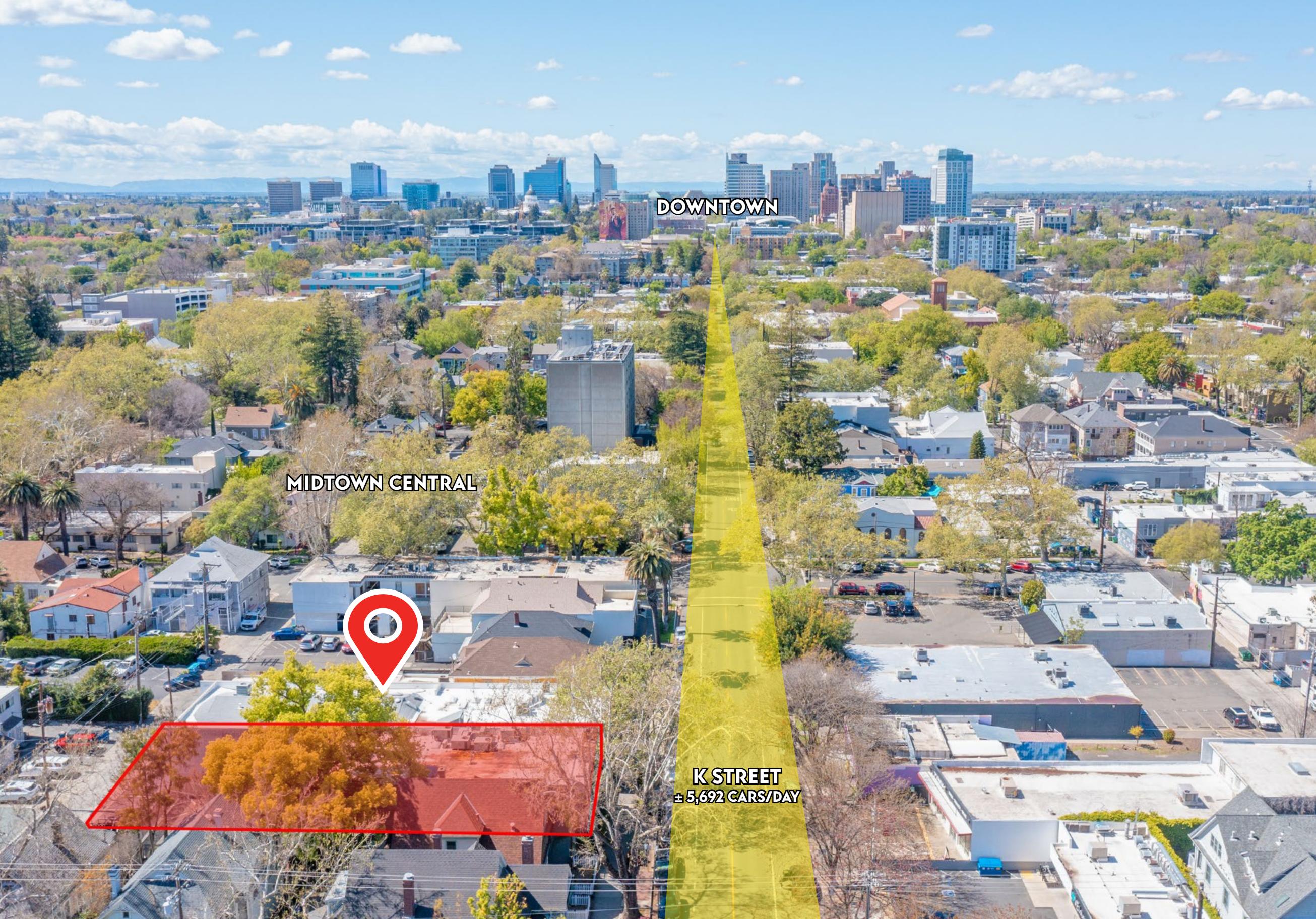


REDUCED LEASE RATE



**2418 - 2420 K ST**  
..... OFFICE SPACE FOR LEASE IN MIDTOWN .....



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

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# THE OPPORTUNITY

1,538

RSF AVAILABLE

BEST VIEW

OF MIDTOWN FROM YOUR WINDOWS

50 +

AMENITIES WITHIN WALKING DISTANCE

2418 - 2420 K Street is a mid-century modern mixed-use building located on one of Sacramento's most popular urban corridors. The geometrically-varied structure boasts large window lines which are highly sought-after features in today's market. Modern features are afixed throughout the building, along with tasteful older elements such as

vintage brass banisters and a wooden trestle-framed skylight, bringing Sacramento's rich history to the modern redevelopment renaissance currently taking place.

The Property offers Suite 200, the last available office space. With thousands of pedestrians and cars passing the building daily, tenants are sure to get

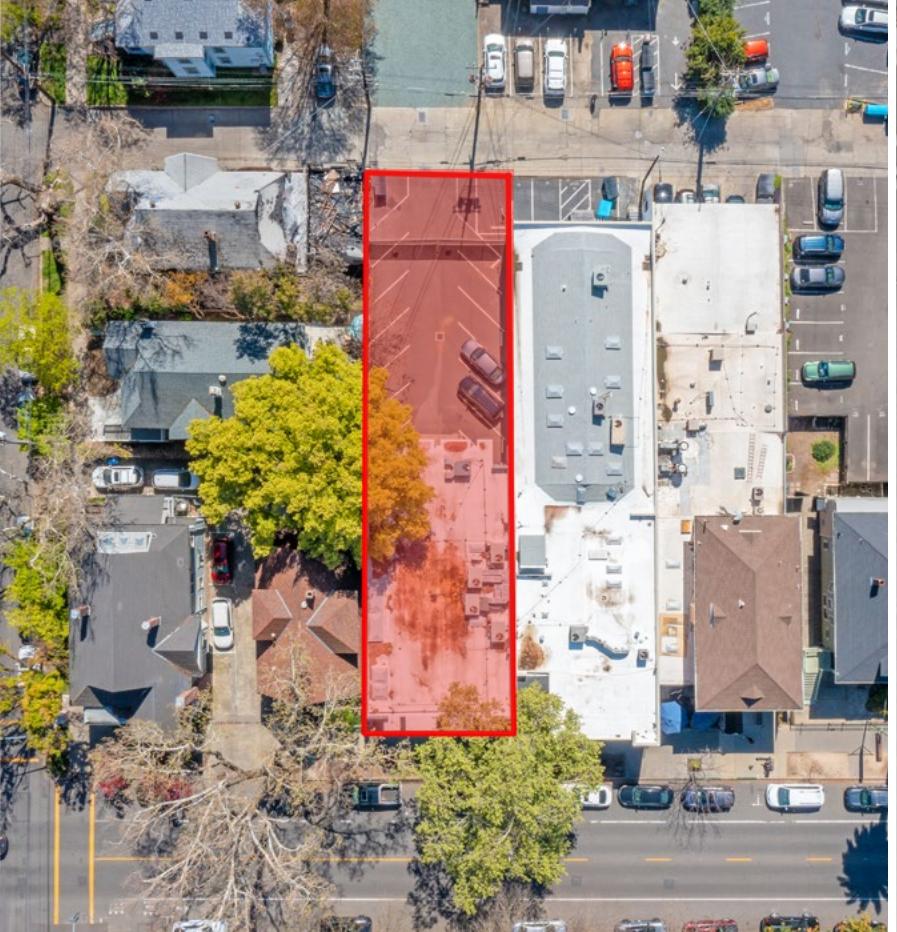
the recognition they seek on the popular midtown street.

Additionally, the 2418 - 2420 K Street includes a ground-floor garage with 10 covered parking spaces behind the building and 3 uncovered parking stalls adjacent to the alley. There is also plenty of street parking along K Street - a very important asset in the Midtown market.



SUITE 200





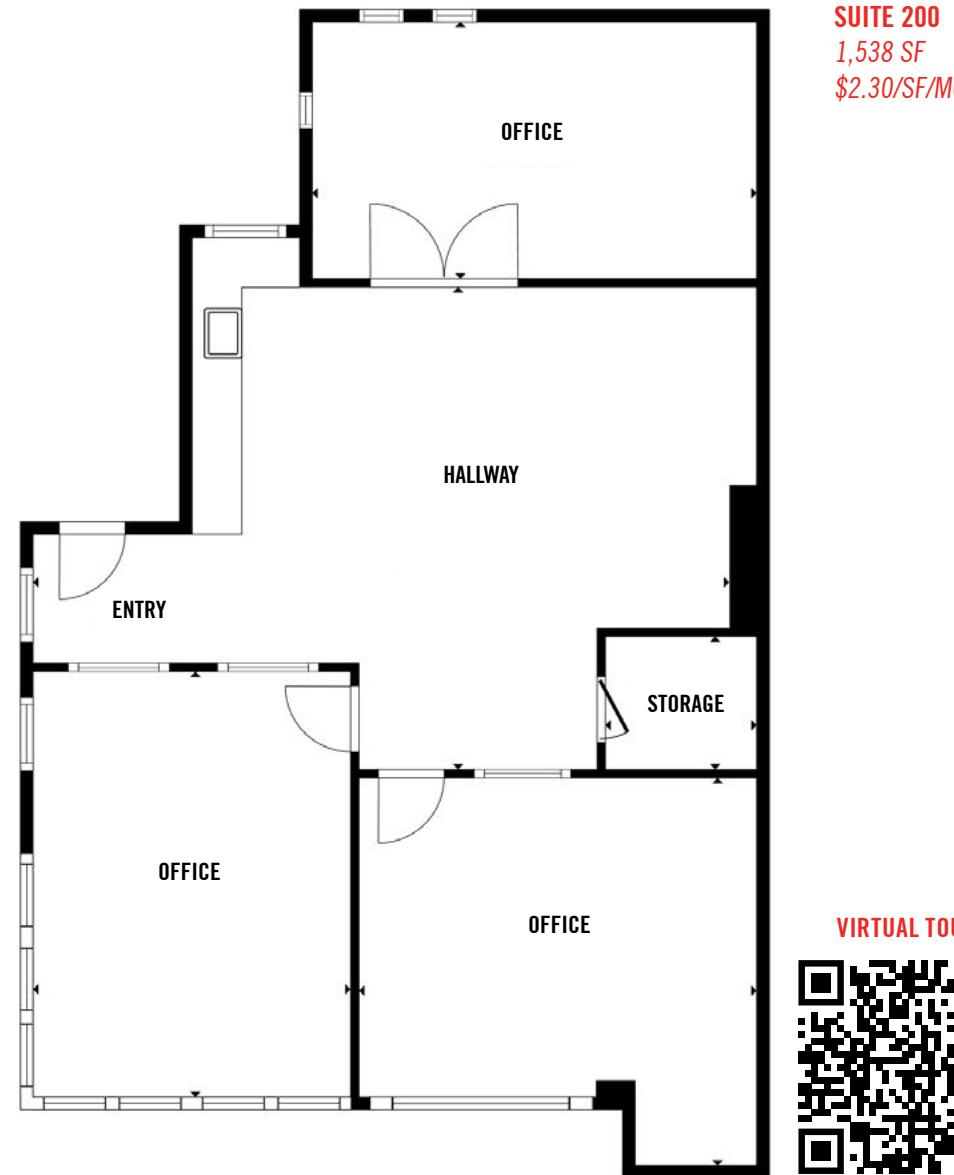
## PROPERTY FEATURES

<b>Address:</b>	2418-2420 K Street, Sacramento, CA 95816
<b>Suite 200:</b>	1,538 SF
<b>Lease Rate:</b>	\$2.30/SF/Month MG
<b>Parking:</b>	Secure on-site parking available
<b>Zoning:</b>	C-2-NC
<b>Use:</b>	Office

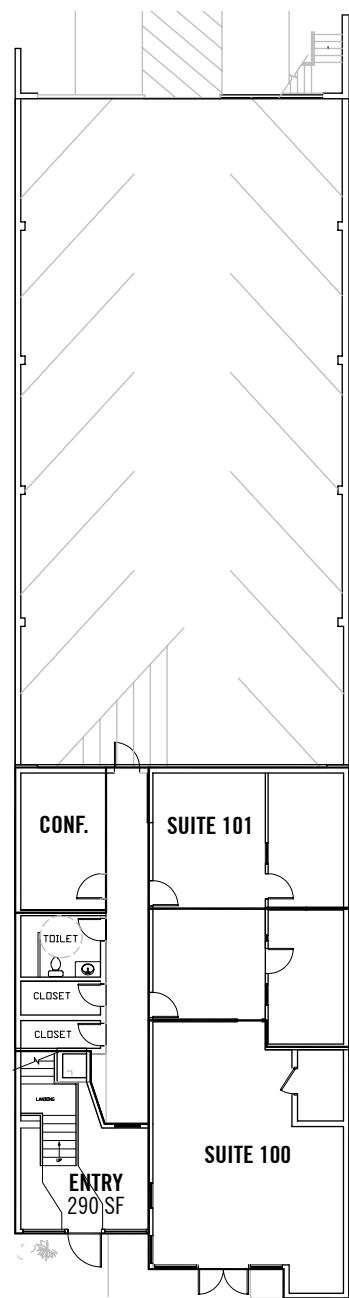
*Tenants have free access to the first floor conference room!*



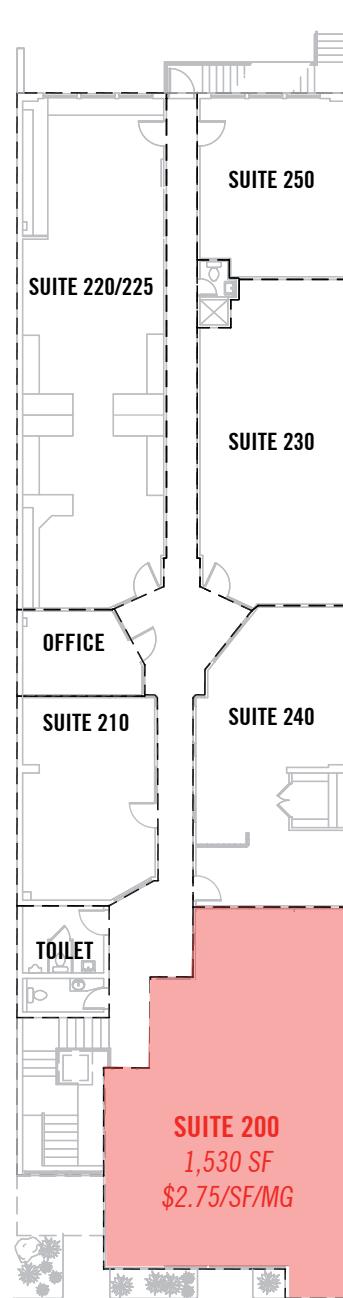
# FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



# THE BUILDING LOCATION

PRIME LOCATION SURROUNDED BY WALKABLE AMENITIES & COMMUTE ROUTES

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural

scene to cash in on the burgeoning and fruitful subplot. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the hot-

test submarkets of Sacramento. 2418-2420 K Street is near the epicenter of Midtown, which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. The downtown, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - a popular thoroughfare and retail artery.





## MIDTOWN CENTRAL



6  
BLOCKS



2.9M  
YEARLY VISITS



32  
RESTAURANTS & BARS



\$79,672  
HOUSEHOLD INCOME

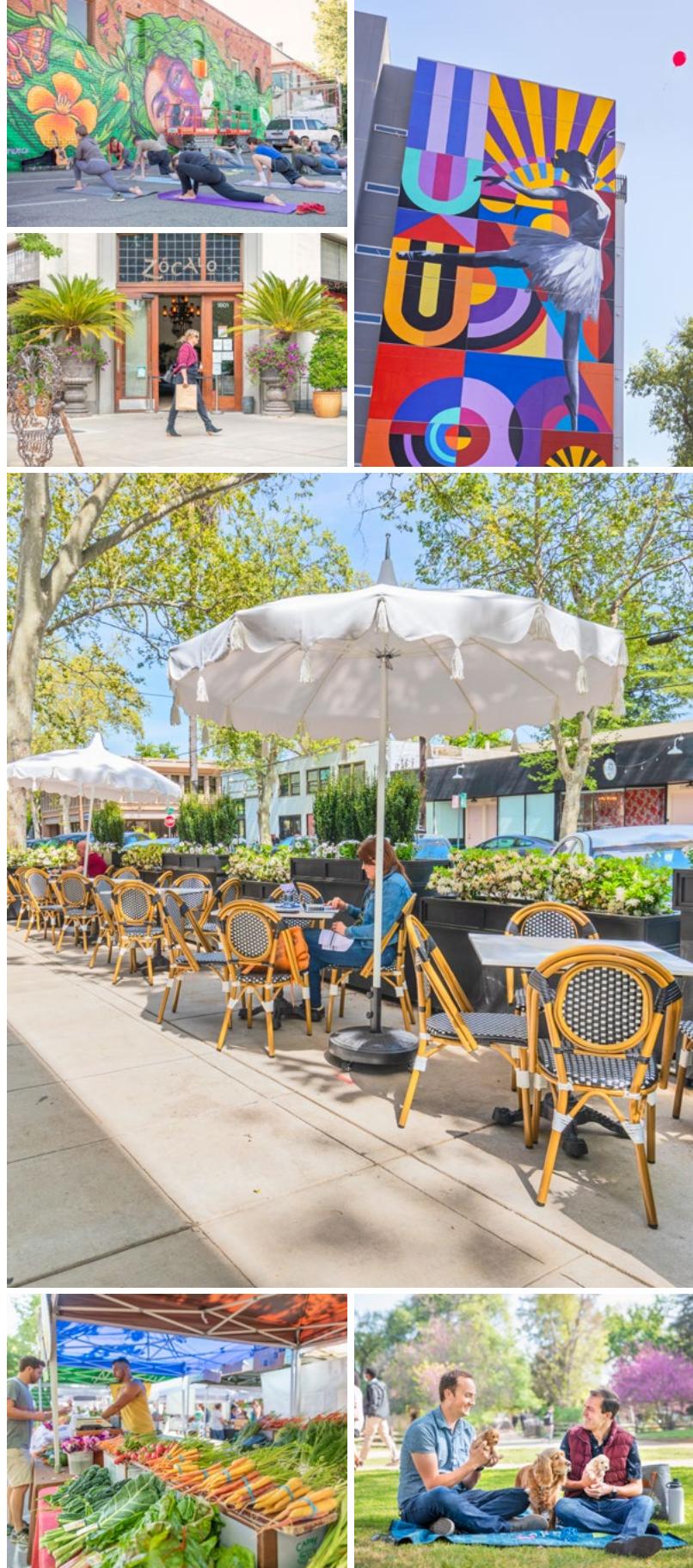
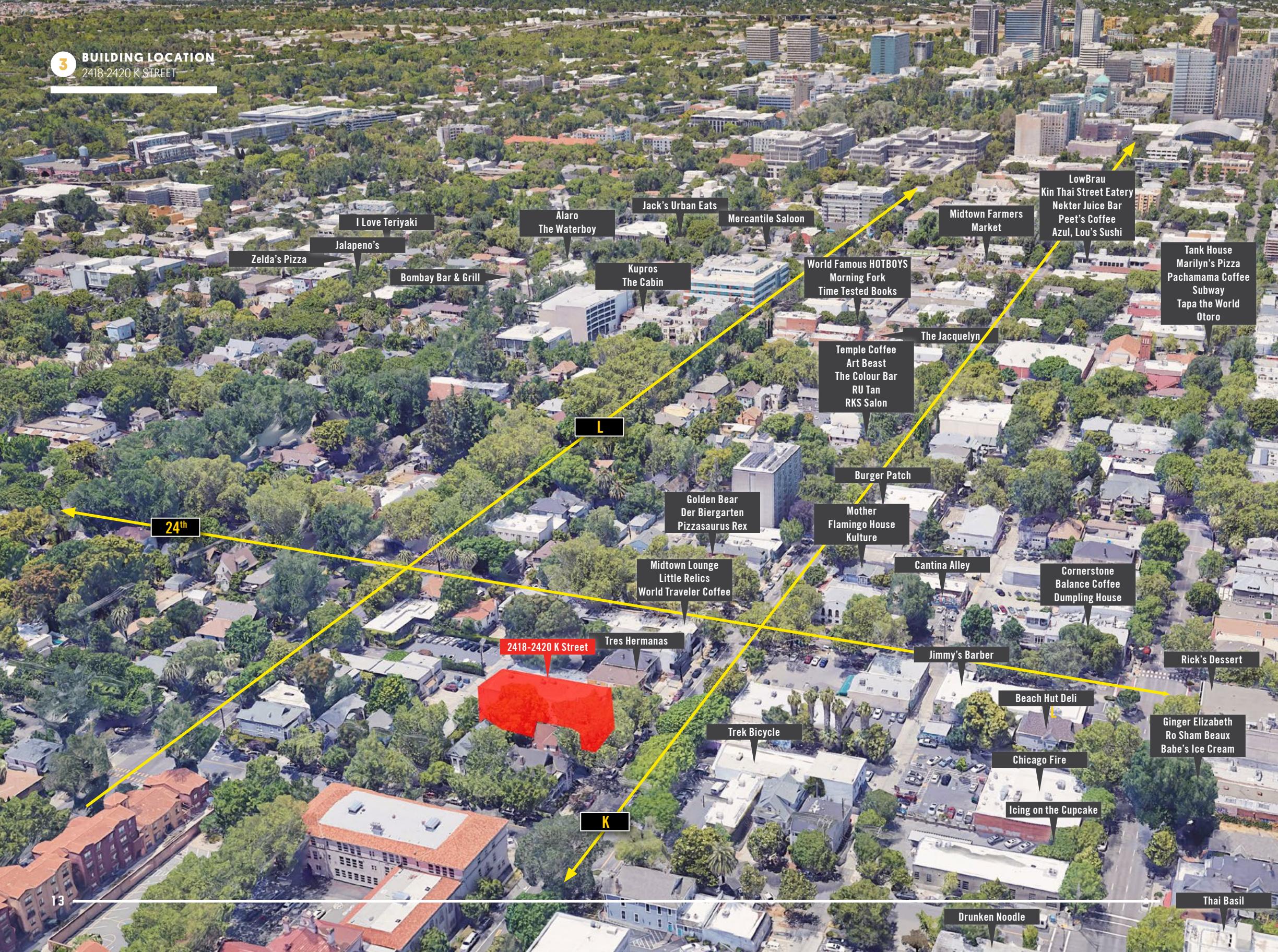
### TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/ CONFIDENCE

Midtown Central—spanning 21st to 27th Streets along J, K, and L—offers one of Sacramento's most vibrant and well-rounded commercial environments. This stretch hums with energy day and night, fueled by a steady mix of locals, employees, and loyal regulars who come for the food, the shops, and the neighborhood vibe. With a walkable layout, a strong mix of independent businesses, and easy access from surrounding districts, Midtown Central continues to attract brands, creatives,

and entrepreneurs who want to be part of a connected, thriving community. Daily routines start with Temple Coffee and Ginger Elizabeth Patisserie, where professionals, students, and creatives alike fuel up or take meetings. The neighborhood offers plenty of mid-day dining options for employees and visitors, with local favorites like Thai Basil, Cantina Alley, and Pizzasaurus Rex all within walking distance. After work, Golden Bear and Der Biergarten provide popular happy hour spots for

grabbing drinks with coworkers or clients. Boutiques like Wild Poppy, Sugar Shack, and Heart Clothing round out the local shopping experience, with specialty retailers like Fleet Feet and Trek Bicycle adding variety and foot traffic. Whether you're opening a storefront or establishing a creative office, Midtown Central delivers steady foot traffic, built-in visibility, and a surrounding culture that supports and celebrates independent business.

**3** **BUILDING LOCATION**  
2418-2420 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 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 Most Healthiest City in the U.S.
- #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
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials The Sac Bee 2025

## POPULATION GREATER SACRAMENTO REGION

**2,623,204**

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

## PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

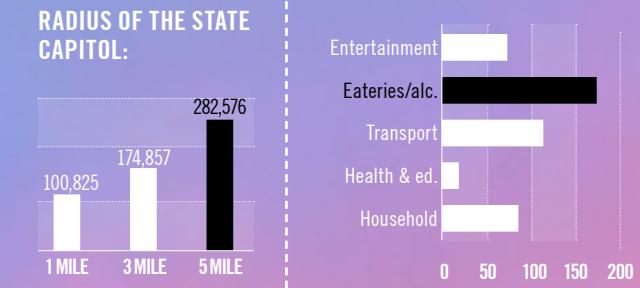
**68%**

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:



\*Numbers in millions - Costar 2023 - 1500 Capitol Ave

## 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



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