

2409 21ST STREET

.....
RETAIL / TAPROOM / CAFÉ / OFFICE
.....

*BROADWAY CORRIDOR IN CURTIS
PARK*



TURTON
COMMERCIAL REAL ESTATE



Downtown

Midtown

21st Street

X Street

4 PARKING STALLS HERE



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THE OPPORTUNITY

1,800 SF RETAIL / OFFICE | OUTDOOR SPACE | 4 PARKING STALLS | C-2 SPD ZONING | GREAT NATURAL LIGHT

UNIQUE STAND-ALONE BUILDING ON THE BROADWAY CORRIDOR

Turton Commercial Real Estate is pleased to present for lease 2409 21st Street (The Property), a unique bite-size retail location on the cusp of Midtown, the Broadway Corridor, and Curtis Park. With \pm 1,800 square feet of configurable space, this high-visibility 21st Street location benefits from over 20,000 vehicles daily and good pedestrian traffic, especially from nearby businesses. The Property features mostly open space

with a private office/meeting space. In addition, the Property has one restroom. The ownership is open to a variety of uses, including retail, soft-goods, salon, creative office, and with property conversion work for the right tenant, space in front of the Property offers a unique opportunity for any tenant to take advantage of Sacramento's "three-season" weather with patio seating.

Situated on 21st Street, between X Street and Broadway, the Property sits perfectly between the Midtown, Broadway Corridor and Curtis Park areas. Due to its location at the intersection of several of urban Sacramento's most rapidly transforming markets, 2409 21st Street will continue to benefit from the ongoing revitalization efforts for many decades to come.



PROPERTY FEATURES

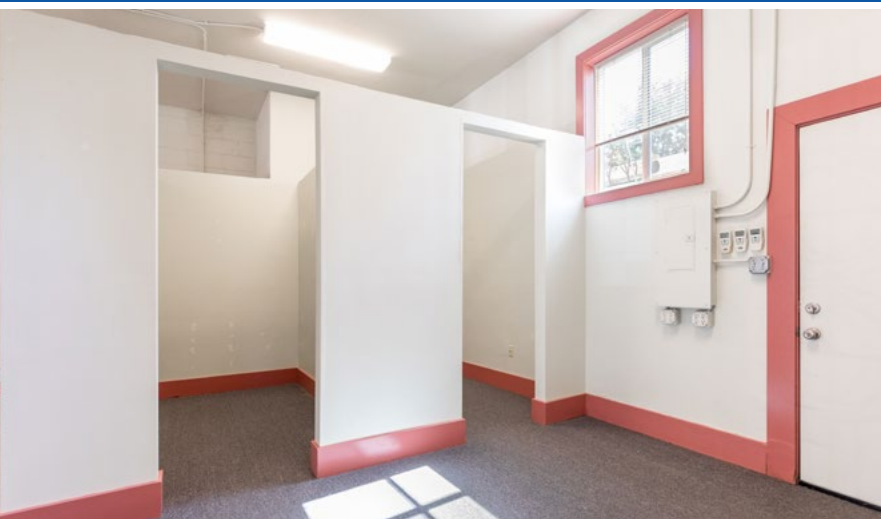
Address: 2409 21st St, Sacramento CA, 95818

Zoning: C-2-SPD

Lease Rate: \$2.25/SF + NNN and utilities

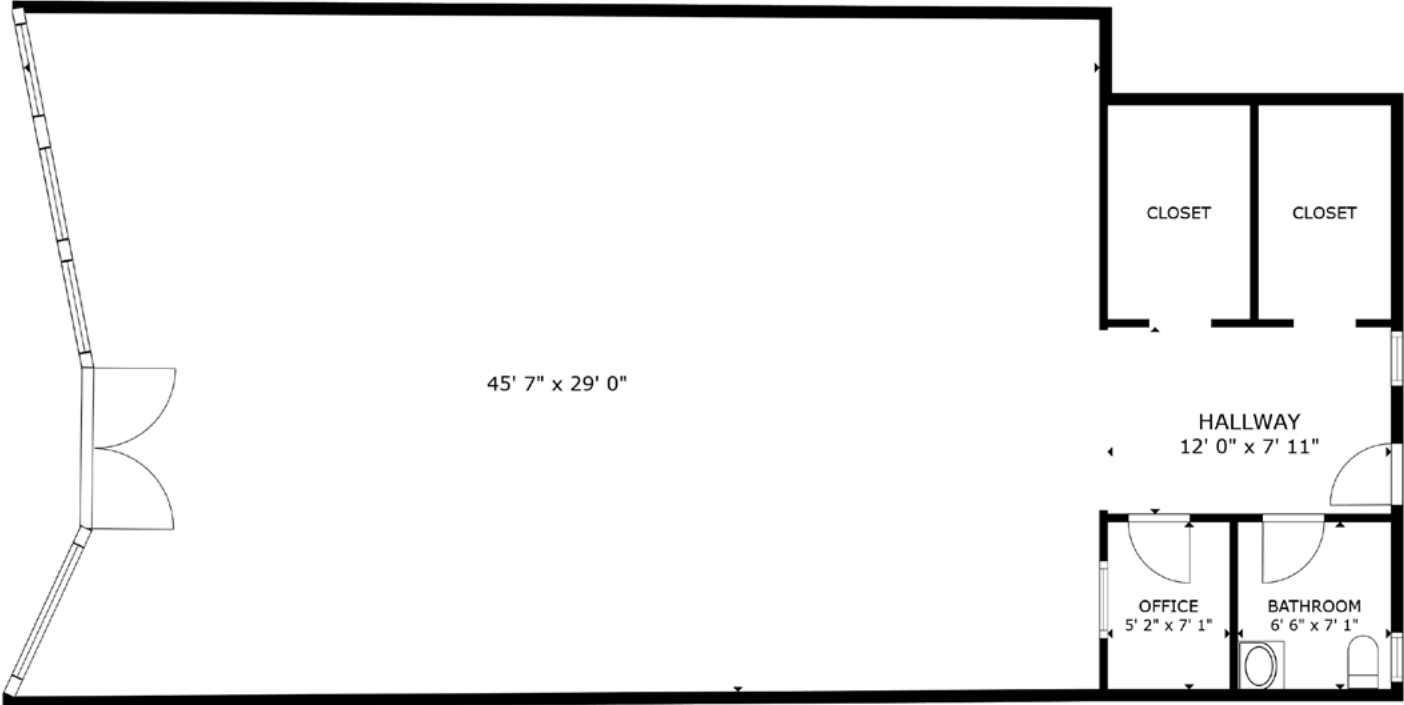
NNN Expense Estimate: ± \$0.60/SF

Total Building Size: ± 1,800 SF



FLOOR PLANS

1,800 SF - \$2.25/SF/MO NNN



VIRTUAL TOUR



* FLOOR PLAN DIMENSIONS MAY VARY



THE VISION

CONCEPT 1: RESTAURANT USE

Bring Your Culinary Vision to Curtis Park/Broadway Corridor/Midtown

Position your restaurant in one of Sacramento's most beloved neighborhoods. This $\pm 1,800$ SF space at 2409 21st Street offers a rare opportunity to create a distinctive dining experience in the community. With strong visibility from the street and highway, steady traffic, and a central location, this property is ideal for restaurateurs seeking a charming, character-filled setting with long-term growth potential.

CONCEPT 2: CAFÉ OR COFFEE SHOP

A Neighborhood Café with Community Roots

Imagine your café nestled in the middle of Curtis Park, the Broadway Corridor, and Midtown, serving locals their daily coffee in a space that feels both authentic and welcoming. This $\pm 1,800$ SF space at 2409 21st Street provides the perfect setting for a community-driven café, complete with walkable surroundings, artistic neighbors, and strong local identity. A rare opportunity to anchor your brand in a truly connected neighborhood.

CONCEPT 3: WINE & BEER BAR

Craft Your Pour in Curtis Park

Set the scene for a stylish wine and beer bar in one of Sacramento's most character-rich neighborhoods. 2409 21st Street offers $\pm 1,800$ SF of retail space with the charm and visibility ideal for a curated tasting room or casual bar concept. Surrounded by a vibrant residential base and destinations like Land Park, the R Street Corridor, and East Sacramento, this location invites locals and visitors alike to sip and stay awhile.



THE LOCATION



COSTAR / HOMES.COM 2024

AFFLUENT

NEARBY NEIGHBORHOODS

\$757,579

AVG CURTIS PARK HOME VALUE

\$854,549

AVG LAND PARK HOME VALUE

85,787

POP 2-MILE RADIUS

SURROUNDED BY AFFLUENT POPULATION WITH ACCESS TO POPULAR SUBMARKETS

Located along the Broadway Corridor, 2409 21st Street in Sacramento's Curtis Park neighborhood offers easy access to some of the city's most popular spots. The Broadway Corridor itself is home to notable local favorites such as Tower Cafe, known for its eclectic menu and garden setting; Mast Coffee, a beloved spot for coffee enthusiasts; and Pancake Circus, a classic diner serving breakfast staples. This revitalizing corridor continues to attract new development, further enhancing its appeal to both residents and businesses.

Just minutes from Midtown, this property provides direct access to some of Sacramento's best amenities,

including the Sacramento Food Co-op for groceries, Revolution Wine for local bites and sips, and Temple Coffee for specialty brews. Midtown's dynamic mix of cultural attractions, restaurants, and shops draws visitors and locals alike, making it one of the city's most desirable areas.

The R Street Corridor, a short distance away, offers even more urban amenities. Ice Blocks, a vibrant mixed-use development on R Street, features a variety of retailers, restaurants, and offices. In addition to Ice Blocks, the corridor is home to popular spots like Mas Taco, offering Mexican cuisine, and Iron Horse Tavern, known for its gastropub

menu. R Street's transformation from an industrial area to a bustling commercial and residential community has made it one of Sacramento's premier destinations for dining, shopping, and entertainment.

With its proximity to the Med Center, including UC Davis Medical Center, Shriners Hospitals for Children, and the new Aggie Square development, 2409 21st Street provides strategic access to the region's thriving healthcare sector. This makes it an ideal location for businesses looking to serve professionals and institutions in the healthcare field, positioning them at the center of one of Sacramento's fastest-growing areas.





TOWER DISTRICT [BROADWAY CORRIDOR]

PLACER AI / SACTOWERDISTRICT.COM



2
MILE CORRIDOR



400
PROPERTIES



250+
BUSINESSES



\$82,295
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS, BOOMING W/ CONFIDENCE

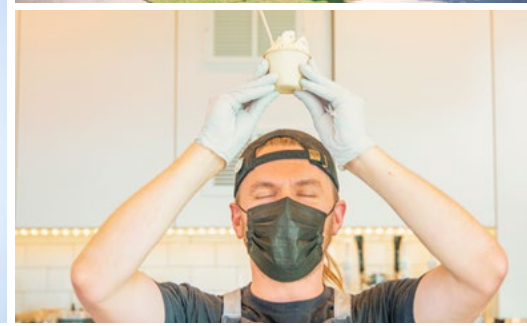
The Tower District blends history, culture, and commerce, divided into the Marina, Central, and Upper Broadway areas. The Marina, home to the Mill at Broadway housing development, retains its industrial roots while offering community spaces like farmers markets and the Sacramento

Historic City Cemetery, with its peaceful gardens. Central Tower District, anchored by the Tower Theater, thrives as a cultural hub. Local favorites like Tower Cafe, Pangaea Bier Cafe, Queen Sheba, and Andy Nguyen's offer a diverse mix of flavors that draw in artists, musicians, and locals alike.

Upper Broadway, with its mid-century architecture, is home to state offices and businesses, complemented by dining spots such as Fixins Soul Kitchen, Oak Park Brewing Company, and Broadway Coffee, providing variety and convenience to the area.

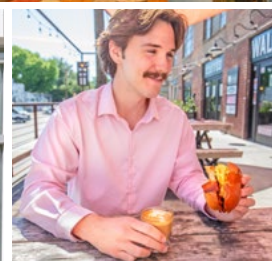


ARTIST: JOSE DIGRIGORIO



ARTIST: BRYAN VALENZUELA





4 THE LOCATION
2409 21ST STREET

THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS

\$ \$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors city-wide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Mendocino Farms for farm-fresh meals, along with Mas Taco and Shake Shack for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features specialty boutiques and the WAL Pub-

lic Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades and then new Channel 24 bring local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.



OAK PARK / MED CENTER

UC DAVIS HEALTH / SHRINERS



2

HOSPITALS



18,000

EMPLOYEES



726

BEDS



20 ACRE

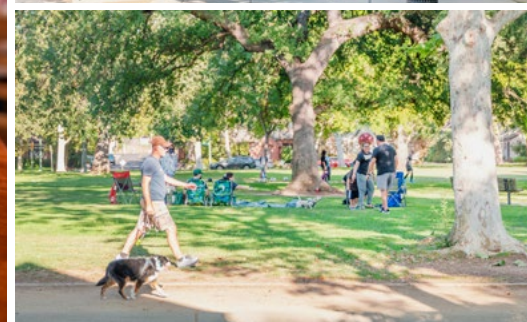
DEVELOPMENT UNDERWAY

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

Oak Park and the Med Center districts in Sacramento offer a unique blend of history, culture, and convenience. Oak Park, one of the city's oldest neighborhoods, is known for its vibrant community spirit and artistic revival. The area boasts local favorites like Old

Soul Co., La Venadita, and the historic Guild Theater, which remains a cultural hub. Events like First Fridays bring residents together to celebrate local artisans, food, and live music, adding to the neighborhood's creative atmosphere. Just south, the Med Center district re-

volves around UC Davis Medical Center, catering to medical professionals, patients, and students from nearby McGeorge School of Law. Dining options like Café Bernardo and Fixins offer convenient spots for those working or studying in the area.



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

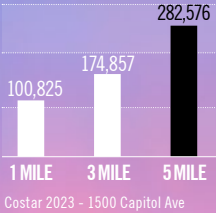
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

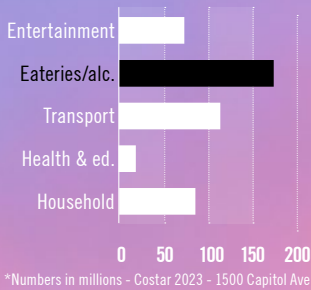
68%

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

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



East Sacramento

Oak Park

Midtown

Broadway

Curtis Park

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STALLS HERE



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TURTON
COMMERCIAL REAL ESTATE