

MERIDIAN

1415 L ST

PLAZA

DOWNTOWN



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

900-2,791

SF AVAILABLE

95%

OCCUPIED: 1415 L + 1415 K

900

PEOPLE ON-SITE

10,000

OFFICE WORKERS IN 4-BLOCKS

THE EPICENTER OF THE GOVERNMENTAL AFFAIRS DISTRICT

With over 427,000 annual visits*, 1415 L Street, famously known as Meridian Plaza, stands as one of the most bustling and prominent retail opportunities in Sacramento's urban core market. Just two blocks away from the iconic California State Capitol building and nestled near Downtown's key arteries—15th St, 16th St, and L St—retailers at 1415 L Street will thrive on the round-the-clock traffic generated by Sacramento's premier entertainment and business hubs. These include the Safe Credit Union Convention Center, Safe Credit Union Performing Arts Center, Sacramento Memorial Auditorium, Golden 1 Center, Downtown Commons, and six high-occupancy office towers alongside State of California

office complexes, Marriott Residence Inn, Hyatt Regency, and Sheraton Grand Hotel.

Situated seven blocks from 1415 L Street, the Golden 1 Center, and Sacramento Kings operations have collectively pumped an estimated \$665 million into the Greater Sacramento region for the 2022-23 period. This economic surge includes an estimated \$42 million annually through lodging, dining, retail, and transportation expenses, courtesy of over 127 ticketed events attracting more than 1.5 million attendees.

A mere five hundred feet from the newly revamped Safe Credit Union Convention Center—transformed by a \$200 million investment into over a

quarter-million square feet of versatile space—the area now hosts hundreds of events yearly between the Convention Center, Performing Arts Center, and Sacramento Memorial Auditorium.

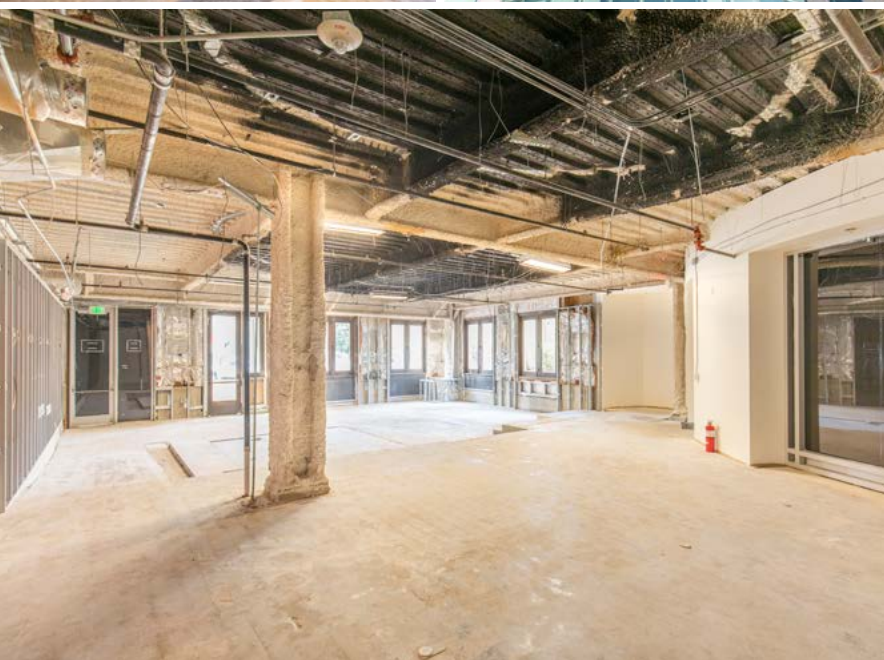
Boasting up to 2,791 square feet of interior retail space complemented by an additional 1,200 square feet of patio space overlooking the stunning California State Capitol Park, this location offers a serene retreat for both tenants and visitors. It's an ideal haven for diverse food and beverage ventures aiming to take center stage in Sacramento's most vibrant downtown corridor.

* Placer.ai
2024



ADDITIONAL 1,200 SF PATIO OVERLOOKING THE STATE CAPITOL PARK





Section One: The Property

THURSDAY

PROPERTY DETAILS

Up to 2,791 RSF available immediately
Additional 1,200 SF patio available immediately
\$3.00/SF/Month NNN
Modern design aesthetic
Attractive exposed ceilings and HVAC
High identity location
TI package for well-qualified tenants

THE VISION

AI RENDERINGS PICTURED

CONCEPT 1: RESTAURANT USE

Bring Your Culinary Vision to Downtown

Positioned just steps from Sacramento's most active entertainment and business hubs, this space offers unmatched visibility and volume. With up to 2,791 square feet of interior space and 1,200 square feet of patio dining overlooking Capitol Park, chefs and restaurateurs can create a destination that draws from over 427,000 annual visits and the energy of 1.5 million Golden 1 Center guests. Whether it's power lunches, pre-show dinners, or weekend crowds, the stage is set for culinary excellence.

CONCEPT 2: CAFÉ OR COFFEE SHOP

A Neighborhood Café with Deep Local Roots

With steady foot traffic from nearby office towers, hotels, and the Convention Center, 1415 L Street presents an ideal location for a café or coffee shop that becomes a downtown staple. Morning professionals, midday wanderers, and eventgoers all pass through this corridor daily, making it a prime spot to build a loyal following. Add in the spacious patio overlooking Capitol Park, and you have a rare chance to create a go-to destination for caffeine, conversation, and community.

CONCEPT 3: WINE & BEER BAR

Craft Your Pour in a Historic Downtown Setting

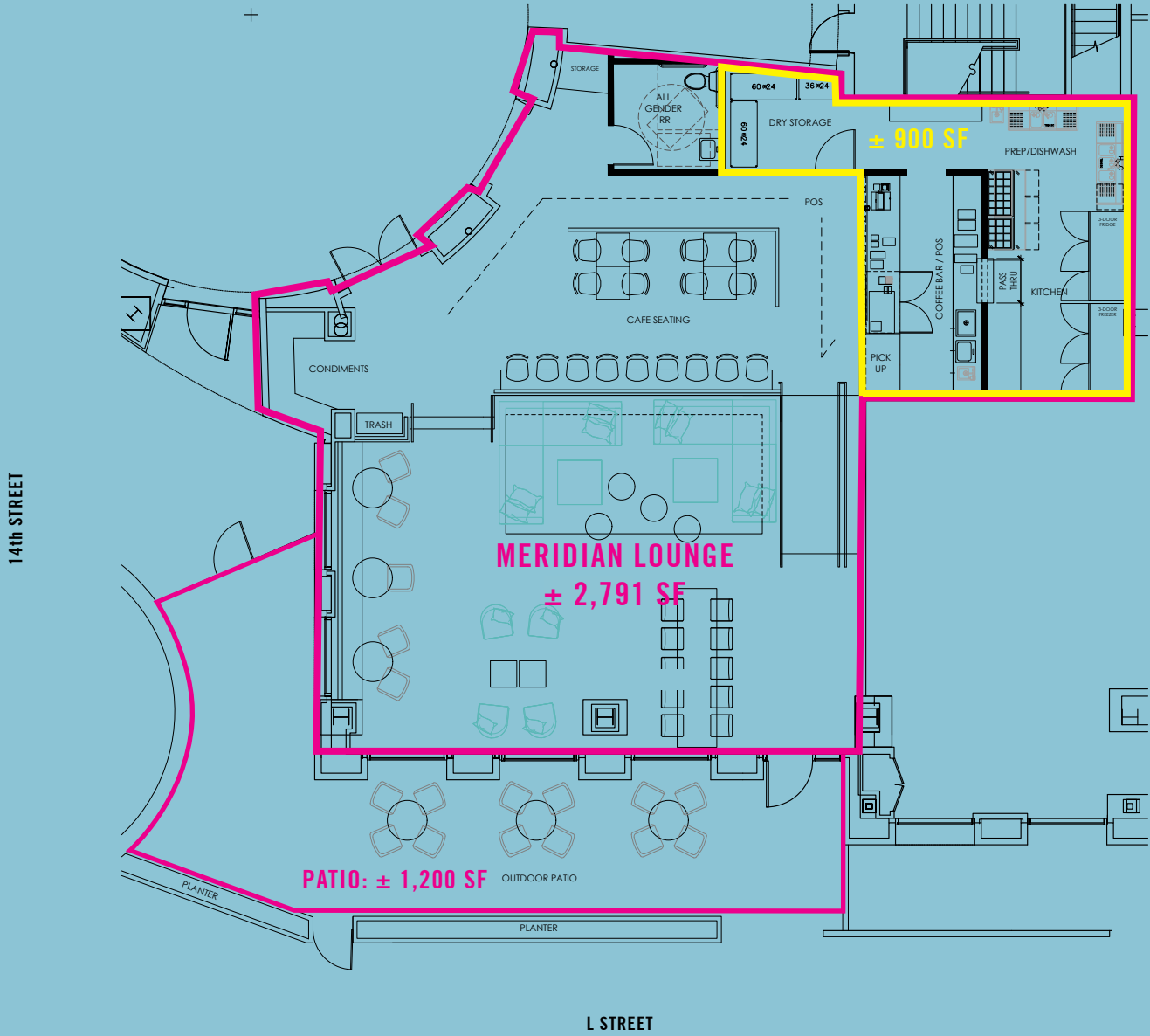
As downtown Sacramento's arts and entertainment scene continues to surge, this location is tailor-made for a stylish wine and beer bar. Perfect for pre-performance pours or late-night conversations, the space is surrounded by venues like the Performing Arts Center, Memorial Auditorium, and Convention Center, all within walking distance. Tap into the flow of high-volume events and post-work crowds with a relaxed, elevated concept that thrives at the heart of it all.

CONCEPT 4: BOUTIQUE RETAILER

A Signature Setting for Creative Retail

Capitalize on Capitol Park views and constant pedestrian activity to create a one-of-a-kind retail experience in Sacramento's most dynamic urban corridor. Whether you're showcasing curated fashion, wellness, or artisan goods, the energy of over 427,000 yearly visitors and the proximity to luxury hotels, cultural institutions, and high-density offices make this an unbeatable setting for a boutique that blends style with visibility.

FLOOR PLAN





BUILDING LOCATION

2

BLOCKS TO STATE CAPITOL

1

BLOCK TO CONVENTION CENTER

2

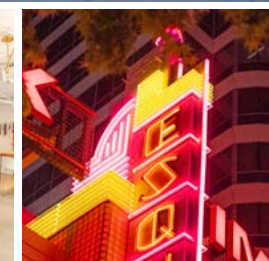
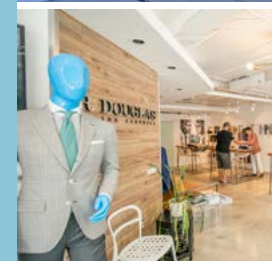
BLOCKS TO MEMORIAL AUDITORIUM

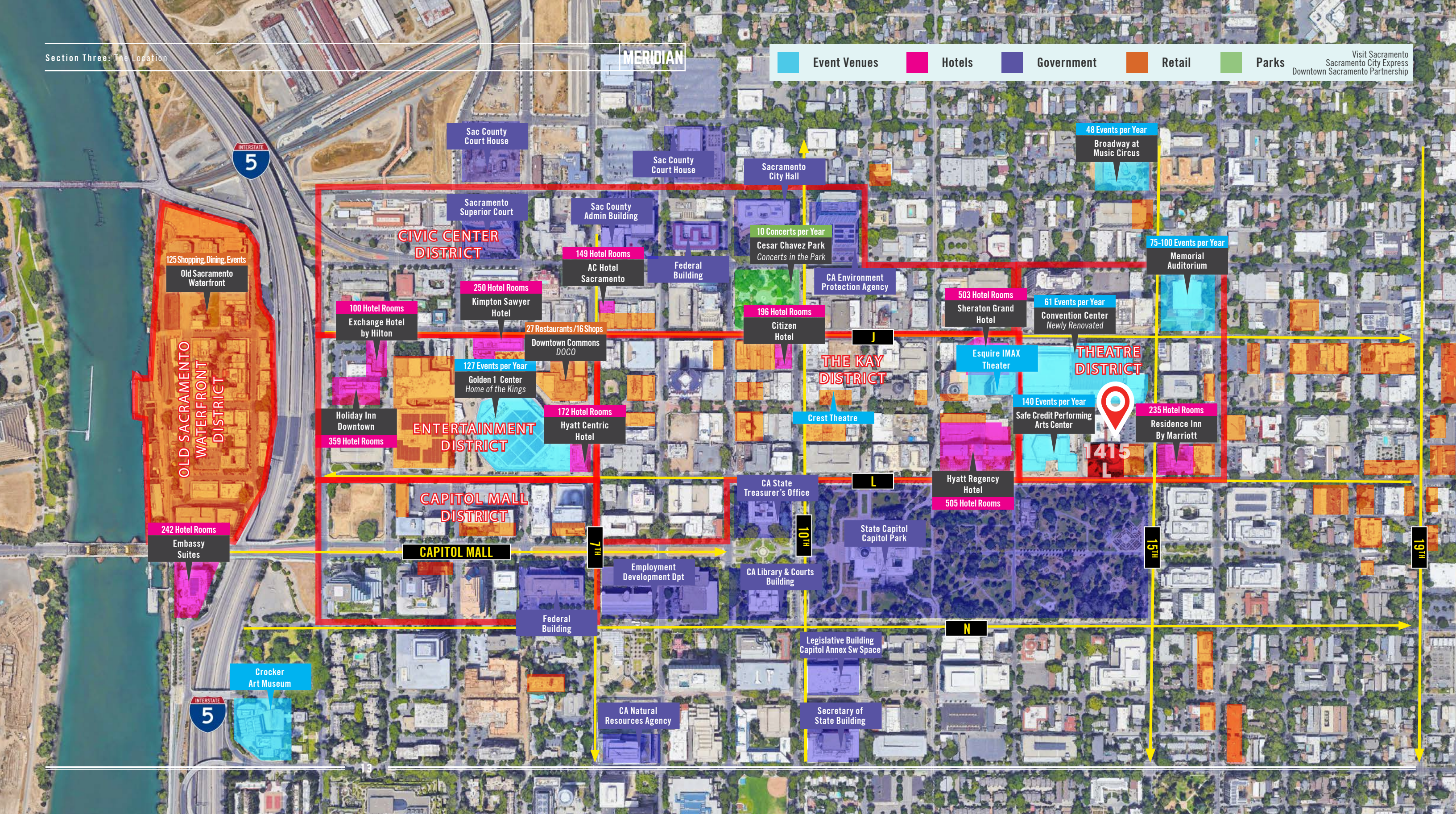
IN THE MIDDLE OF SAC'S ENTERTAINMENT & BUSINESS DISTRICT

Meridian Plaza is situated on the thriving entertainment district, just a stone's throw from Downtown Commons and Golden 1 Center, Concerts in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located adjacent to major development sites. On J Street, Anthem Properties is planning a seven-story

residential project of 153 market-rate units, 10,000 square feet of groundfloor retail, rooftop deck, fitness center and other amenities. Nearby, 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 vacant, blight-

ed buildings along K Street as an opportunity to create a dynamic entertainment grid 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.





NEARBY DATA BITES

96

WALKER'S PARADISE

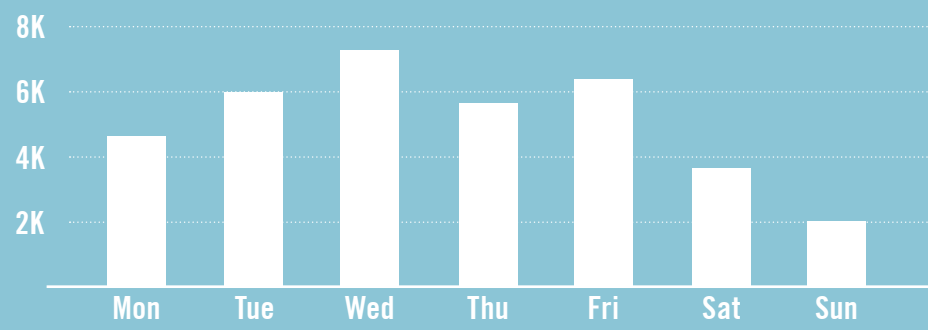
63

GOOD TRANSIT

97

BIKER'S PARADISE

Daily visits to 1415 L Street



\$81,849

Average Household Income - 1 Mile Radius

Psychographic Profile

Booming with Confidence
Prosperous, established couples in their peak earning years living in suburban homes

Golden Year Guardians
Retirees living in old homes, settled residences and communities

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

Nearby Population
1-mile radius of property

2010: 25,082
2023: 30,903
2028: 32,171

\$603,652

Median Home Value

Traffic Counts
9,149

Daily Cars on L Street

\$453 M

Annual Consumer Spending

Education Levels

7% Associate Degree

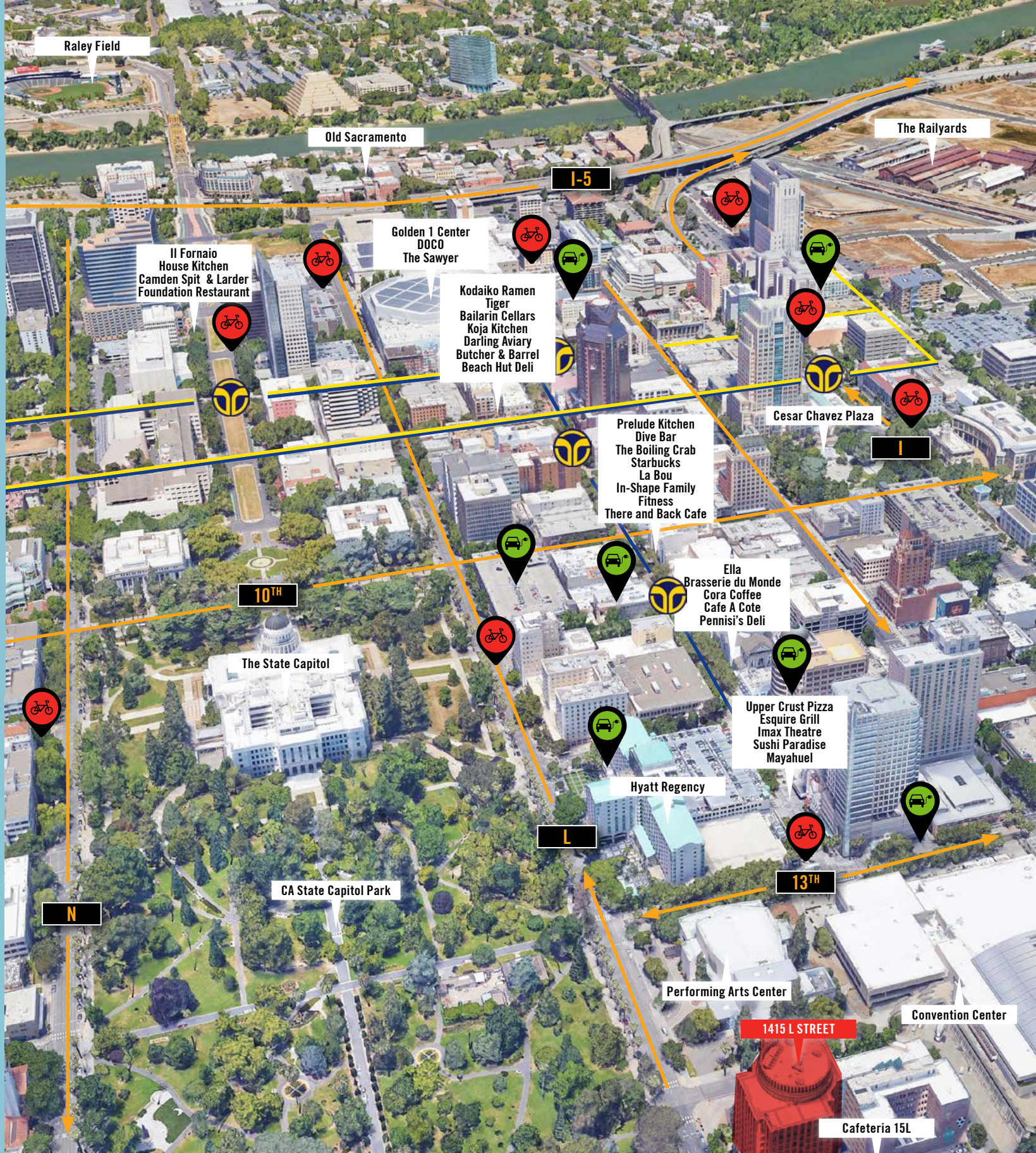
29% Bachelor Degree

18% Advanced Degree

5,953

Nearby Businesses
1-mile radius of property

Q4 2023 - Placer AI, Costar, DSP



MERIDIAN PLAZA IS IN A SACRAMENTO
HOTSPOT. ALL KNOW TO COME TO
THIS NEIGHBORHOOD TO START OR
END THEIR NIGHT OUT!





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