

# EVIVA

## MIDTOWN

THE INTERSECTION OF LIFESTYLE AND LOCATION  
2<sup>ND</sup> GEN RESTAURANT & RETAIL SPACE FOR LEASE | SACRAMENTO, CA





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# THE OPPORTUNITY

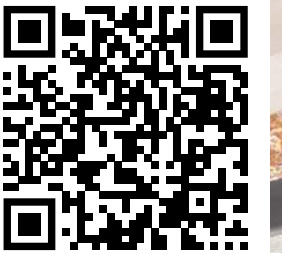
-  3 RETAIL OPPORTUNITIES
-  PRIME LOCATION & VISIBILITY
-  118 ON-SITE APARTMENTS

EVIVA Midtown stands as one of Sacramento's most striking examples of contemporary urban design. Rising at the corner of 16th and N Streets, the project anchors Midtown's vertical living environment—surrounded by thousands of residents, creative offices, and some of the city's most recognizable culinary and cultural destinations. Its glass-wrapped façade, ground-floor retail, and on-site

residential population position EVIVA as both a destination and a neighborhood hub at the core of Sacramento's urban grid.

EVIVA offers three highly functional, 2nd generation retail spaces ready for immediate occupancy. A  $\pm 2,564$  SF fully built-out restaurant space provides a rare opportunity to join Midtown's dining scene with minimal downtime or capital outlay. The  $\pm 1,804$  SF space, formerly a medical

clinic, is ideal for wellness, med-spa, or boutique healthcare uses seeking high visibility in a design-forward environment. The third, a  $\pm 1,412$  SF former sandwich shop, is equally well-suited for a quick-service restaurant, café, or neighborhood-serving concept with strong pedestrian exposure and convenient street access.



CLICK OR SCAN  
FOR 3-D TOUR



2ND GEN RESTAURANT



2ND GEN SANDWICH SHOP



2ND GEN MEDICAL CLINIC





2ND GEN MEDICAL CLINIC



2ND GEN MEDICAL CLINIC



2ND GEN RESTAURANT



2ND GEN RESTAURANT



2ND GEN SANDWICH SHOP



2ND GEN SANDWICH SHOP



1 THE OPPORTUNITY  
EVIVA

±2,564 SF 2<sup>ND</sup> GEN RESTAURANT   
±1,804 SF 2<sup>ND</sup> GEN MEDICAL CLINIC   
±1,412 SF 2<sup>ND</sup> GEN SANDWICH SHOP 

More than 100 residential units sit directly above the retail, with another 1,000 within a 4 block walk, creating a built-in audience for restaurant, service, and convenience uses. Surrounding the project, Midtown continues to experience steady residential and employment growth, fueled by new mixed-use infill and an influx of professionals drawn to

Sacramento's live-work-play lifestyle. Within a five-minute walk, hundreds of apartments, creative offices, and boutique hotels contribute to consistent weekday and weekend traffic.

Located along one of Midtown's most visible and well-traveled corridors with nearly 25,000 cars per day along 16th Street and N Streets, EVIVA Midtown places

tenants at the center of Sacramento's most walkable environment. The property sits steps from the Capitol Mall corridor, the State Capitol, and the R Street Corridor, and within minutes of Golden 1 Center and DOCO. With immediate access to Highway 160 and Interstate 80, the site combines true urban energy with exceptional regional connectivity.





## THE DETAILS

### THE PROPERTY:

Address:	1531 N Street Sacramento, CA 95814
Stories:	6
Year Built:	2016
On-Site Apartments:	118
Average Apartment Rent:	\$2,363 per Month

### AVAILABLE:

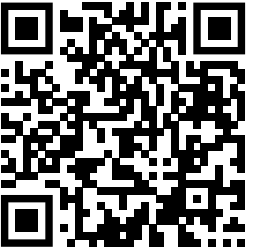
2nd Gen Restaurant:	± 2,564 SF   \$3.50/SF/Mo NNN
2nd Gen Medical Clinic:	± 1,804 SF   \$3.00/SF/Mo NNN
2nd Gen Sandwich Shop:	± 1,412 SF   \$3.25/SF/Mo NNN

### UTILITIES:

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

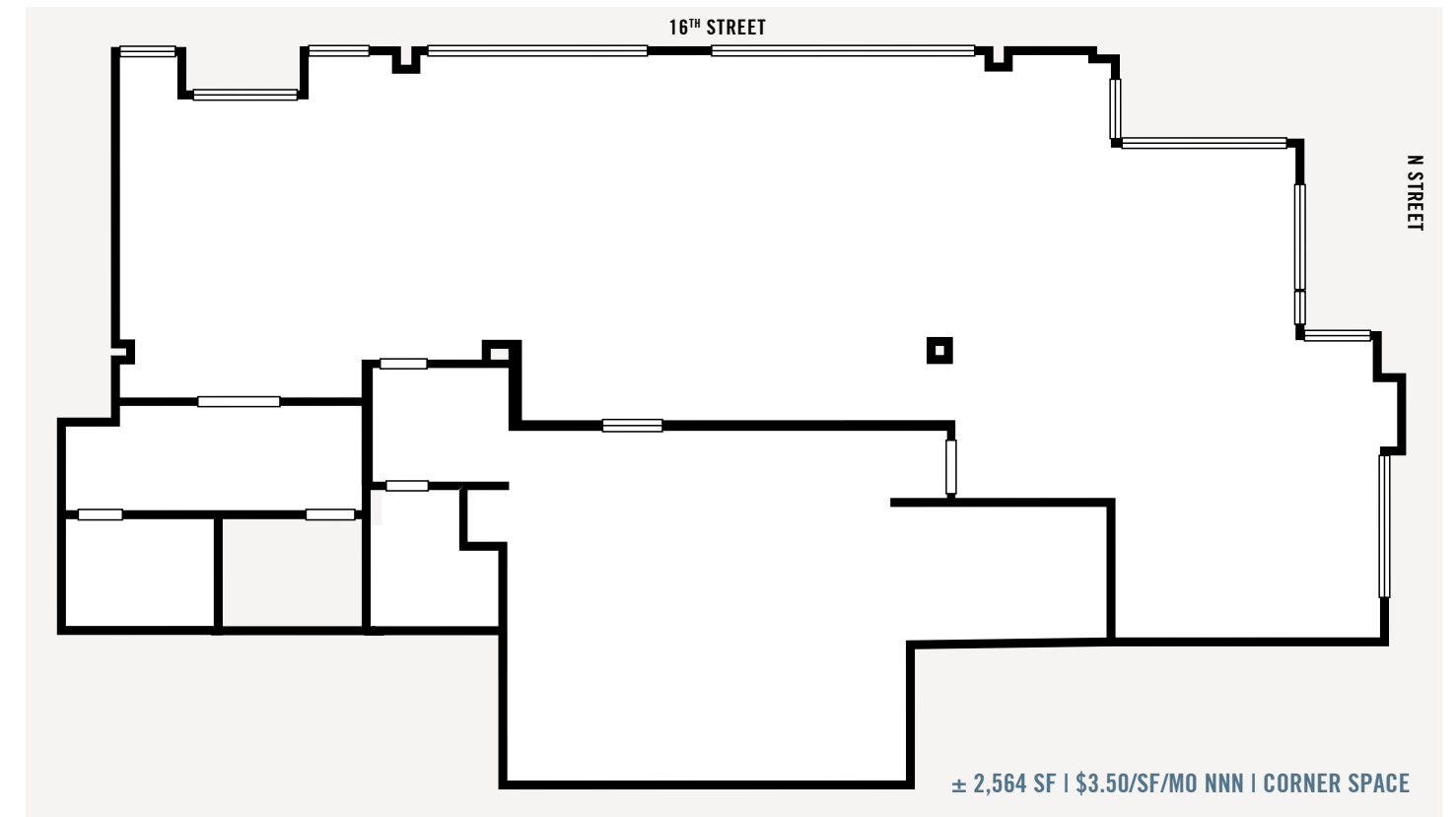


# THE FLOOR PLANS



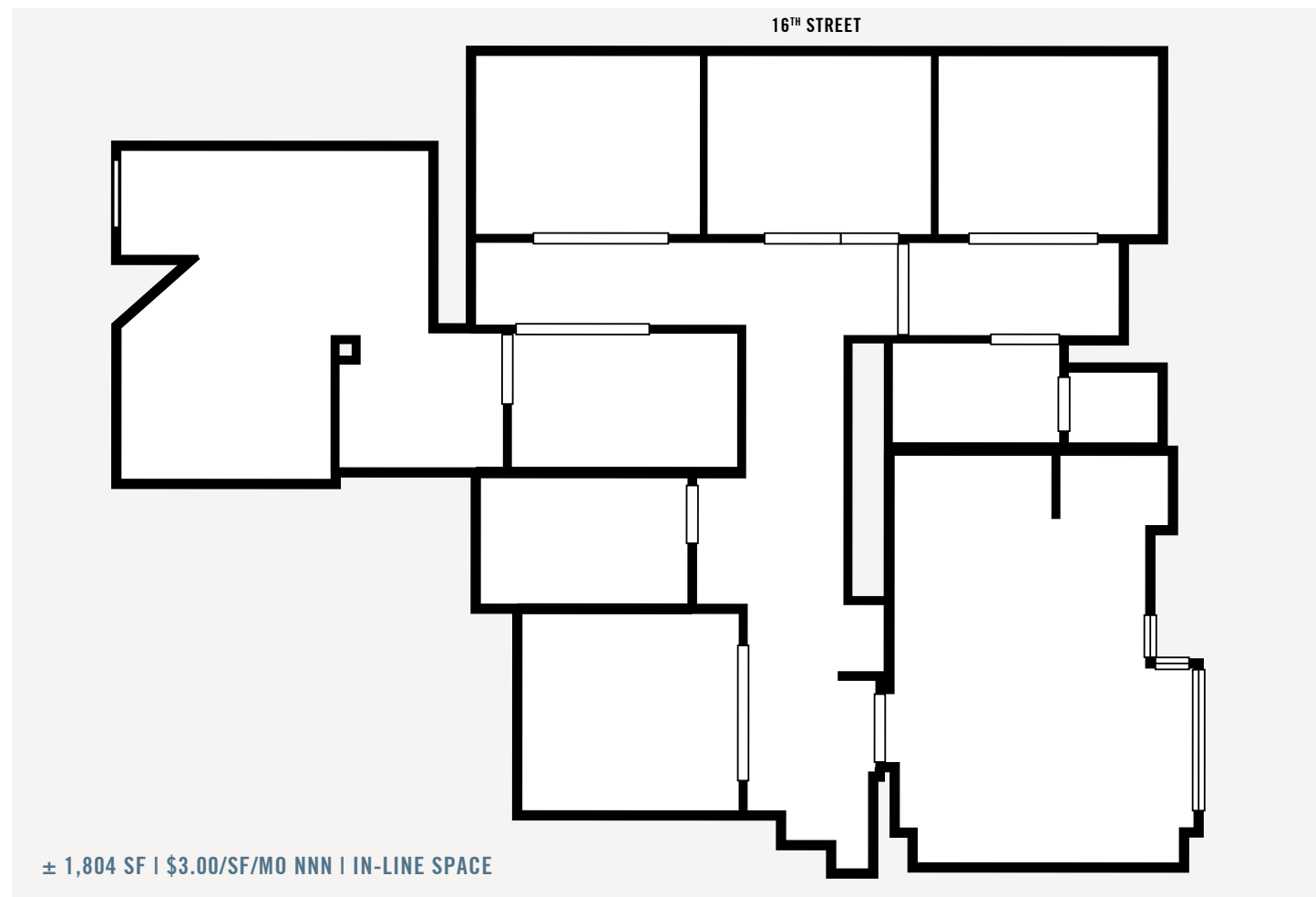
CLICK OR SCAN  
FOR 3-D TOUR

## 2ND GENERATION RESTAURANT

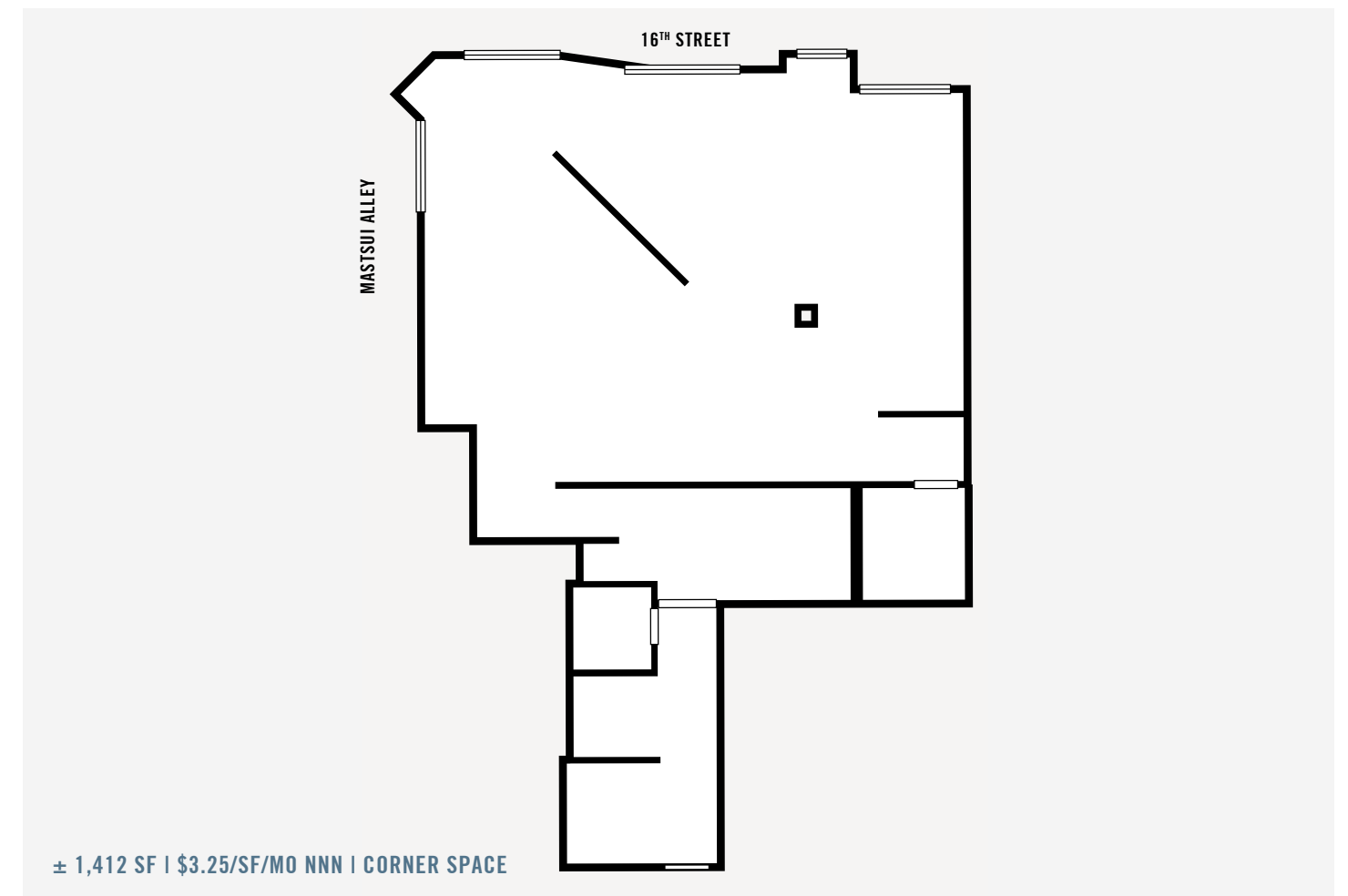




## 2ND GENERATION MEDICAL CLINIC



## 2ND GENERATION SANDWICH SHOP





# THE LOCATION

 1 BLOCK TO THE THEATRE DISTRICT  
 2 BLOCKS TO HANDLE DISTRICT  
 10 BLOCKS TO GOLDEN 1 CENTER

EVIVA sits in the heart of Sacramento's urban core, surrounded by a dynamic mix of entertainment, dining, and culture. With the nearby SAFE Credit Union Performing Arts Center and Sacramento Memorial Auditorium drawing regular crowds for concerts, comedy shows, and Broadway productions, this retail space is ideally positioned to serve pre- and post-event foot traffic. Just ten blocks away, Golden 1 Center anchors Downtown's

entertainment district, adding another major draw for visitors year-round.

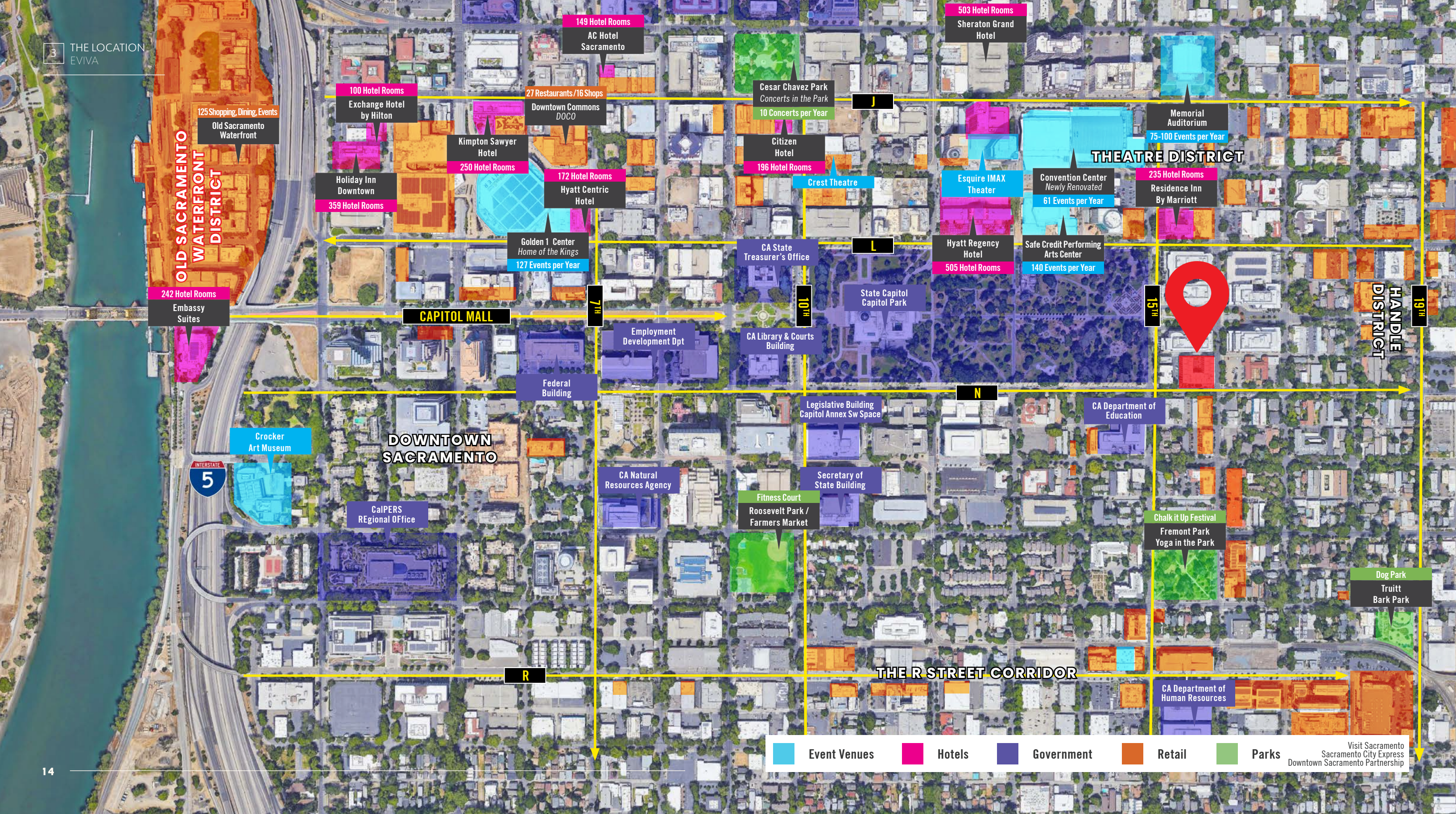
Just two blocks away, Midtown's Handle District offers some of Midtown's best-known restaurants, cocktail bars, and coffee shops. With its walkable grid and steady stream of visitors, it's a magnet for locals and tourists alike. Midtown pulses with nightlife, community events, and one of the city's most popular weekly traditions—the Midtown

Farmers Market. Known for its inclusive atmosphere and diverse crowd, the area draws thousands every Saturday to browse local produce, shop handmade goods, and grab a bite to eat.

Between the vibrant mix of venues, foot traffic and an ever-evolving culinary scene, EVIVA offers a rare opportunity for retailers looking to plant roots in one of Sacramento's most energized corridors.









# TAKE CENTER STAGE IN THE THEATRE DISTRICT

Placer AI | Visit Sacramento | Comstock's

👤 2.8 MILLION YEARLY VISITS

🏢 9 BLOCKS

🍴 9 BARS AND RESTAURANTS

📅 ~335 EVENTS PER YEAR

The Theater District in Sacramento is a cultural anchor, drawing thousands of visitors with its world-class opera, ballet, and Broadway tours at the SAFE Credit Union Performing Arts Center and Convention Center. For a retailer EVIVA offers a front-row seat to this year-round activity, putting your concept at the center

of the city's entertainment scene.

Surrounded by popular restaurants like Mikuni Sushi, Cafeteria 15L, and Field-N-Flame, the area is already known as a go-to destination for pre-show dinners and post-event drinks. A new restaurant at this location would benefit from steady foot traffic, a diverse customer base, and

proximity to packed houses just steps away.

Whether catering to theatergoers, convention attendees, or Midtown's loyal dining crowd, EVIVA is a prime opportunity to join a dynamic lineup and establish a presence in one of Sacramento's most active and visible corridors.







3 THE LOCATION  
EVIVA

## CAPTURE FOOT TRAFFIC FROM MIDTOWN'S HANDLE DISTRICT

Placer AI | Visit Sacramento | Handle District

1.4 MILLION YEARLY VISITS



9 BLOCKS



18 BARS AND RESTAURANTS



~8 EVENTS PER YEAR



Just two blocks from the Handle District, EVIVA sits near one of Midtown Sacramento's most active and celebrated culinary corridors. Known for its high concentration of successful restaurants, boutiques, and buzzing nightlife, the district draws a steady stream of locals and visitors throughout the day and into the evening.

Beloved staples like Zócalo, The Rind, Aioli Bodega Espanola, Mulvaney's B&L, and Saigon Alley continue to anchor the district,

offering a range of international flavors and elevated experiences. The recent addition of Pazza Notte, a lively Italian-American concept from New York City, has only added to the neighborhood's energy.

Each Saturday, the nearby Midtown Farmers Market—ranked the number one farmers market in California and number three in the nation—brings thousands of visitors to the area, filling the surrounding streets with energy and foot traffic. The

market's mix of local produce, artisan goods, and diverse food vendors adds to the district's community appeal and consistent weekend activity.

For a new restaurant or retail concept, being this close to the Handle District offers exposure to an audience that values good food, atmosphere, and exploration—making EVIVA a compelling location to capture that momentum.







# BE A DESTINATION PRE OR POST GOLDEN 1 CENTER EVENTS IN THE ENTERTAINMENT DISTRICT

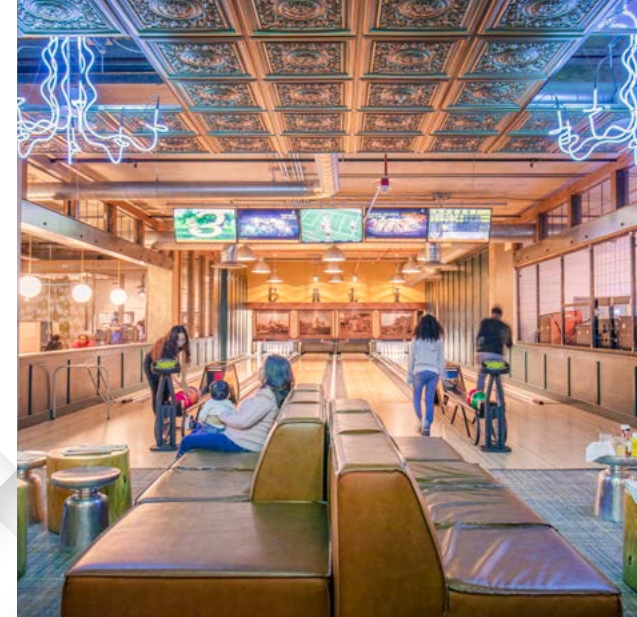
 7.2 MILLION YEARLY VISITS  
 8 BLOCKS  
 43 BARS AND RESTAURANTS  
 ~130 EVENTS PER YEAR

Just 10 blocks from Sacramento's Entertainment District, EVIVA is ideally positioned to benefit from the steady flow of visitors heading to Downtown Commons (DOCO). At the heart of the district is Golden 1 Center, a state-of-the-art arena that hosts over 130 events annually and holds up to 19,000 guests.

From Sacramento Kings games to concerts by global stars like Paul McCartney, Elton John, and Lady Gaga, the venue draws major crowds throughout the year.

That momentum extends beyond DOCO, as event-goers frequently explore nearby neighborhoods for dinner and drinks before or after the main event. With its walkable

location and strong visibility, EVIVA offers a prime opportunity for a retail, restaurant or medical user to tap into the energy of Sacramento's entertainment core.





# SACRAMENTO BOASTS MANY HOTELS

## HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

## SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

## RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

## THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

## EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

## HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

## KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

## EXCHANGE SACRAMENTO NEW

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

## AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

## CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

## 10K PROPOSED

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

## CANOPY BY HILTON PROPOSED

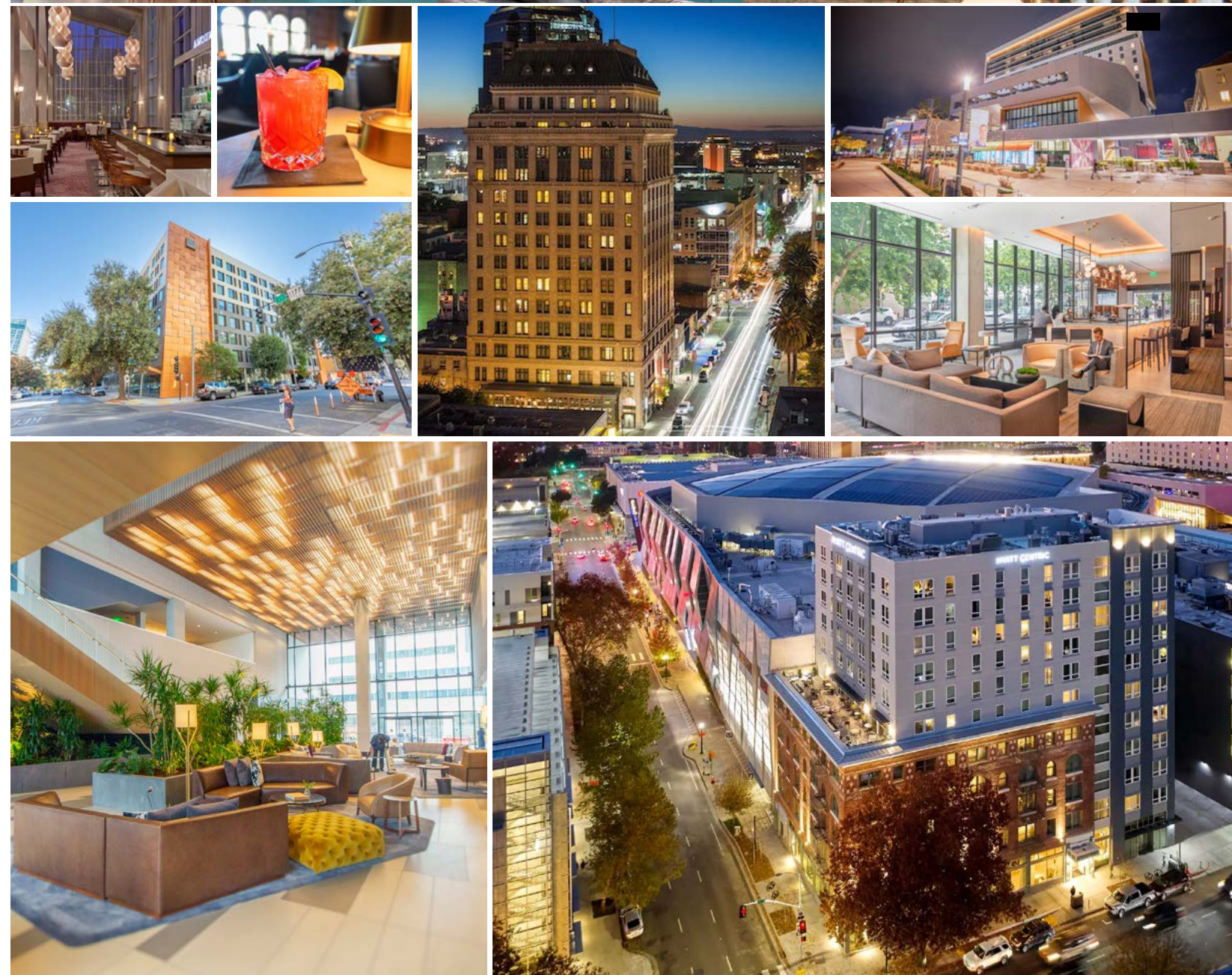
The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

## 141 PROPOSED

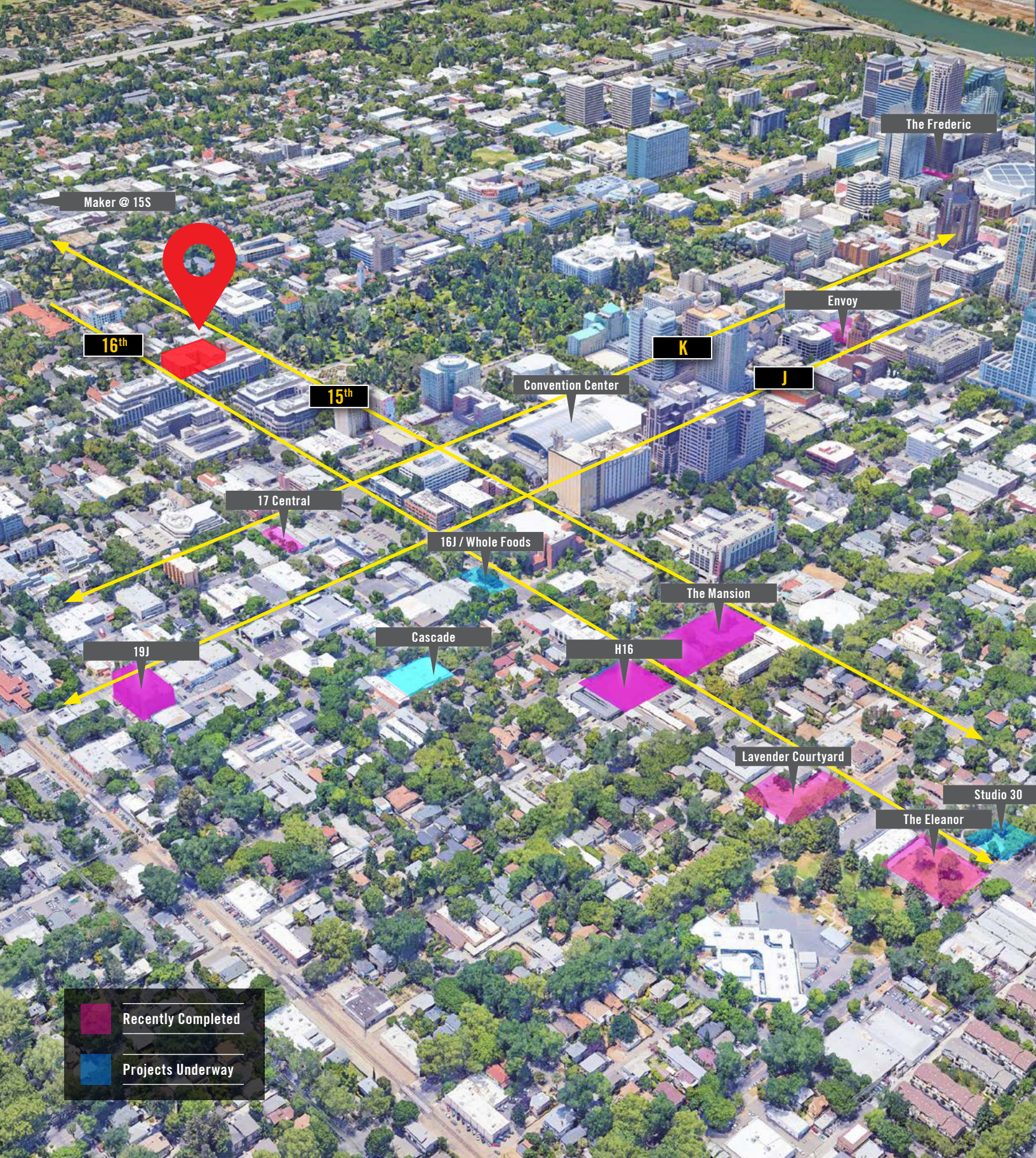
Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.



33 HOTELS IN THE CBD   
4,359 ROOMS   
69.1% OCCUPANCY 







# NEW RESIDENTS IN THE GRID

## 16TH AND J MIXED USE



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

## ESPERANZA



Corner of 12th and E will feature 132 attainable housing units. The development plans for 86 efficient studio apartments and 46 1-bedroom lofts. Estimated for summer of 2026 completion.

## THE MANSION



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

## ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

## MAKER @ 15S



A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is complete.

## THE FREDERIC



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

## E@16 - THE ELEANOR



Corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

## STUDIO 30



Studio30 is Sacramento's first privately financed housing for residents earning 80%–120% of AMI. It includes 30 modern units with full kitchens, in-unit laundry, smart home tech, and a ButterflyMX intercom, plus access to 20 bike stalls. Project is complete.

## THE GRACE



Construction is underway of this three-story building with 41 apartments, 1,700 square feet of ground-floor restaurant space, and a 600-square-foot patio.



# SACRAMENTO

Greater Sacramento



2.61 MILLION POPULATION



#2 IN U.S FOR INCLUSION



4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising growth markets, 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 a shopping and dining destination in its own right. Businesses are drawn by the balance of affordability, population growth, and cultural vibrancy. As the nation's Farm-to-Fork Capital, Sacramento's strong food culture and access to local ingredients support year-round experiences like the Farm-to-Fork Festival, Tower Bridge

Dinner, and Michelin Guide events.

While other major California 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 metro area reached 2.27 million residents, up 1.16% year-over-year (Macrotrends, 2025). This steady inflow of professionals and families reflects a desire for space and affordability—without sacrificing access to culture, entertainment, or community.

The region's expanding population fuels

consistent demand for retail, dining, and experiential spaces. From the Midtown Farmers Market to GoldenSky Country Music Festival, Aftershock, and Wide Open Walls, Sacramento's calendar is filled with events that attract thousands of locals and visitors alike. Consumers here are educated, diverse, and loyal, with strong civic pride and spending power that benefit local businesses. For those looking to establish a presence in Northern California, Sacramento offers a rare combination of momentum, character, and opportunity—a major metro where storefronts don't just open, they thrive.







\$122,203 AVG HH INCOME



23% HAVE CHILDREN



45% BACHELOR'S OR HIGHER

# WHERE DOES YOUR FUTURE CLIENT CURRENTLY SPEND THEIR TIME?

## LEISURE

1. SACAMENTO MEMORIAL AUDITORIUM
2. SAFE PERFORMING ARTS CENTER
3. DISNEYLAND
4. PAPA MURPHY'S PARK
5. FOLSOM LAKE RECREATION AREA
6. GOLDEN GATE PARK - SAN FRANCISCO
7. CINEMARK CENTURY - ARDEN
8. TOP GOLF - ROSEVILLE
9. ORACLE PARK - SAN FRANCISCO
10. SANTA CRUZ BEACH BOARDWALK
11. PRESIDIO OF SAN FRANCISCO
12. SUTTER HEALTH PARK - SACRAMENTO

## DINING

1. PETRA GREEK - DOWNTOWN
2. YARD HOUSE - ROSEVILLE
3. CHEESECAKE FACTORY - ARDEN
4. BJ'S RESTAURANT - ELK GROVE
5. TEXAS ROADHOUSE - ELK GROVE
6. SAPPORO JAPANESE STEAKHOUSE
7. ZOCALO RESTAURANT - MIDTOWN
8. CHEESECAKE FACTORY - ROSEVILLE
9. EL TAPATIO - CITRUS HEIGHTS
10. MORGAN'S CENTRAL VALLEY BISTRO
11. TOWER CAFE - MIDTOWN
12. BJ'S RESTAURANT - ROSEVILLE

## HOTELS

1. THUNDER VALLEY CASINO - LINCOLN
2. RESIDENCE INN - DOWNTOWN
3. SKY RIVER CASINO - ELK GROVE
4. RED HAWK CASINO - PLACERVILLE
5. HARD ROCK HOTEL - WHEATLAND
6. SILVER LEGACY - RENO
7. DOUBLE TREE - POINT WEST
8. THE COSMOPOLITAN - LAS VEGAS
9. PLANET HOLLYWOOD - LAS VEGAS
10. HOLIDAY INN - DOWNTOWN
11. HARVEY'S - LAKE TAHOE
12. HARRAH'S - LAKE TAHOE

# WHO ARE THEY?



## INFLUENCED BY INFLUENCERS

### YOUNG SINGLES LIVING IN CITY CENTERS

- CAREER-DRIVEN
  - METROPOLITAN LIFESTYLES
  - DIGITALLY DEPENDENT
  - ACTIVE SOCIAL LIVES
  - FOODIES
  - FIRST-TIME HOME BUYERS
- HEAD OF HOUSEHOLD AGE: 25-30  
EST. HOUSEHOLD INCOME: \$50,000-\$74,999  
HOME OWNERSHIP: RENTER  
TYPE OF PROPERTY: MULTI-FAMILY 101+ UNITS  
HOUSEHOLD SIZE: 1 PERSON  
AGE OF CHILDREN: 0-3



## COSMOPOLITAN ACHIEVERS

### AFFLUENT MIDDLE-AGED COUPLES & FAMILIES, DYNAMIC LIFESTYLES IN METRO AREAS

- BILINGUAL
  - LUXURY LIVING
  - SOCCER FANS
  - TWO FAMILY PROPERTIES
  - ECONOMIC LITERATURE
  - PROGRESSIVE LIBERALS
- HEAD OF HOUSEHOLD AGE: 36-45  
EST. HOUSEHOLD INCOME: \$125,000-\$149,999  
HOME OWNERSHIP: HOMEOWNER  
TYPE OF PROPERTY: MULTI-FAMILY 5-9 UNITS  
HOUSEHOLD SIZE: 5+ PERSONS  
AGE OF CHILDREN: 13-18



## PHILANTHROPIC SOPHISTICATES

### MATURE, UPSCALE COUPLES IN SUBURBAN HOMES

- RETIRING IN COMFORT
  - EXPERIENCED TRAVELERS
  - ART CONNOISSEURS
  - PHILANTHROPIC
  - QUALITY MATTERS
  - ECOLOGICAL LIFESTYLES
- HEAD OF HOUSEHOLD AGE: 66-75  
EST. HOUSEHOLD INCOME: \$100,000-\$124,999  
HOME OWNERSHIP: HOMEOWNER  
TYPE OF PROPERTY: SINGLE FAMILY  
HOUSEHOLD SIZE: 2 PERSONS  
AGE OF CHILDREN: 7-9



# SACRAMENTO 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

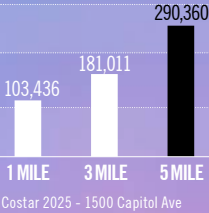
GSEC 2025  
Applied Geographic Solutions 2024

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

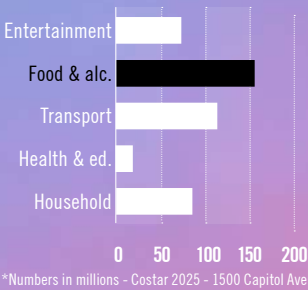
69%

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



