

3000 L STREET

FREEWAY VISIBLE MEDICAL OFFICE BUILDING
OR DEVELOPMENT SITE IN EAST SACRAMENTO

FOR SALE



TURTON
COMMERCIAL REAL ESTATE



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Midtown

Downtown

Midtown

105 Upscale Rooms

Fort Sutter Hotel
Cafe Bernardo

1,800,000 Visits per Year

Sutter Medical Center
523 Beds

Park

Sutter's Fort
Historic Park

128 Upscale Rooms

Hyatt House Hotel
Historic Star Lounge

CAP CITY FREEWAY - 93,044 CARS/DAY

CAPITOL AVE - 9,171 CARS/DAY

Wells Fargo

30TH STREET - 12,352 CARS/DAY

L STREET - 3,127 CARS/DAY

East Sacramento

Citi Bank

THE OFFERING

 22,164 GSF | 18,742 RSF
 8,002 SF AVAILABLE
 58 PARKING STALLS
 \$5,000,000

Turton Commercial Real Estate is pleased to present 3000 L Street, a three-story mid-rise office and medical building located in the heart of East Sacramento's Medical District. Built in 1982, the property features expansive window lines, 58 on-site parking spaces, excellent freeway visibility, and is surrounded by some of Midtown's most sought-after amenities.

This offering presents a compelling opportunity for both investors and owner-users. The property currently generates over \$180,000

in annual Net Operating Income (inclusive of pro forma property taxes), with 8,002 square feet of space available for lease. A particularly attractive scenario exists for an owner-user, as the entire third floor—totaling approximately 6,388 square feet—will be available by January 1st, 2026, with three suites already vacant and the fourth becoming available at year-end.

Positioned less than one block from the Capitol City Freeway, 3000 L Street offers excellent access and visibility. Its location

at the intersection of East Sacramento and Midtown places it within walking distance of top medical institutions, restaurants, and neighborhood services—blending professional utility with lifestyle convenience.

Offered at \$267 per square foot, the property combines current income, owner-user potential, and long-term development upside in one of Sacramento's most established and amenity-rich districts.





THE DETAILS

PROPERTY DETAILS:

Address:	3000 L St, Sacramento, CA 95816
Percentage Occupied:	49%
Space Available:	9,537 RSF
APN:	007-0181-013
Parcel Size:	28,750 SF
Parking:	58 stalls @ 2.6 / 1,000 SF
Stories:	Three (3)
Elevator:	Yes
Zoning:	C-2-SPD

UTILITY DETAILS:

Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento

ACTUAL:

Rent:	\$324,681
Opex (Proforma Taxes):	\$142,208
Net Operating Income:	\$184,472
Asking Price:	\$5,000,000
Yield:	3.7%

PRO FORMA:

Rent:	\$538,217
Less 5% Vacancy/Reserve:	<\$26,911>
Operating Exp. (Proforma Taxes):	\$154,417

Net Operating Income:	\$357,160
Asking Price:	\$5,000,000
Yield:	7.1%



HIGHLIGHTS

PREMIER EAST SACRAMENTO LOCATION

Located in the heart of East Sacramento's Medical District near the intersection of L Street and Alhambra Boulevard—just blocks from Sutter Medical Center and Midtown amenities.

THIRD FLOOR OWNER-USER OPPORTUNITY

The entire third floor—±6,388 SF—will be available by 1/1/2026, creating a rare opportunity for full-floor owner occupancy in an otherwise income-producing asset.

SURROUNDED BY KEY ANCHORS

Within minutes of UC Davis Medical Center, Mercy General Hospital, Sutter Medical Center, and Midtown's commercial core—an ideal location for medical or wellness uses.

FLEXIBLE MEDICAL OR OFFICE USE

Zoned C-2 and well improved for professional or medical occupancy, offering long-term flexibility for a variety of users.

HIGHLY ACCESSIBLE & VISIBLE

Less than one block from the Capitol City Freeway with 58 parking spaces, offering prime access and high daily visibility.

RARE INFILL INVESTMENT WITH UPSIDE

Currently generating positive NOI with 9,537 SF available for lease, allowing investors to drive additional value through lease-up or repositioning.

FUTURE REDEVELOPMENT POTENTIAL

Strategic corner site with long-term potential for vertical expansion or higher-density redevelopment in a supply-constrained market.

WALKABLE AMENITY BASE

Steps from local favorites including Kru, Hawk's Public House, OBO' Italian Table & Bar, Sac Yard, Paragary's, and Café Bernardo, with nearby residential neighborhoods, boutique hotels, and visitor accommodations serving Midtown and the surrounding medical district.

DEVELOPMENT GUIDELINES

Property	APN	007-0181-013
	Address	3000 L Street
	Square Feet	±28,750
	Acres	±0.66
2040 General Plan	Designation	Residential Mixed
	Density	20 du/acre minimum
	FAR	0.3 to 4.0
	Comm Plan	Residential-Mixed Used
	Hsng Elem	
	Noise	
Specific Plan	Plan	East Sacramento Community Plan
	Other	
Zoning	Zone	C-2-SPD
	Overlay	
	SPD	Central City Special Planning District (C-2-SPD)
	PUD	None
	Other	None
Parking	District	
	AB 2097	Light Rail - Existing
Design Review	District	Alhambra Corridor SPD
	Other	-
Historic	Landmark	No intersecting feature
	District	No intersecting feature
	Other	No intersecting feature
	Additional Stepbacks	

Light Rail (mi)	Short Rte		
	Straight Ln		Within ~0.1 mi (block away)
Parking	Vehicle	Min	
		Max	
	Bicycle	Long Term	1 locker per 20 vehicle spaces (min 3 lockers for ~60 stalls)
		Short Term	Standard bike racks required – follow Ch.17.608.030C
	Loading & Unloading		Standard C-2 zone requires maneuvering per Ch.17.608 (no special)
Height			35 ft max with CUP-up to C-2 max
Open Space	Office		
	Multi-Unit		
Ground-Floor Retail			Not required
Capitol View Protection			none
Setbacks (ft)	Front-yard	Base	Build-to sidewalk
		Tower	Setback above 35 ft per design review
	Street-side-yard	Base	Build-to sidewalk
		Tower	Setback above 35 ft per design review
	Interior side-yard	Base	Build-to sidewalk
		Tower	Setback above 35 ft per design review
	Rear-yard	Base	15 ft (or 10 ft FAR ≥2; 4 ft alley/<2,900 sq ft lot)
		Tower	Setback above 35 ft per design review
	Tower Separation		
	Additional Stepbacks		

THE ECONOMICS

	Suite	Type	Start	End	Actual						
					USF	RSF	Vacant SF	Rent/RSF	Rent	CAM	Total
Dr Graves	100	Medical	11/13/2023	Month to Month		1,402			\$ 2.50	\$ 3,505	\$ 3,505
Smile Doctor	104	Medical	1/1/2024	12/31/2029		1,689			\$ 2.83	\$ 4,780	\$ 4,780
Game Day	110	Office/Medical	9/1/2024	11/30/2029		1,355			\$ 2.82	\$ 3,821	\$ 3,821
	114	Vacant				1,422	1,422		\$ -	\$ -	\$ -
Cecilia Michel	200	Medical	2/1/2025	4/30/2026		976			\$ 1.69	\$ 1,649	\$ 1,649
	205	Vacant				2,325	2,325		\$ -	\$ -	\$ -
Everside health, LLC	210	Medical	7/1/2023	6/30/2028		1,650			\$ 2.60	\$ 4,290	\$ 4,290
Fong DDS	215	Medical		12/31/2025		1,535			\$ 2.48	\$ 3,807	\$ 3,807
	300	Vacant				1,832	1,832		\$ -	\$ -	\$ -
Rosa, DDS	305	Medical	6/24/1993	12/31/2025		2,133			\$ 2.44	\$ 5,205	\$ 5,205
	302	Vacant				1,176	1,176		\$ -	\$ -	\$ -
	308	Vacant				1,247	1,247		\$ -	\$ -	\$ -
Parking (23 stalls)									\$ -	\$ -	\$ -
Vacant						18,742	8,002		\$ -	\$ 27,057	\$ 27,057
Total						18,742	8,002		\$ -	\$ 27,057	\$ 27,057

INCOME AND EXPENSE STATEMENT

Annual Income	\$ 324,681	
Less 5% Vacancy/Reserve	\$ -	
Income less Vacancy/Reserve	\$ 324,681	
Annual Expenses		
Utilities	\$ 54,159	
Property Taxes	\$ 55,000	
Operating and Maintenance	\$ 12,309	
Insurance Expense	\$ 11,000	
Management Fees	\$ 9,740	
Total Expenses	\$ 142,208	<i>new tax base</i>
Net Operating Income	\$ 182,472	<i>\$7.35</i> <i>\$0.61</i> <i>Price Points at Various Capitalization Rates</i>
Cap Rate	3.65%	
Stabilized Value	\$5,000,000	
Price Per RSF	\$ 267	
Price Per Total Lot SF		
Debt Service		
Down Payment	\$2,000,000	40%
Annual Pymnts with	\$ 231,949	6.00% Int
for		25 yrs
Cash Flow		
Cash on Cash Return	-2.47%	
Debt Coverage Ratio	0.79	
Stabilization Costs		

	Pro-Forma					
	USF	RSF	Actual SF	Rent/RSF	Rent	Total
		1,402	1,402	\$ 2.60	\$ 3,645	\$ 3,645
		1,689	1,689	\$ 2.90	\$ 4,898	\$ 4,898
		1,355	1,355	\$ 2.90	\$ 3,930	\$ 3,930
		1,422	1,422	\$ 2.50	\$ 3,555	\$ 3,555
		976	1,122	\$ 2.50	\$ 2,440	\$ 2,440
		2,325	2,674	\$ 2.50	\$ 5,813	\$ 5,813
		1,560	1,560	\$ 2.76	\$ 4,303	\$ 4,303
		1,535	1,535	\$ 2.63	\$ 4,039	\$ 4,039
		1,832	2,107	\$ 2.50	\$ 4,580	\$ 4,580
		2,133	2,133	\$ 2.59	\$ 5,521	\$ 5,521
		1,176	1,352	\$ 2.50	\$ 2,940	\$ 2,940
		1,247	1,434	\$ 2.50	\$ 3,118	\$ 3,118
		18,652	19,785	\$ 48,781	\$ -	\$ 44,851

Annual Income	\$ 538,217	
Less 5% Vacancy/Reserve	\$ (26,911)	
Income less Vacancy/Reserve	\$ 511,306	
Annual Expenses		
Utilities	\$ 56,000	
Property Taxes	\$ 55,000	
Operating and Maintenance	\$ 15,000	
Insurance Expense	\$ 12,000	
Management Fees	\$ 16,147	
Total Expenses	\$ 154,147	<i>new tax base</i>
Net Operating Income	\$ 357,160	<i>\$7.79</i> <i>\$0.65</i> <i>Price Points at Various Capitalization Rates</i>
Cap Rate	7.00%	
Stabilized Value	\$5,102,281	
Price Per RSF	\$ 274	
Price Per Total Lot SF		
Debt Service		
Down Payment	\$2,040,912	
Annual Pymnts with	\$ 236,693	
for		
Cash Flow		
Cash on Cash Return	5.90%	
Debt Coverage Ratio	1.51	

THE FLOOR PLANS

-  3 FLOORS
-  ± 8,002 SF AVAILABLE NOW
-  ± 6,388 MAX CONTIGUOUS

	Suite	Type	RSF
Dr Graves	100	Medical	1,402
Smile Doctor	104	Medical	1,689
Game Day	110	Office / Medical	1,355
Vacant	114		1,422
Cecilia Michel	200	Medical	976
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Everside Health, LLC	210	Medical	1,650
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Vacant	300		1,832
Rosa, DDS	305	Medical	2,133
Vacant	302		1,176
Vacant	308		1,247

FIRST FLOOR

-  SUITE 100 - 1,402 RSF
-  SUITE 104 - 1,689 RSF
-  SUITE 110 - 1,355 RSF
-  SUITE 114 - 1,422 RSF - VACANT



SUITE 205

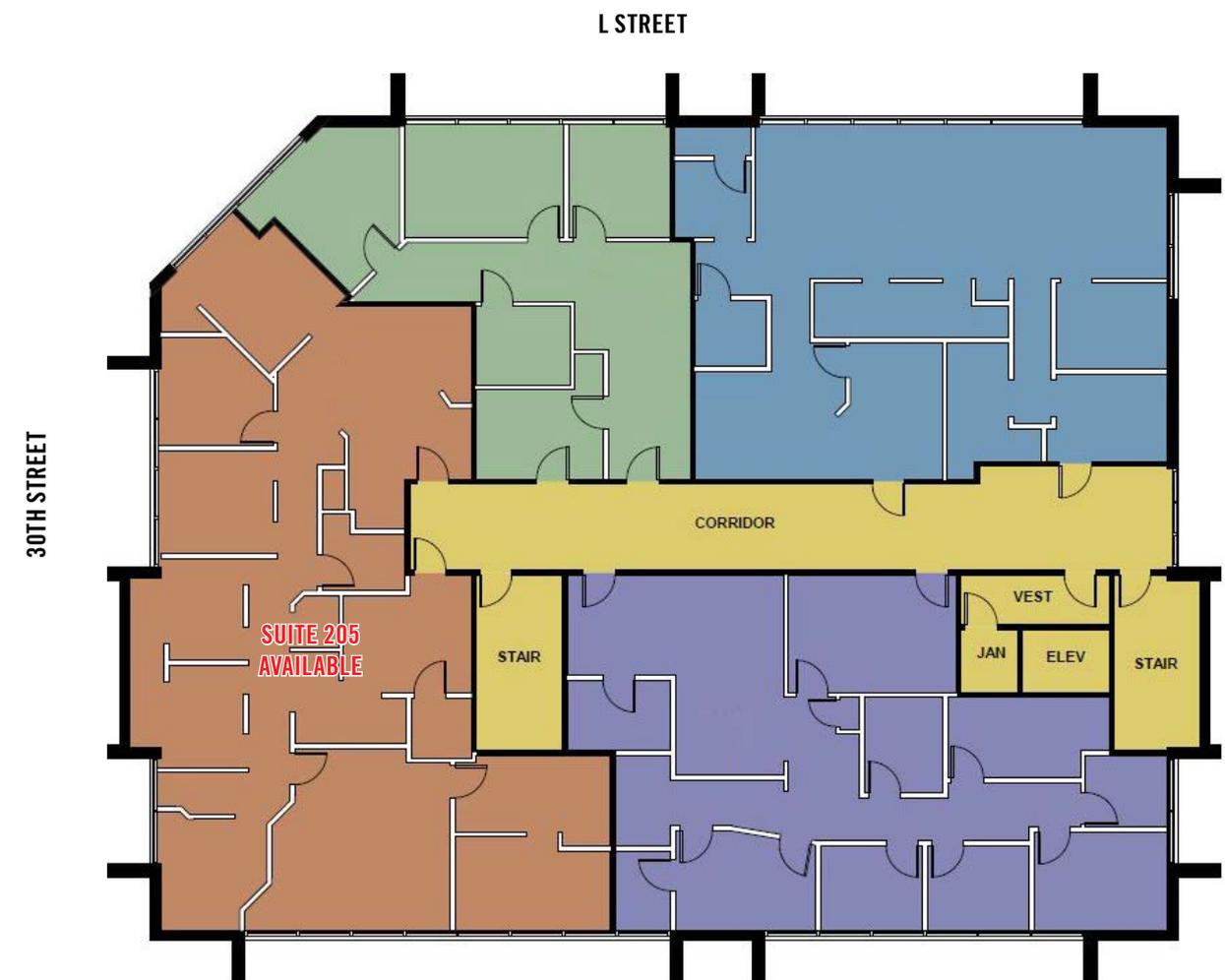


2 THE FLOOR PLANS
3000 L STREET

SECOND FLOOR

- SUITE 200 - 976 RSF
- SUITE 205 - 2,325 RSF - VACANT**
- SUITE 210 - 1,650 RSF
- SUITE 215 - 1,535 RSF

CLICK OR SCAN
VIRTUAL TOUR
STE 205





SUITE 300



2 THE FLOOR PLANS
3000 L STREET

THIRD FLOOR

- SUITE 300 - 1,832 RSF VACANT
- SUITE 302 - 1,176 RSF VACANT
- SUITE 305 - 2,133 RSF
- SUITE 308 - 1,247 RSF - VACANT

CLICK OR SCAN
VIRTUAL TOUR
STE 300, 302, 308



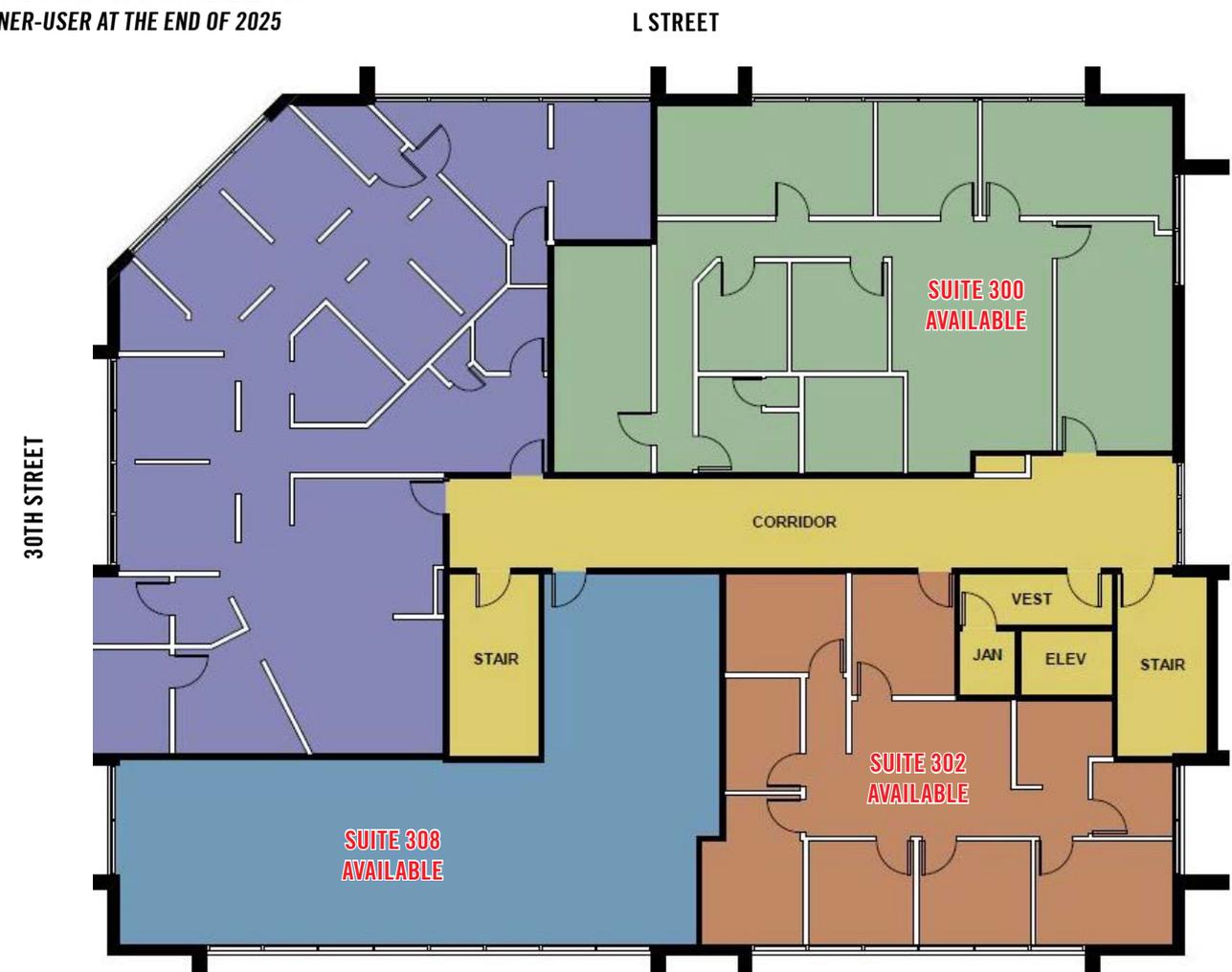
ENTIRE THIRD FLOOR AVAILABLE FOR
OWNER-USER AT THE END OF 2025



SUITE 302



SUITE 308



THE LOCATION



LOCATED IN EAST SACRAMENTO



1 MIN TO MIDTOWN



8 MINS TO MED CENTER

East Sacramento is one of the most sought-after and supply-constrained neighborhoods in the Sacramento region. Bordered by Highway 50, Business 80, and the American River, this mature and prestigious community offers virtually no remaining land for new commercial development—making existing buildings like 3000 L Street increasingly rare and valuable. With its strong identity, walk-

able streets, and proximity to Midtown, East Sacramento continues to attract high-income residents and long-term homeowners who value convenience, charm, and access to essential services.

Celebrated for its tree-lined streets, early 20th-century architecture, and the iconic “Fab Forties,” East Sacramento has long been home to some of the region’s most prominent and

high-net-worth individuals. As one of Sacramento’s most established neighborhoods, the area faces growing demand for nearby medical services and healthcare providers. With an aging population and few available sites for new construction, well-located medical office buildings remain in short supply—making 3000 L Street an increasingly valuable asset for health-care professionals and investors alike. [CONT.](#)



3 THE LOCATION
3000 L STREET

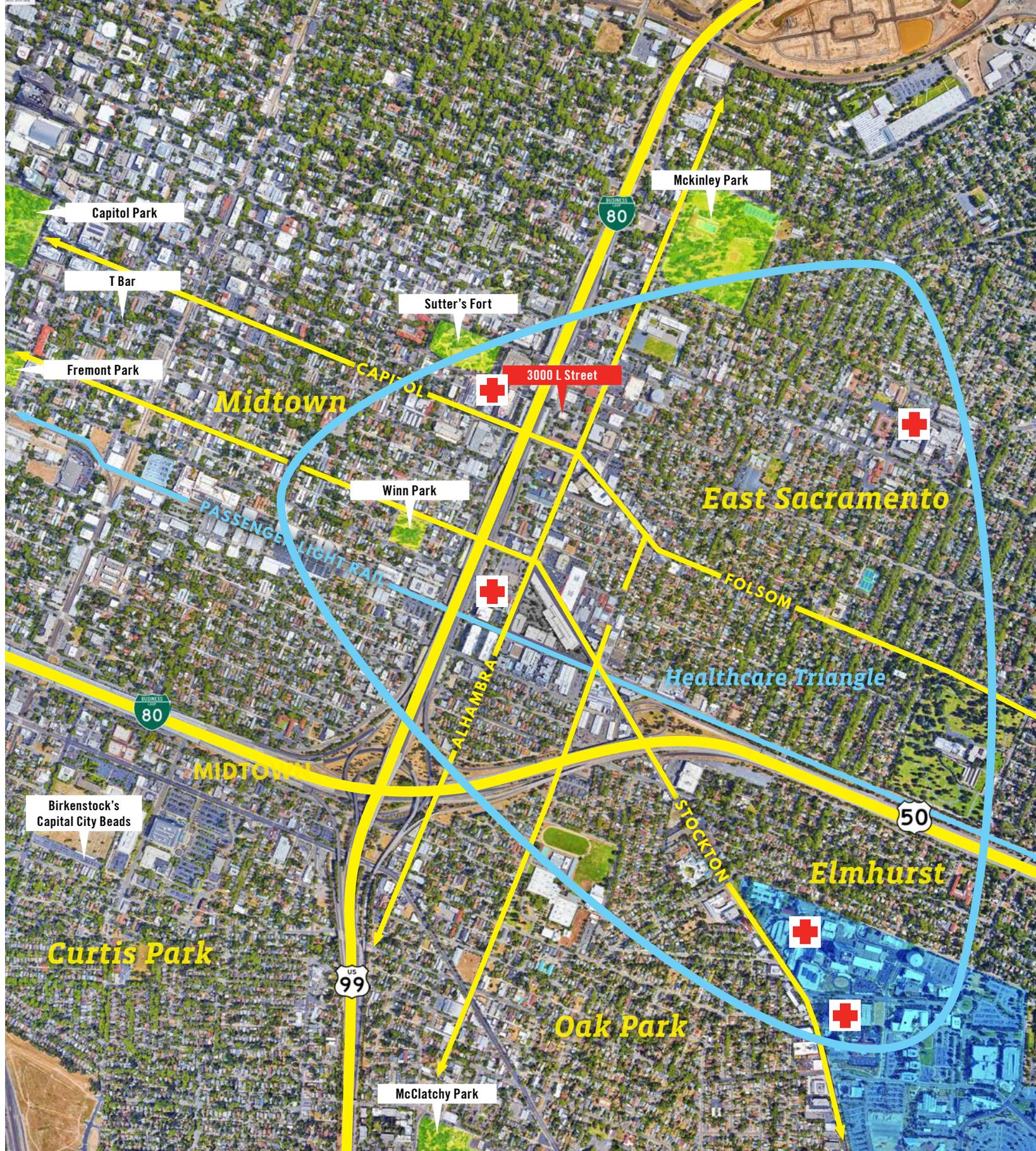


3000 L Street is strategically located within Sacramento's Healthcare Triangle, surrounded by major healthcare anchors including Sutter Medical Center, Mercy General Hospital, and UC Davis Medical Center. These institutions act as major employment centers and generate consistent daily traffic from patients, staff, and

visiting specialists. The property also benefits from its position at the edge of Midtown, offering walkable access to some of Sacramento's most popular restaurants, cafés, and lifestyle amenities.

Less than one block from the Capitol City Freeway, the building offers unmatched regional

access and visibility. While currently configured as a medical office, the site's corner location and zoning also allow for modest long-term repositioning potential, adding another layer of value to this rare East Sacramento offering.



3 THE LOCATION
3000 L STREET

ENJOY THE BEST OF BOTH WORLDS WITH EASY ACCESS TO MIDTOWN



#1 FARMERS MARKET IN CA



120+ RESTAURANTS, CAFES, BARS



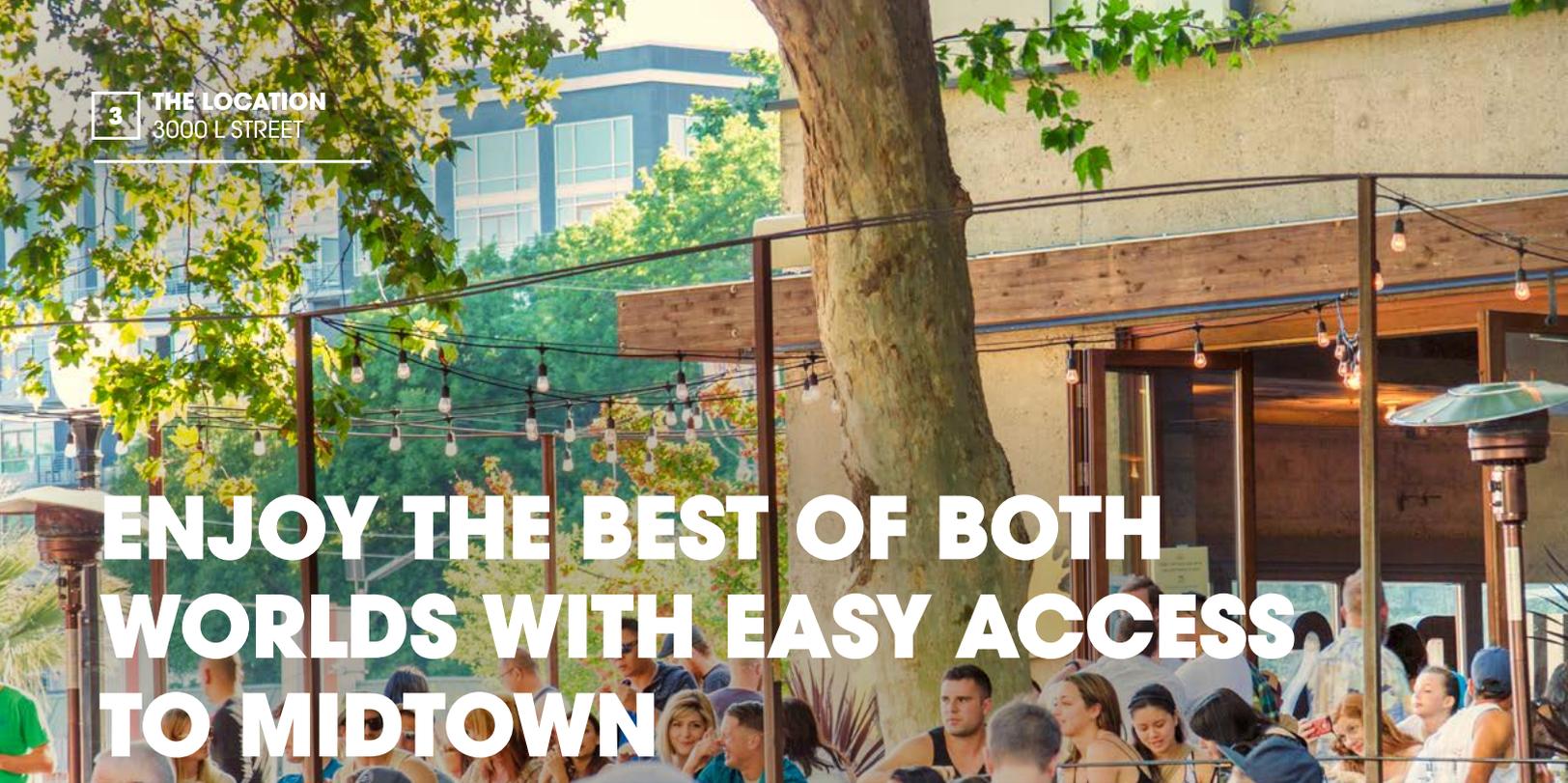
132+ EVENTS PER YEAR

Midtown remains Sacramento's cultural and commercial heartbeat, home to the city's top restaurants, boutique retailers, and creative destinations. Anchored by walkable districts like the Handle District, Lavender Heights, and the R Street Corridor, it draws professionals, artists, and visitors alike. The Midtown Farmers Market—ranked #1 in California and #3 nationally—takes place every Saturday at 20th and K, attracting thousands

of attendees and generating steady foot traffic for local businesses.

Events like Second Saturday enhance Midtown's identity, transforming the district with live music, gallery openings, and open-air markets that activate the streets and support the area's eclectic business mix. From lunch meetings and happy hours to evening events and weekend crowds, Midtown sustains an active and inclusive atmosphere throughout the week.

Located at L Street and Alhambra Boulevard, 3000 L Street sits just outside the Midtown grid, offering immediate access to its energy and amenities. The property also benefits from its position within East Sacramento's Healthcare Triangle, where established neighborhoods, strong demographics, and proximity to major hospitals create enduring demand for medical and office users seeking a central and connected location.



MED CENTER'S AGGIE SQUARE INCREASES DEMAND FOR MULTIFAMILY & HOSPITALITY

visitaggiesquare.com

 767,000 SF 1A DEVELOPED
 ANCHORED BY UC DAVIS
 3,200 JOBS

UC Davis Medical Center is more than a hospital—it functions as a full-scale medical campus and one of the most influential economic engines in the region. With 651 licensed beds and over 19,000 employees, the Med Center includes a nationally ranked teaching hospital, a Level I trauma center for both adults and children, and one of the country's leading burn units. The campus also includes Shriners Children's Northern California, further expanding its scope of specialized care. Each year, the Med Center handles more than 900,000 outpatient visits and roughly 30,000 inpatient admissions, bringing a steady flow of healthcare

professionals, researchers, students, patients, and visitors through its doors.

Directly adjacent to the medical center, Aggie Square officially opened in May 2025, marking a major milestone in Sacramento's emergence as a hub for life sciences and innovation. Developed in partnership with Wexford Science & Technology, Phase I includes more than 767,000 square feet across three buildings—two focused on research and office space (200 and 300 Aggie Square) and one residential building, ANOVA Aggie Square, with 190 apartments and 252 beds. Future phases will bring the total buildout to over 1.2 million

square feet. Anchored by UC Davis Health and programs in biomedical engineering and life sciences, Aggie Square is projected to generate more than \$500 million in annual economic output and support over 3,200 jobs.

Together, the Med Center and Aggie Square are fueling increased demand for nearby medical office and professional space as institutions expand and affiliated services grow. With space on campus limited and large users seeking close proximity to patients, providers, and research partners, properties like 3000 L Street are ideally positioned to meet this spillover demand.



SACRAMENTO

Greater Sacramento



2.62 MILLION POPULATION
#2 IN U.S FOR INCLUSION
4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising markets for growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location—within easy reach of the Bay Area, Lake Tahoe, and Napa Valley—makes it more than a midpoint; it's a destination with strong fundamentals and long-term investment potential.

While other major metros have seen population declines, Sacramento continues to grow. From 2014–2018 to 2019–2023, Sacramento County's population rose by 4.9%, even as San Francisco and Los Angeles saw losses (Axios, 2024). In

2025, the region hit 2.27 million residents, up 1.16% from the prior year (MacroTrends, 2025). This growth reflects a wave of professionals and families drawn to space, affordability, and access to culture and opportunity.

That momentum is driving demand for new development across multifamily, retail, and hospitality. Sacramento is now a year-round event destination, with Golden 1 Center concerts, Kings games, conventions, and Capitol Mall festivals consistently filling hotel rooms and energizing the core. Major draws like Aftershock, Ironman, the Farm-to-Fork Festival, and the California International Marathon bring hundreds of

thousands of visitors each year.

The city's food and creative scenes continue to add to its appeal. As the Farm-to-Fork Capital, Sacramento has built a national reputation for its access to fresh ingredients, strong restaurant scene, and community pride—all of which contribute to a vibrant, experience-driven urban environment.

For medical users, investors, and office occupiers, 3000 L Street presents a rare opportunity: a well-located, highly visible asset in a growing metro, surrounded by anchor institutions, established neighborhoods, and walkable amenities.



SACRAMENTO'S CENTRALIZED LOCATION IS AN ADVANTAGE



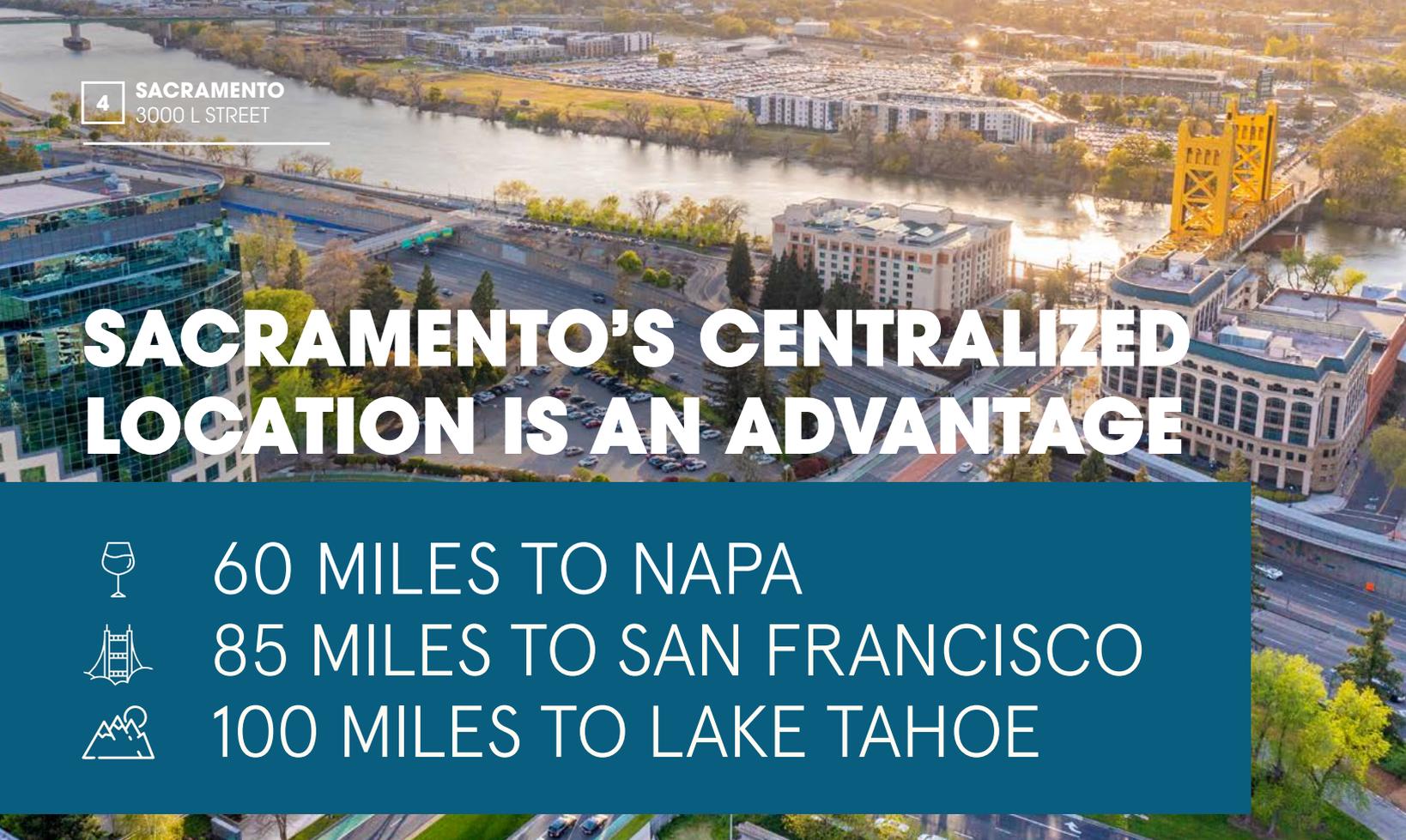
60 MILES TO NAPA



85 MILES TO SAN FRANCISCO



100 MILES TO LAKE TAHOE



Sacramento's location is one of its greatest strengths—and 3000 L Street is situated at the intersection of it all. The property offers direct access to I-80 and Highway 50, connecting easily to the broader Northern California megaregion. Just 85 miles from San Francisco and within reach of destinations like Lake Tahoe and Napa Valley, Sacramento continues to attract residents, visitors, and professionals.

As the capital of California—the world's fourth largest economy—Sacramento plays a vital role in statewide policy, logistics, and infrastructure. That role is reinforced by a growing international airport with nonstop flights to major markets, a strong freight and passenger rail system, and a well-connected freeway network that makes regional travel efficient for business, healthcare, and government users.

This centrality also reinforces Sacramento's emergence as a vital healthcare hub within the Northern California megaregion. With UC Davis Medical Center, Sutter Medical Center, and Mercy General Hospital all located within

minutes of each other, the city's Healthcare Triangle draws patients, specialists, and referring providers from across a multi-county region. Sacramento's medical institutions maintain strong ties with major systems in the Bay Area, including UCSF and Stanford Health, positioning the city as a critical midpoint between rural Northern California and coastal academic centers. As demand for outpatient care, specialty practices, and healthcare-adjacent services continues to grow, well-positioned properties like 3000 L Street offer access, visibility, and long-term value in one of the state's most strategically located medical office markets.



SAC DATA BITES

MULTIFAMILY RENTAL TRENDS - URBAN CORE:

Class	Units	Effective Rent	Vacancy Rate	Under Const. (units)
4-5 Star	5,017	\$2,189	12.6%*	443**
3 Star	2,514	\$1,600	10.8%	89***
1 & 2 Star	7,834	\$1,160	5.8%	0
All Types	15,365	\$1,787	8.9%	532

* Brand new projects recently completed adding to this vacancy rate. Studio30, The Richmond, 1928 21st Street

** Under construction: The A.J. (345 Units), Cypress (98 Units)
*** The Sequoia (89 Units)

Past 12 Months, 4/2025
Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized 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

2,611,868

GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

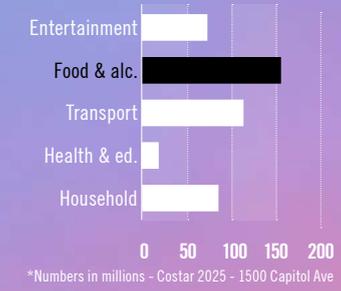
69%

GSEC 2025
Applied Geographic Solutions 2024

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:	13.51% less
Housing will cost:	47.13% less
Utilities will cost:	8.93% less
Transportation will cost:	5.85% less
Healthcare will cost:	21.87% less

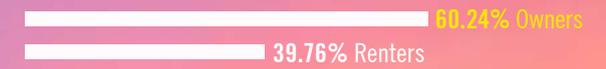
GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	13.15%	108,243
Sales	10.69%	87,972
Executive, Managers & Admin	11.7%	96,301
Food Preparation, Serving	6.15%	50,631
Business and Financial Operations	6.31%	51,957

GSEC 2025
Applied Geographic Solutions 2024

SACRAMENTO OWNERS VS. RENTERS



GSEC 2025
Applied Geographic Solutions 2024

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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