

1714 28TH STREET

MIDTOWN OFFICE/RETAIL FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



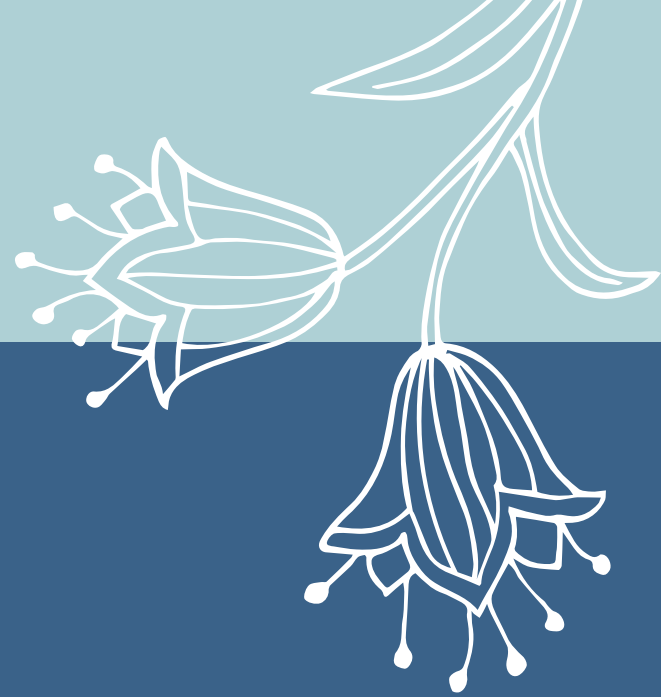
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THE OPPORTUNITY

1,482
SF

4,800
LAND SF

AMPLE
PARKING

PEDESTRIAN-FRIENDLY
NEIGHBORHOOD

STANDALONE RETAIL/OFFICE BUILDING LOCATED IN MIDTOWN WITH PARKING

Turton Commercial Real Estate is excited to present an excellent leasing opportunity for the distinctive and ideally located property at 1714 28th Street ("Property"). The standalone building spans approximately 1,482 square feet, boasts high visibility, and comes with ample parking, making it an ideal space for retail or a small office.

Situated just two blocks away from Business 80, two blocks from the

Sacramento Natural Foods Co-op, and a mere one block from Albert Winn Park, the Property enjoys a central location in the urban core. This prime positioning ensures convenient access to major freeways and submarkets. Additionally, the Property benefits from the numerous activities in the immediate proximity including the Midtown Farmers' Market, Wednesdays at Winn, and the many community gatherings organized by the Midtown Association's

nonprofit arm, Midtown Parks. Functioning as the Property and Business Improvement district for the Subject Property and its neighboring area, the Midtown Association plays a crucial role in various essential services, including the "Clean and Safe" initiative. This initiative encompasses activities such as homeless outreach and graffiti abatement, contributing to the overall well-being of the community.





PROPERTY DETAILS

Address: 1714 28th Street, Sacramento, CA 95816

APN: 007-0342-009-0000
007-0342-012-0000

Zoning: R-3A-SPD

Lease Rate: \$2.25 PSF/Month Modified Gross

Year Built: 1950

Total Building SF: ± 1,482 SF

Site/Land Size: ± 4,800 SF

APN: 007-0342-009-0000: ± 1,600 SF

APN: 007-0342-012-0000: ± 3,200 SF

Utility Details

Electricity: Sacramento Municipal Utilities District (SMUD)

Gas: Pacific Gas & Electric (PG&E)

Water/Sewer/Trash: City of Sacramento

Storm Drain: City of Sacramento



1 THE OPPORTUNITY
1714 28TH STREET

DOWNTOWN



MIDTOWN



WINN PARK

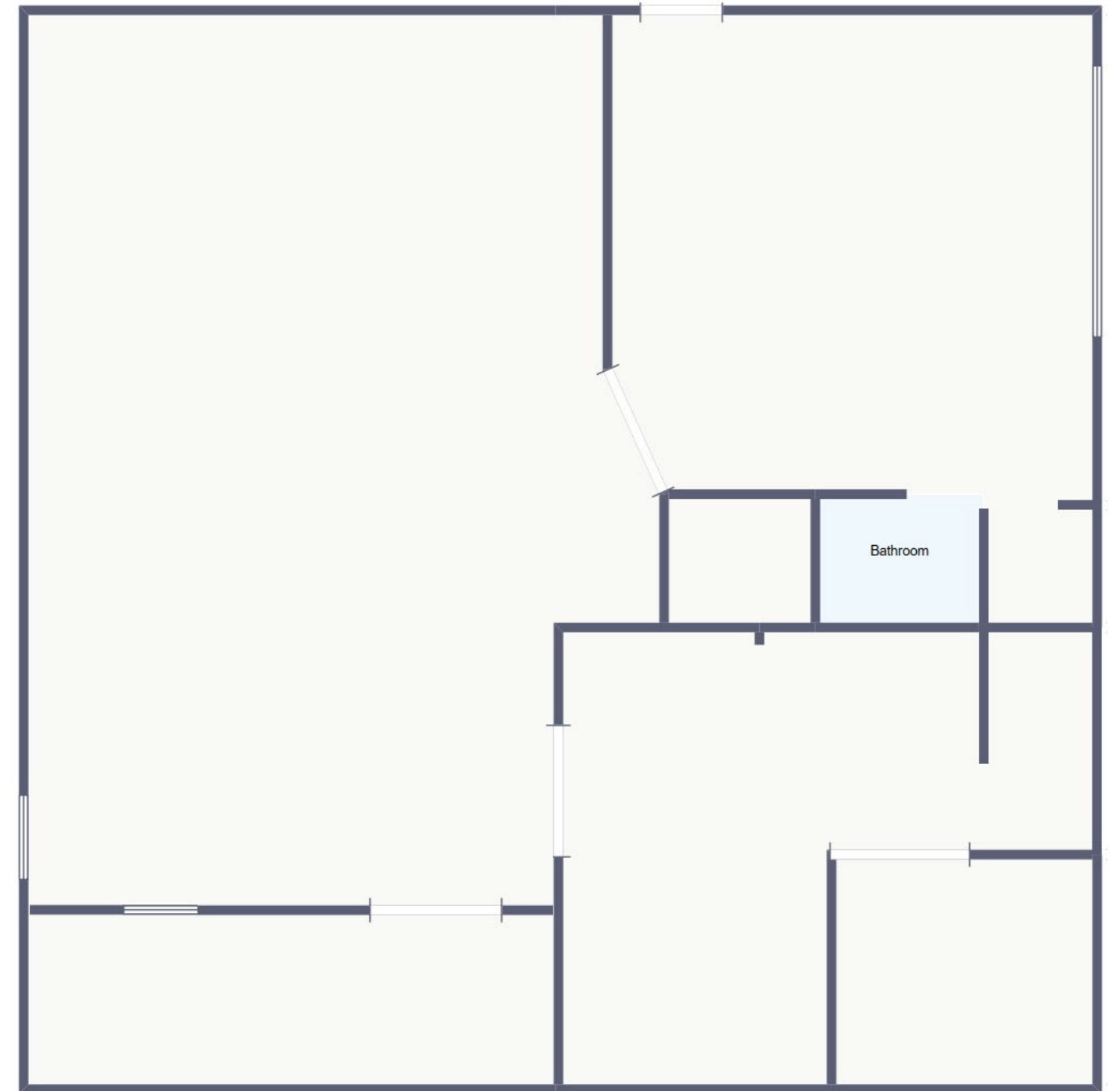


**> 1,022 CARS/DAY
ON 28TH ST**

FLOOR PLAN



± 1,482 BUILDING SF
LEASE RATE: \$2.25 PSF/MONTH MODIFIED GROSS



BUILDING LOCATION

3
BLOCKS TO FREEWAY

20+
NEARBY RESTAURANTS

8,000,000+
SF OF MEDICAL SPACE NEARBY

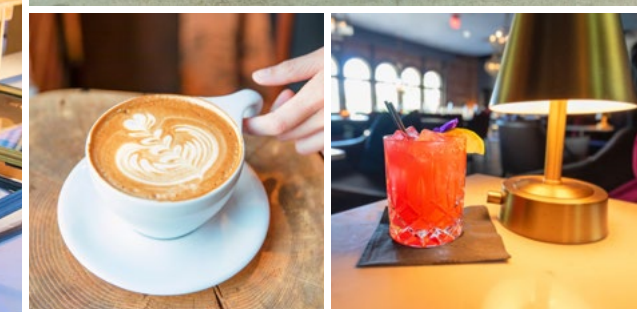
SURROUNDED BY DIVERSE DINING OPTIONS AND A THRIVING ECONOMY

- Sacramento Natural Foods Co-op
- Revolution Wines
- Temple Coffee
- Mast Coffee
- Paragary's Restaurant
- Fort Sutter Hotel/Cafe Bernardo
- B Street Theater
- Sutter Medical Center
- Hyatt House Sacramento/Star Lounge
- Centro Cocina Mexicana
- Harlow's
- Octopus Baja

1714 28th is located centrally between Midtown and East Sacramento - the two most desirable submarkets in the entire Sacramento region. The Property also sits near Sacramento's medical hub with close proximity to Sutter Medical Center, Dignity Health, UC Davis Medical Center

and Shriner's Children's. The Property is surrounded by Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. An owner or tenant can take advantage of the proximity to the interstate freeways that are

the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."







3 BUILDING LOCATION 1714 28TH STREET



MIDTOWN, SACRAMENTO

Business owners, residents and investors near and far have flocked to Midtown - the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events, Midtown caters to the daytime workforce as well as the weekend neighborhoods. Embedded in canopies of old growth elms, oak, sycamore and maple

trees, Midtown provides the most walkable live/work district in the region. Twenty of the best 25 restaurants in the region are located in the urban core. Businesspeople and dog walkers alike fill the regions most distinct and eclectic cafes. Midtown is regarded as the heartbeat of Sacramento culture. This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular estab-

lishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by several high identity projects. With over 2000 residential units constructed since 2018 and another 2,000 planned, the outlook for business and retail in Midtown is very bright indeed.

3 BUILDING LOCATION

1714 28TH STREET

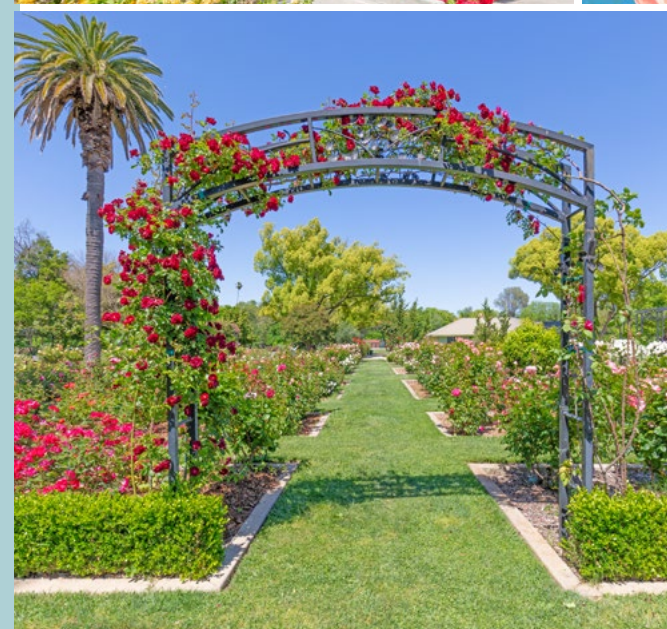


EAST SACRAMENTO

Unlike the CBD, Midtown and East Sacramento have thrived without government subsidies and incentives; they work because they are inherently desirable. East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$500, which is significantly

higher than the Sacramento average of \$314 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s. East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an

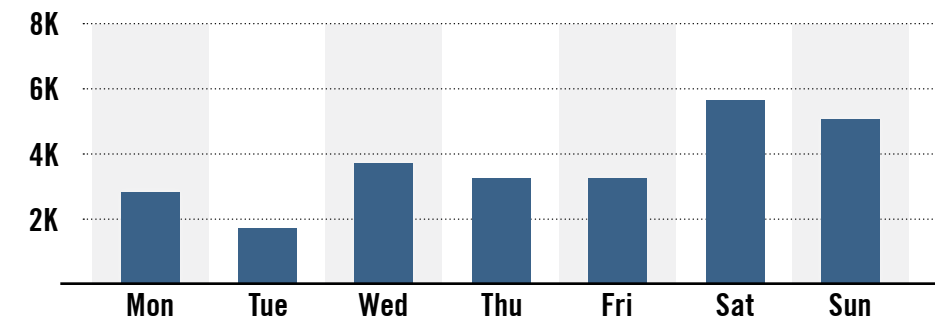
eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Canon, Kru Contemporary Japanese Cuisine, Sac Yard, OBO Italian Table and Bar, Selland's Market Café, Orphan, Roxie Deli, Temple Coffee, and Tupelo Coffee House.



NEARBY DATA BITES



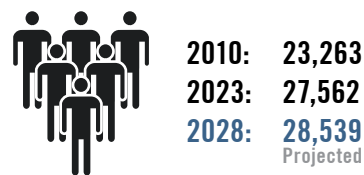
Daily Visits to Winn Park 2024



Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Middle-aged, established couples living in suburban homes
- Thriving Boomers**
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Nearby Population 1-mile radius of property



Traffic Counts
983 + 5,086



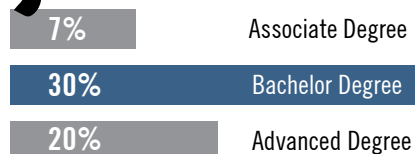
Daily Cars on 28th St and Q St



Annual Consumer Spending



Education Levels



5,771
Total Businesses
1-mile radius of property

2024 - Placer AI, Costar, DSP



