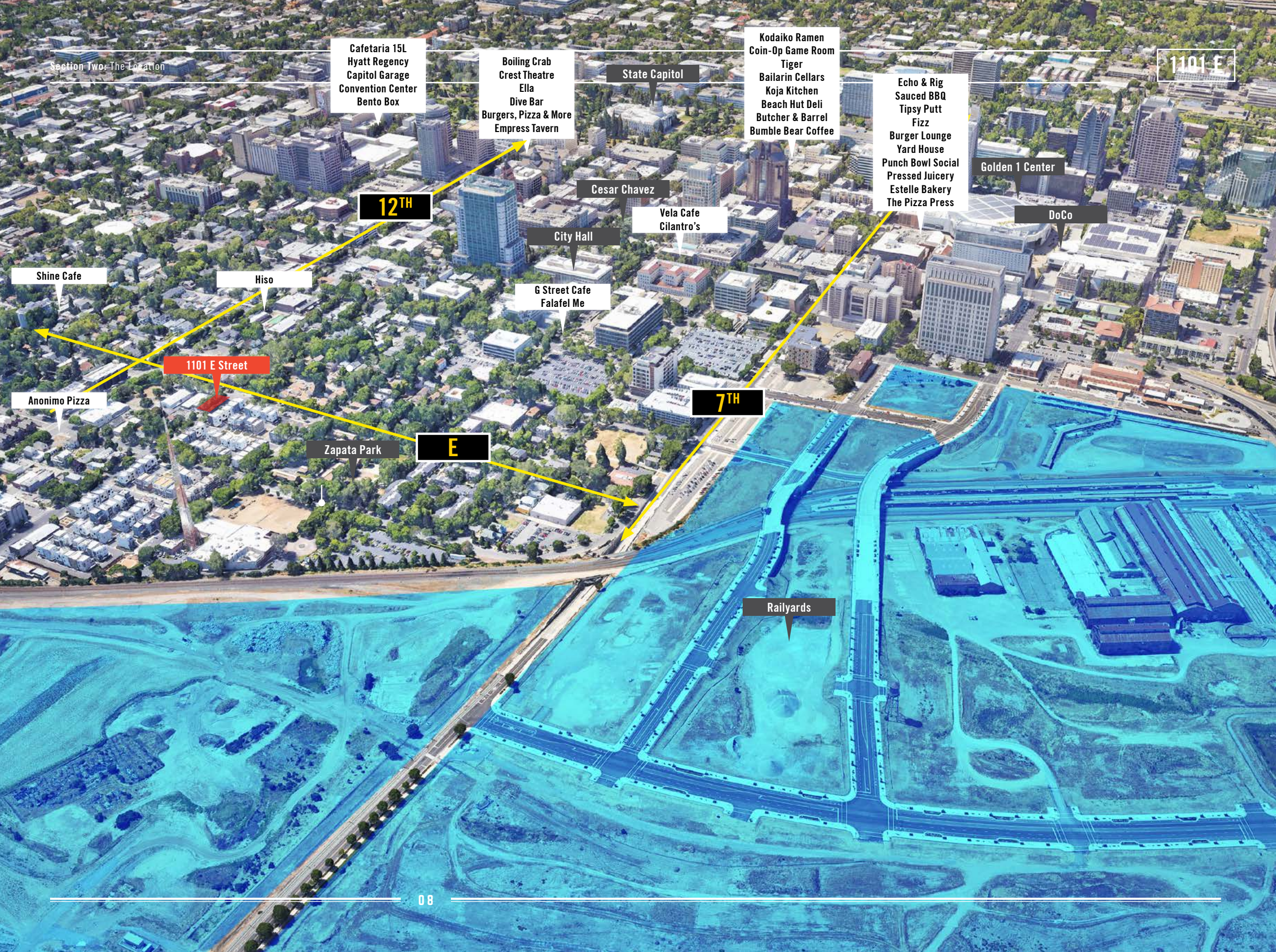
A STONE'S THROW FROM CIVIC CENTER AND THE KAY DISTRICT

Alkali Flat is one of the oldest standing residential neighborhoods in Sacramento, with homes and businesses that date back to the early 1850s. Sacramento's prominent merchants and political leaders built their ornate mansion homes. The most famous of which is the Historic Governor's Mansion. Alongside them, employees of the railroads and other industrial workers built smaller but beautifully decorated homes. Over time, the neighborhood changed roles but remained a strong community, becoming the home base for Sacramento's legendary Chicano arts/muralism collective the Royal Chicano Air Force. In recent years, new businesses have opened up in the neighborhood, revitalizing old buildings and

accompanied by modern infill homes on formerly vacant lots. The Property's proximity to the Golden 1 Center, and the surrounding exciting amenities and large employment centers, may serve as its most under appreciated characteristic. The multi-purpose 780,000 SF, 17,500 seat Golden 1 Center has proven to be a transformative project for Downtown. As a result, developer interest in properties throughout Downtown has been robust. In addition to the significant high-rise development projects underway, there have been numerous smaller projects completed including the Creamery 1 block away along with 16E. Multiple projects are proposed and underway including: Esperanza at 424

12th and The Grace at 1430 G Street. The developments highlights the cultural shift to the live, work, play lifestyle and indicates high demand for work and office space in the urban core. The Property is a stone throws away from many locally owned retailers: Hiso, G Street Cafe, Taste Buds, Immortal Cafe, Kumi Sushi and Sampino's Towne Foods. Within a short walk, employees and clients can enjoy the performing arts at the California Musical Theatre, Sacramento Theatre Company, and Memorial Auditorium. The Property is also close to leafy places for outdoor recreation, including Muir Playground and the American River Bike Trail.









CIVIC CENTER DISTRICT

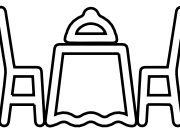
PLACER AI 2023 - 2024
*Experian-Mosaic Psychographic Profiles 2024




19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



\$103,523
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street to Interstate 5.

The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States Courthouse. It is also a


major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.




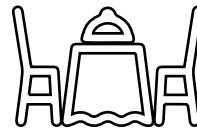



THE KAY DISTRICT

PLACER AI 2023 - 2024
*Experian-Mosaic Psychographic Profiles 2024

**13**
BLOCKS

**4.7M**
YEARLY VISITS

**27**
BARS & RESTAURANTS

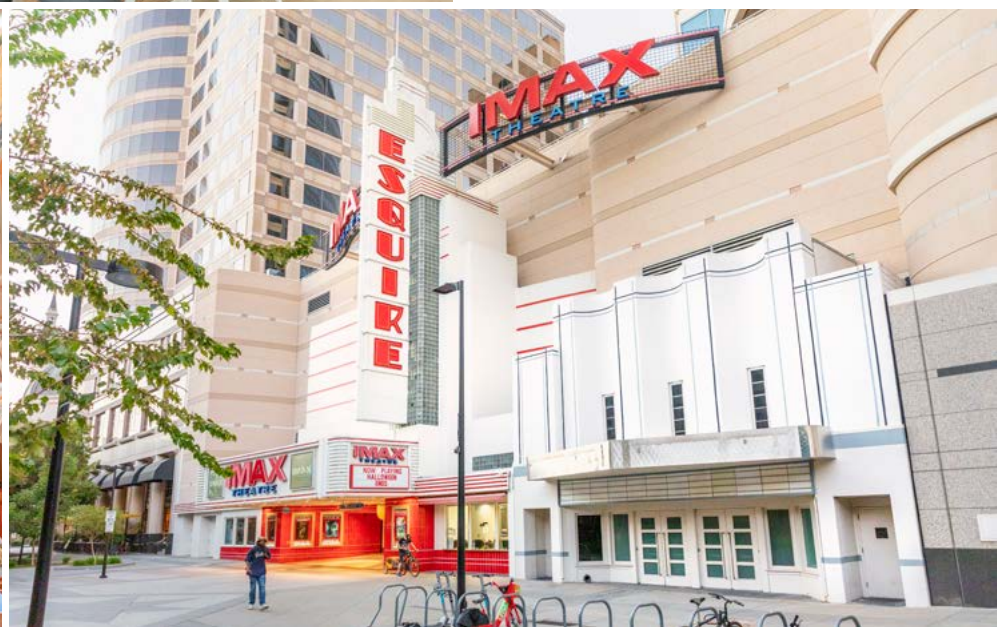
**\$100,99**
HOUSEHOLD INCOME

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

By day, The Kay buzzes with activity from the mix of mid-rise and high-rise office buildings. After dark, The Kay draws its energy from a diverse mix of hotels, restaurants, nightlife and entertainment venues. The Kay District is eclectic and a study of contrast. Visitors can dine in a sleek modern restaurant with historic landmarks in the background, spend the night in a hotel which once

was a public market, or catch a live show in one of Sacramento's historic vaudeville houses. The K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the historic and gritty buildings along K Street as an opportunity to create a dynamic entertainment grid with au-

thentic architecture that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle. Today we are seeing that vision come to fruition evidenced by developments like the Hardin, numerous retailers along K Street, and redeveloped office buildings like 1130 K and 830 K Street.



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

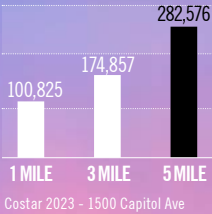
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

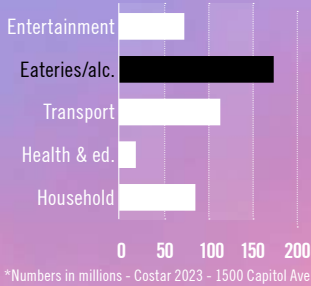
68%

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

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

1101 E

1101 E Street



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