

MURAL BY LOCAL ARTIST MAREN CONRAD

MARRS

MIDTOWN'S CULTURAL EPICENTER
RETAIL/OFFICE SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE

THE PROPERTY

PICTURED:
The Midtown Farmers Market
Every Saturday, year-round
8:00 am - 1:00 pm
200+ vendors, 2,000+ visitors



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THE OPPORTUNITY



1 GROUND FLOOR SPACE LEFT



±920 SF

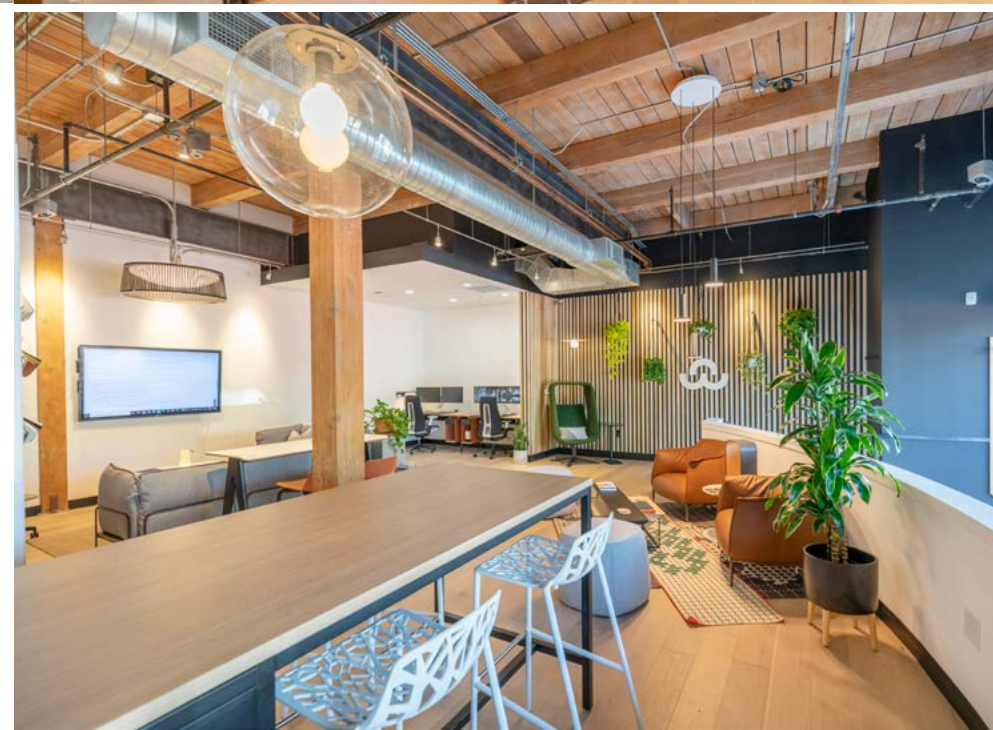


\$3.00 PER SF/MONTH NNN

The MARRS Building is Midtown's hottest retail destination and acts as the heart of the Midtown submarket. The Building, formerly a warehouse, was creatively reimaged into modern offices over tasteful

retailers. This office/retail opportunity is ideal for a tenant seeking high foot traffic counts and local prestige. With a massive streetside deck shaded by a canopy of trees, MARRS has become a local fixture

and gathering site for Sacramentans going out in Midtown. Signage is featured on 20th Street and J Street with its 11,328 cars per day, meaning all the tenants here are highly visible. This is truly the center of Midtown!



THE TENANTS

 1 AVAILABLE GROUND FLOOR SPACE

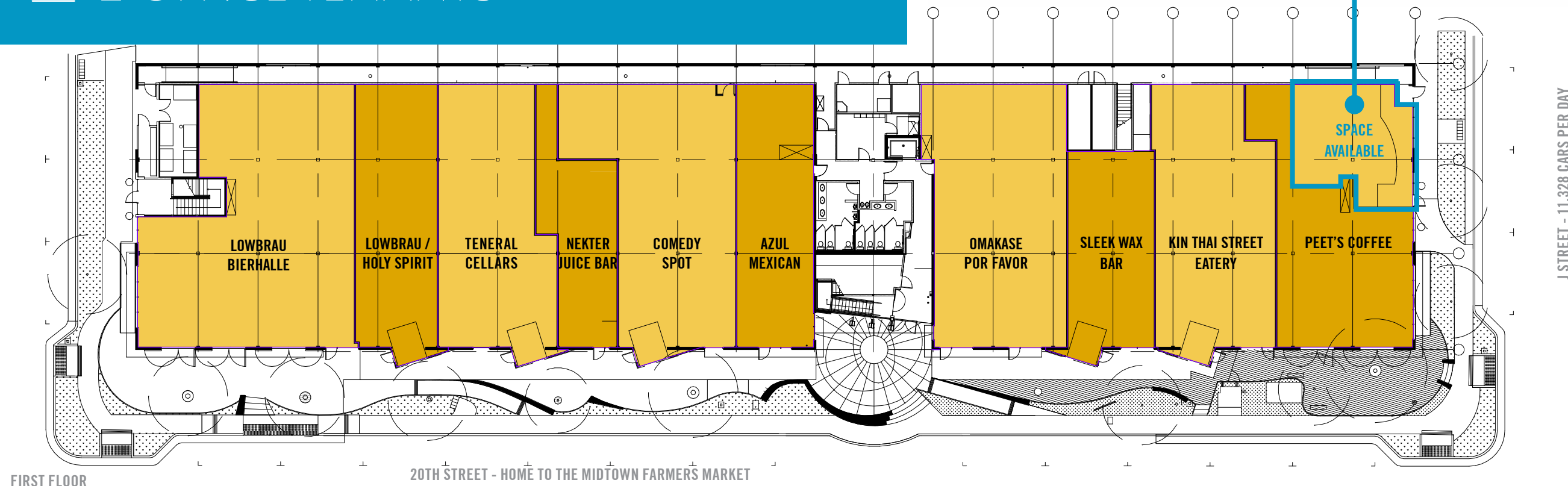
 9 RETAIL TENANTS

 2 OFFICE TENANTS

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THE NEW YORK TIMES - 2023
HOW SACRAMENTO TURNED INTO A
GREAT RESTAURANT CITY



RETAIL:

LOWBRAU / HOLY SPIRIT
TENERAL CELLARS
NEKTER
COMEDY SPOT
AZUL
SLEEK WAX BAR
KIN THAI STREET EATERY

OFFICE:

DLR ARCHITECTS (2ND FLOOR)
WS MANAGEMENT (2ND FLOOR)
REPUBLIC FC SOCCER FRANCHISE
(2ND FLOOR)

FIRST FLOOR

20TH STREET - HOME TO THE MIDTOWN FARMER'S MARKET

J STREET - 11,328 CARS PER DAY



1 THE OPPORTUNITY
MARRS

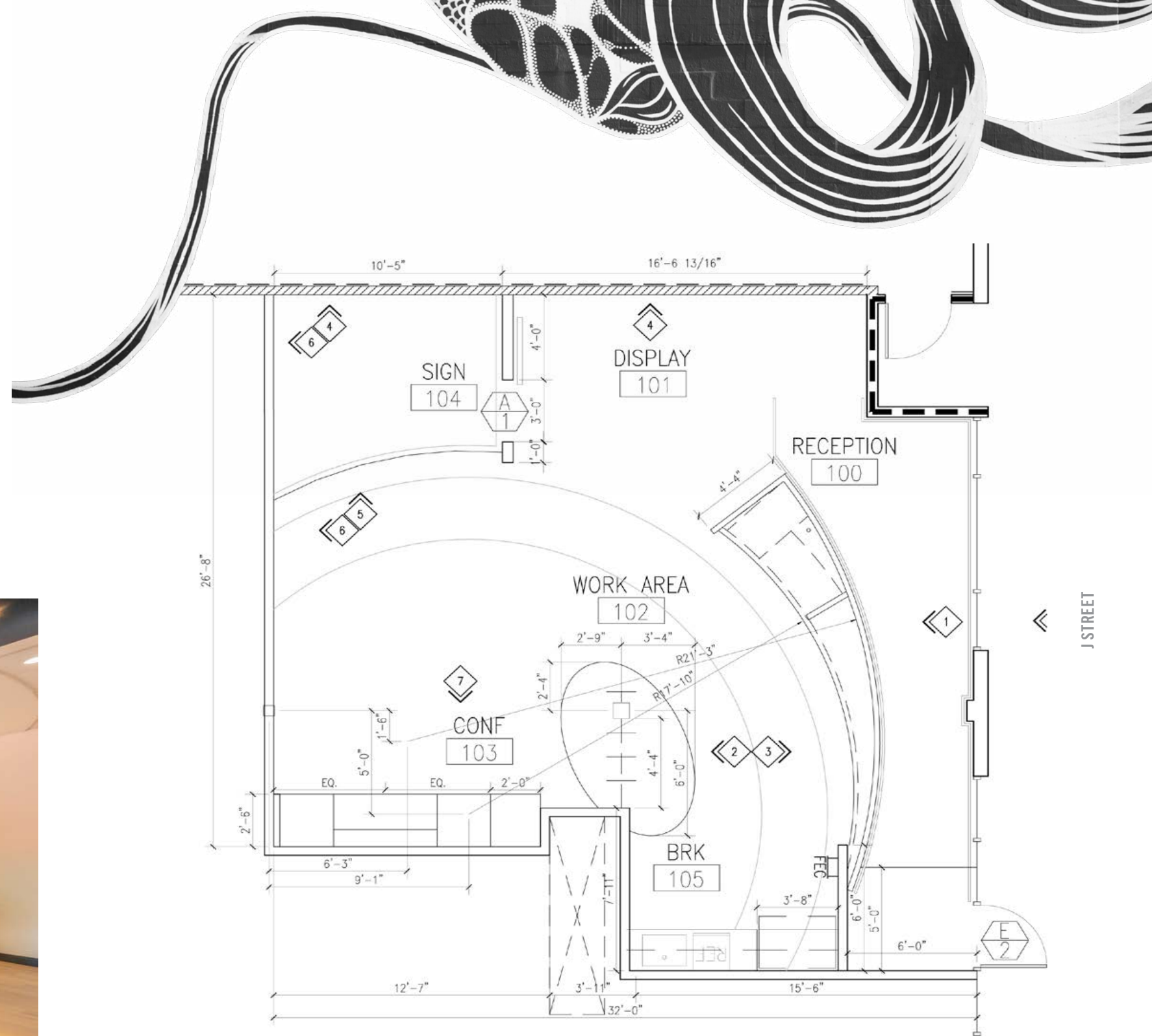
THE MARRS BUILDING DEFINES THE
EPICENTER OF MIDTOWN.

THE FLOOR PLANS

 AVAILABLE 1/1/2026

 ± 920 SF

 \$3.00/SF NNN



20TH STREET - HOME TO THE MIDTOWN FARMERS MARKET

THE LOCATION

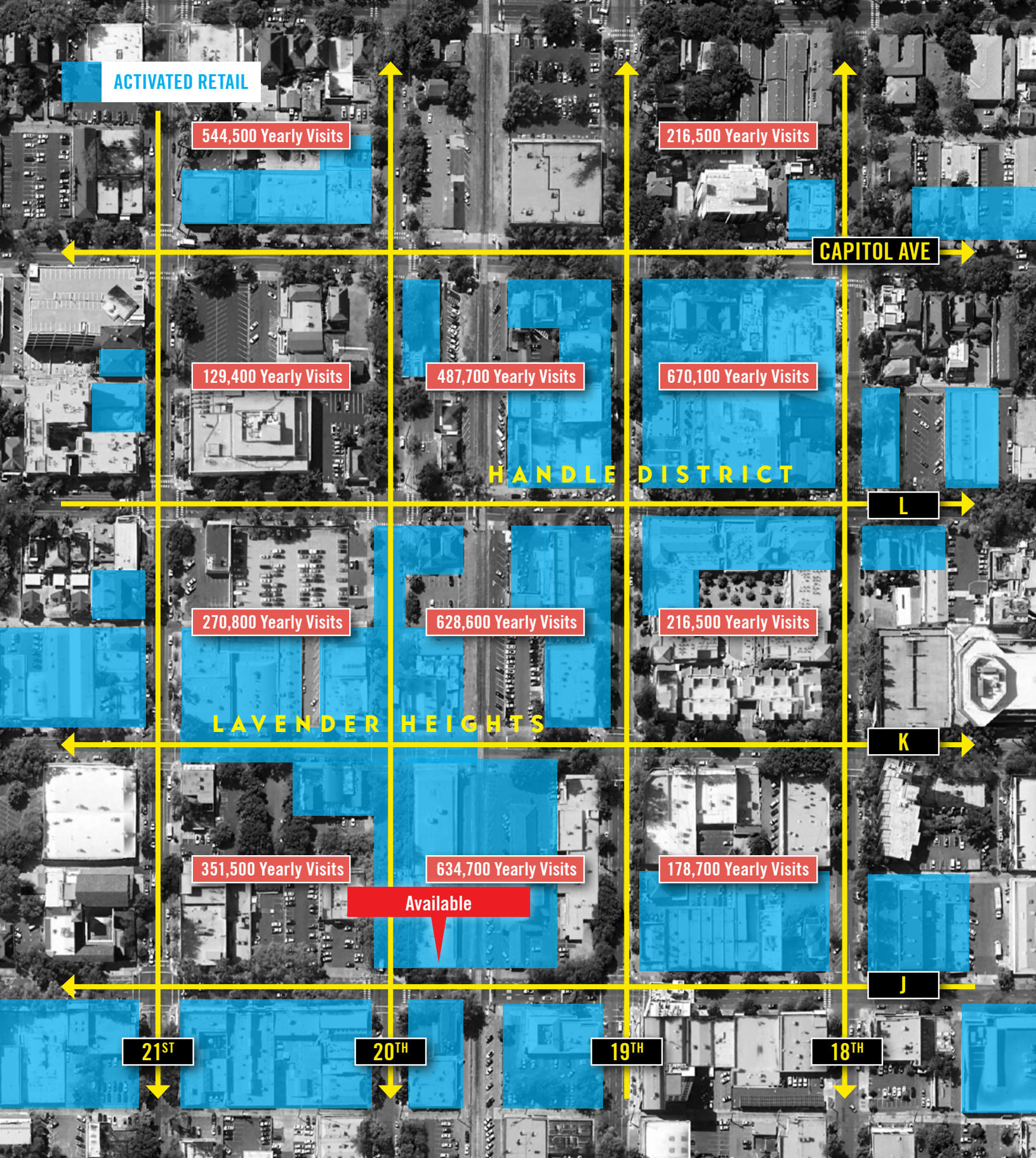
 THE HEART OF LAVENDER HEIGHTS
 THE EPICENTER OF MIDTOWN
 SACRAMENTO'S SOCIAL HUB

The MARRS Building hosts many of Sacramento's most popular amenities, including LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Azul Taqueria & Tequila Bar, Sleek Wax, and Peet's Coffee. It sits at the epicenter of Midtown, surrounded by other favorites such as Temple Coffee, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley and Flamingo House. Essential services like Golden 1 Credit Union, UPS Store, Mike's Camera, and numerous salons are also just steps away.

Midtown offers a curated blend of local, national, and regional retailers within a vibrant neighborhood of historic buildings and tree-lined streets. It is widely considered Sacramento's most desirable district, known for its art, music, and cultural scene, with convenient freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The Property is located in the heart of Lavender Heights—one of Midtown's most dynamic micro-markets—anchored by the

MARRS Building. The district embraces inclusivity, highlighted by its rainbow crosswalks, and features top restaurants, nightlife, galleries, coffeehouses, and boutiques. High foot traffic, day and night, fuels a lively atmosphere and supports popular events such as Midtown Love, the Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and Second Saturday.



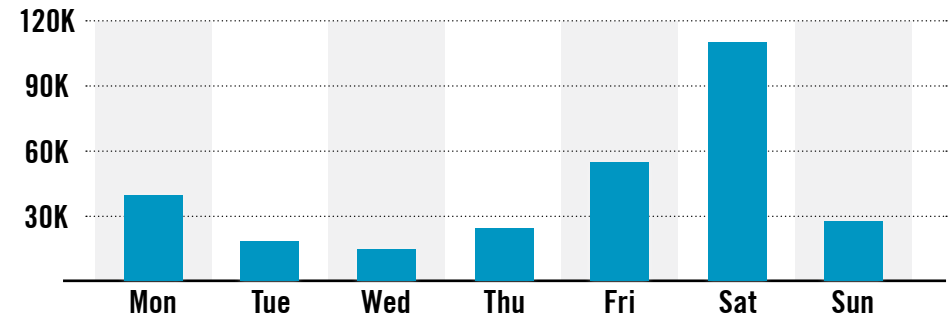


3 THE LOCATION
MARRS

NEARBY DATA BITES

99 WALKER'S PARADISE
54 GOOD TRANSIT
99 BIKER'S PARADISE

Daily visitors to the MARRS building



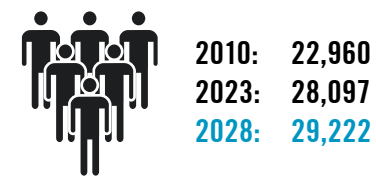
⇒ **\$87,215** ⇐ Average Household Income - 1 Mile Radius

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
- Thriving Boomers**
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

Nearby Population

1-mile radius of property



\$637,343 Median Home Value

Traffic Counts
4,198 + 14,866



Daily Cars 20th and J St

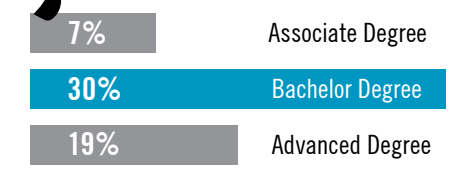


\$457 M

Annual Consumer Spending



Education Levels



6,688

Total Businesses

Q4 2023 - Placer AI, Costar, DSP



PARKING



CONTROLLED PARKING

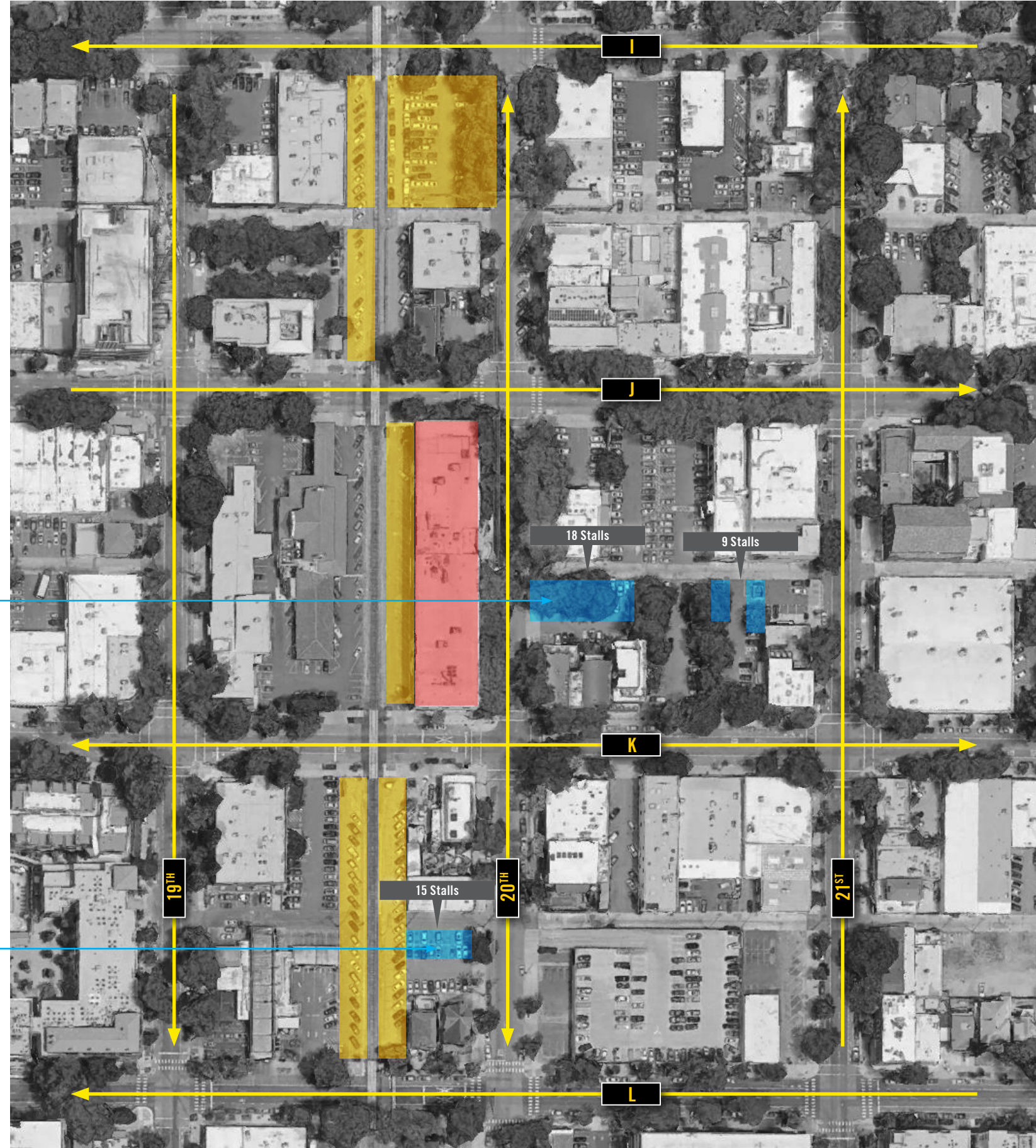
POTENTIAL PARKING

While the Property does not include any parking, there is abundant parking available within a one block radius of 20th and J Street and 20th and K Street.

The abundance of available public parking has allowed the Property to maintain 95+% occupancy without ever issue. In an environment of hybrid working days/hours, parking has become even less significant.

Currently the Property leases 61 spaces for its tenants, though the tenants currently only lease 25 spaces.

In addition to these spaces, there are an additional 200 spaces available located along the UP rail line and parking lots at 20th along I Street.

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