

FOR SALE

3527 BROADWAY

**STAND-ALONE 2ND GEN COFFEE CAFE + ROASTERY IN THE
OAK PARK TRIANGLE**



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

2,595

SF STAND-ALONE BUILDING

\$745,000

PURCHASE PRICE

HIGH

VISIBILITY

OUTDOOR SEATING

FULLY PERMITTED AREA

2ND GEN COFFEE ROASTERY / CAFE LOCATED IN THE OAK PARK TRIANGLE

Turton Commercial Real Estate is pleased to offer for sale the stand-alone commercial building located at 3527 Broadway, in Sacramento's iconic Oak Park Triangle. It is, quite simply, a once-in-a-decade opportunity to acquire fee simple interest in a true turnkey retail property in North Oak Park.

This ±2,595 square foot building is strategically positioned along one of Sacramento's most rapidly evolving and culturally significant corridors, offering excellent streetfront visibility and direct connectivity to Midtown, Downtown, UC Davis Medical Center, and the new Aggie Square Campus. The Oak Park Triangle has become a walkable, creative destination, home to some of the city's most beloved local restaurants, bars, galleries, and community gathering spaces.

Currently operating as a cafe, coffee roastery/distribution center, 3527 Broadway features a flexible layout that

includes two ADA-compliant restrooms and separate utility meters, making it ideal for a range of retail, food & beverage, or showroom uses. The configuration also allows for a two-suite demising strategy, providing the potential for an owner-user with supplemental tenant income, or a dual-tenant investment model. Alternately, with the opportunity to purchase a variety of existing furnishings, fixtures, and equipment, a motivated and intrepid coffee professional could begin operating almost immediately upon acquisition.

The property has undergone substantial upgrades to both gas and electrical service, along with significant structural reinforcement, which expands its range of potential commercial uses. From more intensive food production and distribution using the existing grade level rollup door, to hospitality, brewing/distilling, and retail, this space has a true "open future"

waiting to be realized.

Additionally, leasing the property at market rates of approximately \$2.25 per SF, NNN following a purchase offers immediate upside potential for a triple net investor/landlord. The combination of "in-place" food and beverage infrastructure, a flexible layout/configuration including permitted outdoor seating, and a vibrant, growing neighborhood make 3527 Broadway a compelling opportunity for both users and investors.

With its proximity to local staples like Fixin's Soul Kitchen, Old Soul at 40 Acres, Faria Bakery, La Venedita, Oak Park Brewing, and the Guild Theater, this location offers immediate access to a built-in customer base and growing community energy. The building's clean architectural lines, generous window line, and light industrial character make it a standout opportunity for entrepreneurs seeking authenticity and adaptability.



- 2ND GEN COFFEE ROASTERY & CAFE BUILDING FOR SALE
- ± 2,595 SF STAND-ALONE BUILDING
- LOCATED IN THE DESIRABLE OAK PARK TRIANGLE
- EXCELLENT STREET PRESENCE AND FOOT TRAFFIC
- CURRENTLY USED AS COFFEE CAFE/COFFEE ROASTERY + DISTRIBUTION
- SEPARATE UTILITY METERS & INTERNAL GLASS DEMISING WALL, FOR USE AS TWO SUITES
- (2) ADA-COMPLIANT RESTROOMS
- FULLY PERMITTED OUTDOOR PARKLET SEATING AREA

PROPERTY FEATURES

Address: 3527 Broadway, Sacramento, CA 95817
APN: 010-0382-006-0000
Zoning: C-2-SPD (General Commercial, Special Planning District)
Sale Price: \$745,000
Building Size: 2,595 SF
Parcel Size: 2,595 SF
Yr. Built: 1924
Yr. Renovated: 2007
HVAC: 3-ton Carrier Package Unit + Gas Warehouse Heater
Rollup Door: 1 Grade Level

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

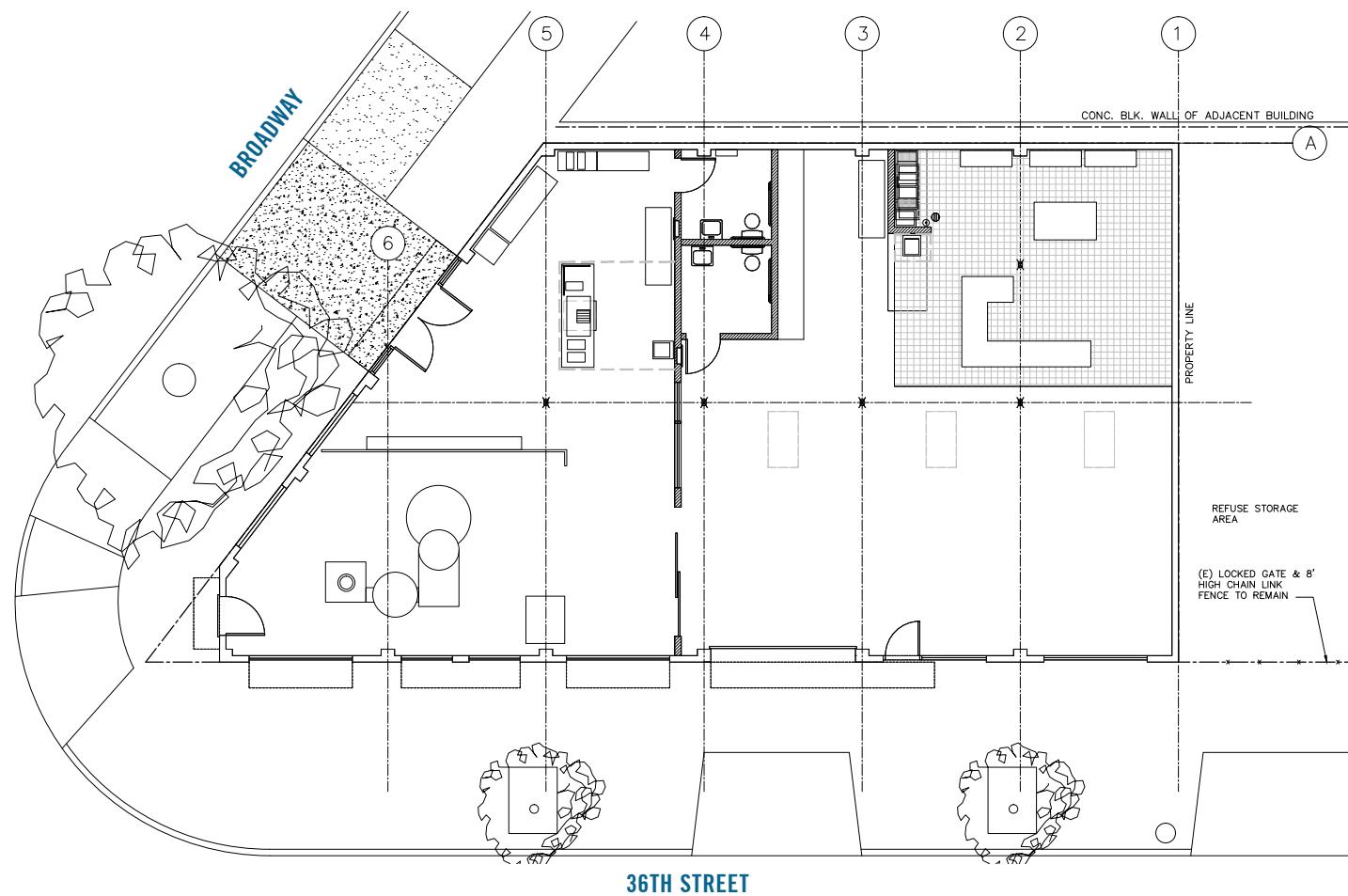
Seismic/Flood:

Fault Zone: This parcel is not within an Earthquake Fault Zone (per State of California Dept. of Conservation)
Flood Zone: X (No substantial flood risk per FEMA Map 06067C0190H)





THE FLOOR PLAN



36TH STREET





CONCEPT 1: RESTAURANT USE

Create a Culinary Destination in Oak Park

Position your restaurant at the heart of Sacramento's resurgent Oak Park Triangle. This ±2,595 SF stand-alone building at 3527 Broadway offers an incredible opportunity to establish a vibrant dining concept in one of the city's most culturally rich corridors. With high visibility, ample natural light, and walkable access to surrounding amenities, this space invites chefs and restaurateurs to bring a bold vision to life in a fast-growing, food-forward neighborhood.

THE VISION

CONCEPT 2: CAFE OR COFFEE SHOP

Anchor Your Brand in Oak Park's Creative Core

Bring your café to the Oak Park Triangle, where culture, community, and creativity converge. Currently operating as a coffee roastery and distribution center, this $\pm 2,595$ SF building offers a turnkey opportunity to build on the momentum of the neighborhood's growing food and beverage scene. With modern infrastructure and flexible layout potential, it's the perfect canvas for a warm, community-driven café concept. With the opportunity to purchase a variety of existing furnishings, fixtures, and equipment, a motivated and intrepid coffee professional could begin operating almost immediately upon acquisition.

CONCEPT 3: WINE & BEER BAR

Establish a Gathering Place for Oak Park Locals

3527 Broadway is the perfect backdrop for a boutique wine and beer bar, thanks to its authentic architecture and prime placement in the walkable Oak Park Triangle. This $\pm 2,595$ SF space offers charm, flexibility, and an already-engaged local audience. Add warm lighting, curated taps, and communal seating, and you'll create the kind of bar locals return to again and again.



CONCEPT 4: BOUTIQUE RETAILER

A Stand-Alone Gem for Independent Retail

Capture attention with your retail concept in a rare stand-alone building in Oak Park. With $\pm 2,595$ SF of stylish, open space, 3527 Broadway offers the visibility and character ideal for lifestyle brands, fashion, home goods, or specialty items. High foot and vehicle traffic, nearby residential density, and the neighborhood's creative energy set the stage for an elevated boutique experience.

CONCEPT 5: OWNER-USER WITH A TENANT

Own and Operate with Built-In Flexibility

This $\pm 2,595$ SF building is currently configured as a coffee roastery and distribution hub, but with two ADA restrooms, separate utility meters, and a divisible layout, it's perfectly suited for an owner-user with a built-in rental income stream. Use one half for your business, lease the other to a like-minded tenant, and enjoy the benefits of ownership in one of Sacramento's most dynamic mixed-use districts.

THE LOCATION

POPULAR

SACRAMENTO SUBMARKET

HISTORIC

NEIGHBORHOOD CHARM

ABUNDANCE

OF RESTAURANTS / AMENITIES

OAK PARK BENEFITS FROM THE ENERGY OF MIDTOWN AND DOWNTOWN

Oak Park sits just 7-10 minutes away from Midtown and Downtown Sacramento, offering a highly eclectic and community-driven alternative to the city's urban core. While Downtown boasts a dense mix of high-rise offices, nightlife, and entertainment venues and Midtown offers a lively mix of restaurants, boutiques, and

art galleries, Oak Park has carved out a distinct identity rooted in local entrepreneurship and cultural authenticity. The nearby Broadway Corridor serves as a vital link between Oak Park and Midtown and Downtown Sacramento. In Oak Park itself, revitalization efforts have sparked the growth of independent retailers, cof-

fee roasters, art spaces, and chef-owned restaurants, creating a walkable environment that blends historic charm with a fresh, creative energy. As Midtown continues to grow and the Broadway Corridor evolves, Oak Park stands out as a rising neighborhood for destination retail and neighborhood-serving businesses alike.

NEARBY DATA BITES

85

VERY WALKABLE

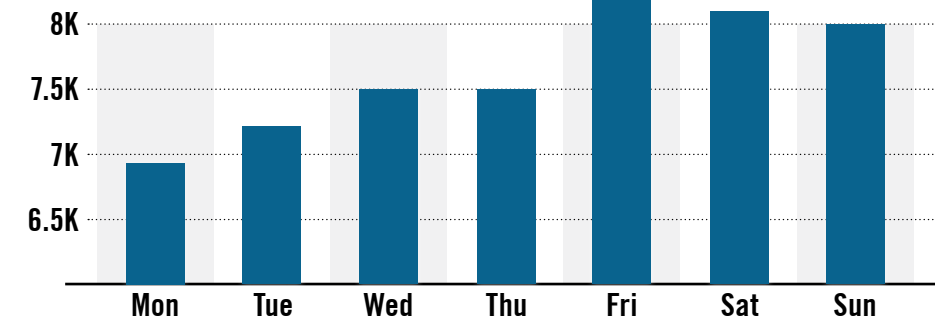
44

GOOD TRANSIT

99

BIKER'S PARADISE

Daily out-of-market visitors to North Oak Park



⇒ \$103,299 ⇐ Average Household Income - 2 Mile Radius

Psychographic Profile



Singles & Starters

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



Young City Solos

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



Significant Singles

Diversely aged singles earning mid-scale incomes supporting active city styles of living

Nearby Population

2-mile radius of property



2020: 88,610
2024: 91,053
2029: 92,103

\$619,414

Median Home Value

Traffic Counts

13,308



Daily Cars on Broadway



\$1.33B

Annual Consumer Spending



Education Levels

7%

Associate Degree

19%

Bachelor Degree

12%

Advanced Degree

32,324

Nearby Businesses

5-mile radius of property

2025 - Placer AI, Costar



OAK PARK TRIANGLE / MED CENTER

PLACER AI
UC DAVIS HEALTH / SHRINERS



2

HOSPITALS



18,000

EMPLOYEES



726

BEDS



20 ACRE

DEVELOPMENT UNDERWAY

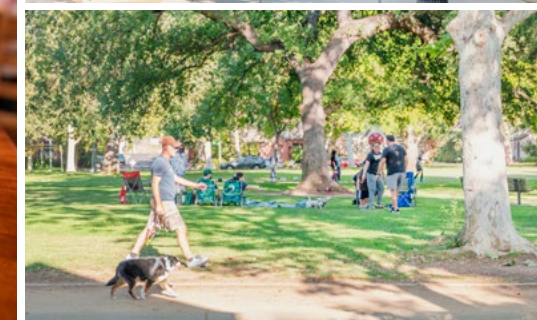
TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

Oak Park and specifically the Oak Park Triangle at the intersection of 3rd and Broadway in Sacramento offer a unique blend of history, culture, convenience, and high foot traffic due partially to the nearby Med Center's professionals and students.

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, Faria Bakery 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 revolves

around UC Davis Medical Center and the newly developed Aggie Square, 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. Aggie Square supports over 3,200 jobs, further fueling the demand for more retail.



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

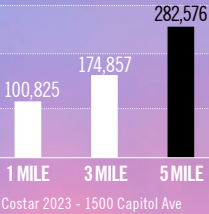
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

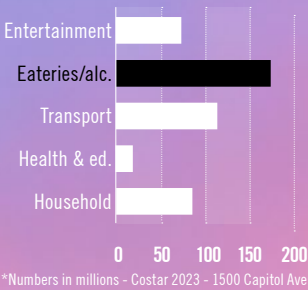
68%

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



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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