



# 2016 P STREET

5,400 SF OFFICE BUILDING AVAILABLE FOR LEASE IN MIDTOWN



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# THE PROPERTY

**± 5,400**

TOTAL SF BUILDING

**TURN-KEY**

OFFICE SPACE

**12 PARKING SPACES**

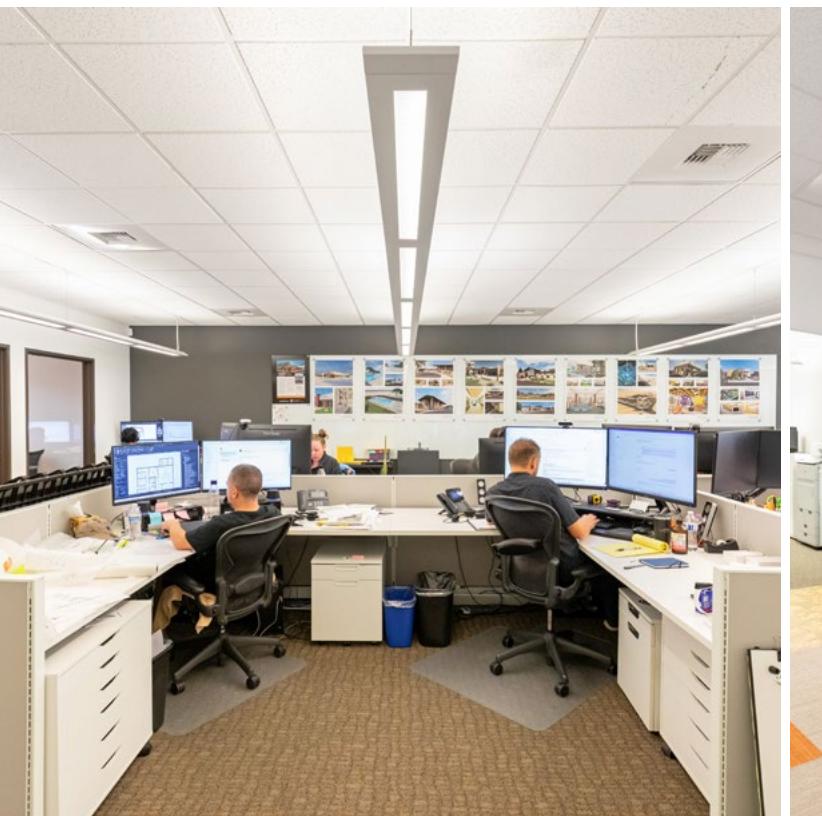
ON-SITE

**A FEW BLOCKS AWAY FROM THE POPULAR R STREET CORRIDOR IN MIDTOWN!**

2016 P Street is a 5,400 square foot commercial office building situated along the P Street corridor in Midtown, Sacramento. The building, boasting geometric architectural lines and floor-to-ceiling glass prevalent in mid-century design, stands out amongst several classic Victorian office and residential buildings along the block. Over the last decade, the building has

been tastefully upgraded with new exterior paint, modern common areas, and new suite finishes, providing a move-in ready space for the traditional office user. The first floor office space measures approximately 2,800 rentable square feet and features 4 private offices, a conference room, and open space for workstations, two restrooms, a kitchenette and break area. The

second floor measures approximately 2,600 rentable square feet and features turnkey architect-designed space, with two private offices, open space for 8-10, a conference room, kitchenette, work room, and two restrooms. Further, the building has direct access to 12 on-site parking stalls located behind the building, which are available to tenants for an additional monthly charge.





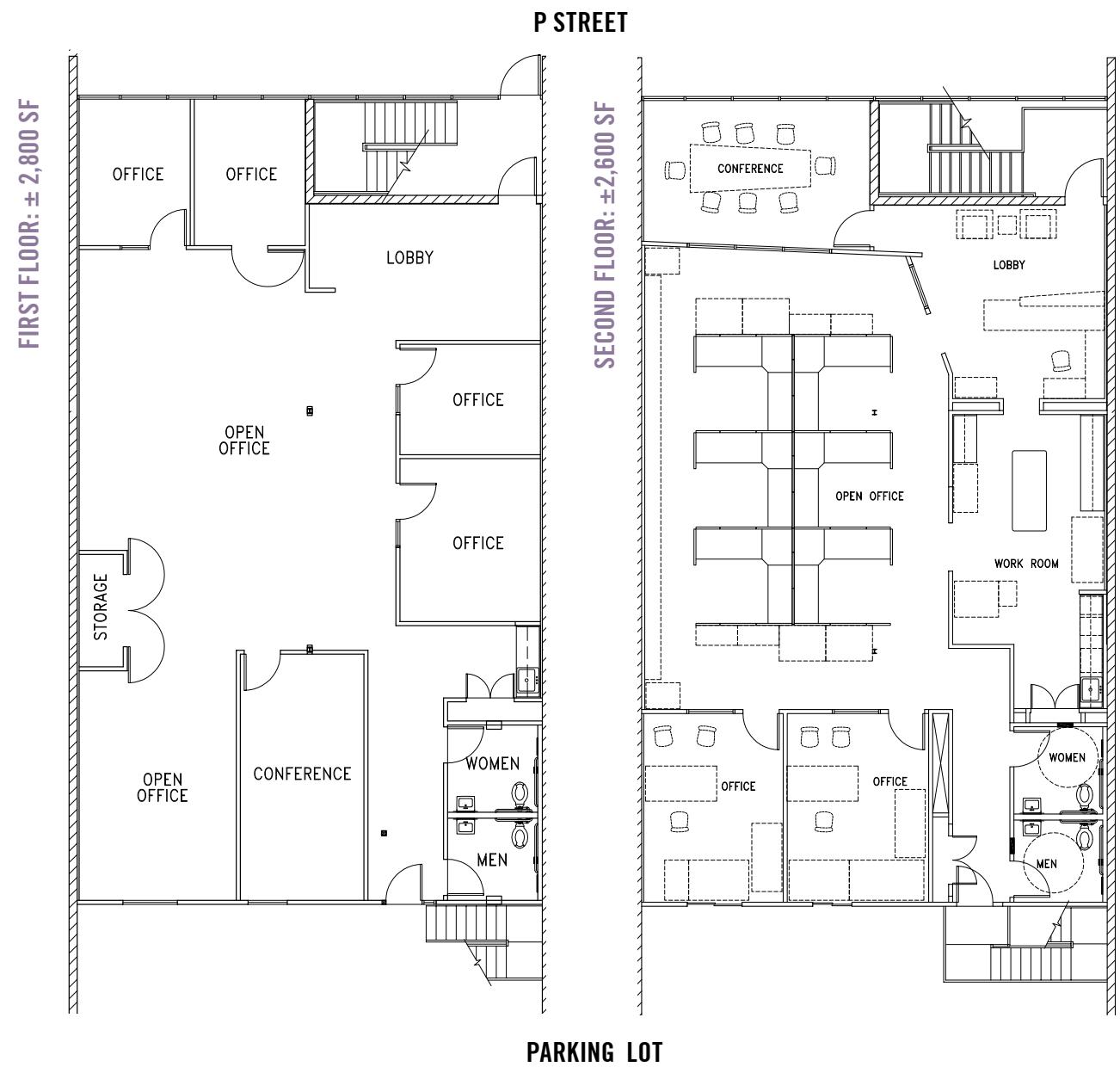
## PROPERTY DETAILS

<b>Address:</b>	2016 P Street, Sacramento CA 95811
<b>Use:</b>	Office
<b>Square Feet:</b>	$\pm$ 5,400 Whole Building SF
<b>1st Floor:</b>	$\pm$ 2,800 RSF
<b>2nd Floor:</b>	$\pm$ 2,600 RSF
<b>Lease Rate:</b>	\$1.85/SF/Month Modified Gross
<b>Parking:</b>	12 on-site stalls
<b>Parking Rate:</b>	\$100 per stall, per month
<b>Available:</b>	1st Floor: Within 60 days from signing a lease 2nd Floor: February 1, 2026

### Section One: The Property



# FLOOR PLANS





# BUILDING LOCATION

## IN THE HEART OF MIDTOWN SACRAMENTO

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers paired with an eclectic mix of high-end demographic occupations, all set against a backdrop of historic buildings and tree-lined streets. Business owners, residents, and investors from near and far have flocked to the center of Sacramento's art, music, and cultural scene, making Midtown one of the city's most fruitful

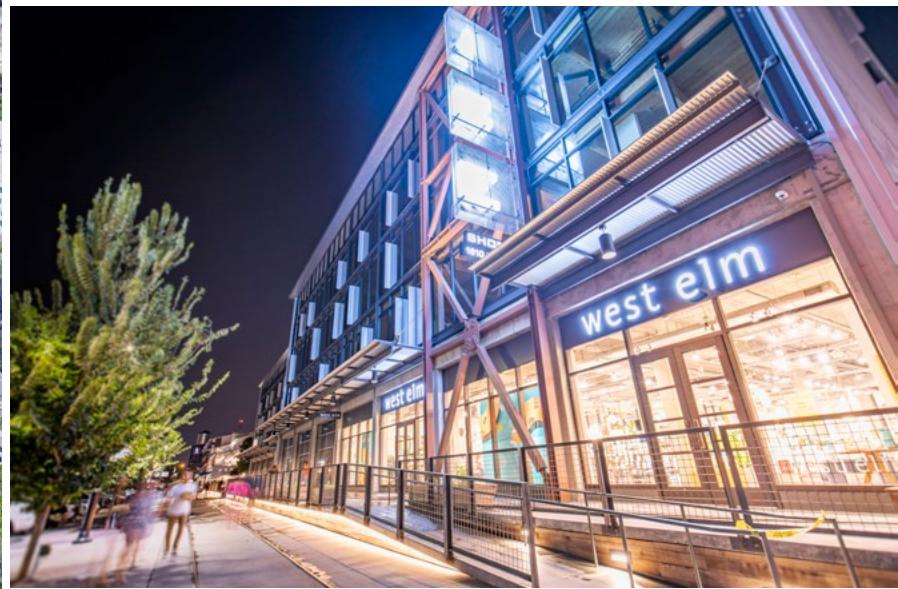
and dynamic submarkets. Many consider it the most desirable area in Sacramento, thanks to its easy freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The Subject Property is ideally located within walking distance of both the R Street Corridor and the Handle District, placing them close to many of Midtown and Downtown's most popular events,

dining, and entertainment options. Sacramento's P Street, a vibrant and historic thoroughfare that has played a significant role in the city's development, adds to the energy of the location. Nearby amenities include Fremont Park as well as a range of well-known neighborhood establishments such as Magpie, Temple Coffee, Maydoon, Karma Brew, Orchid Thai, and 5 Tacos & Beer — all just a short walk away.





2016 P





# THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



24  
BLOCKS



3M  
YEARLY VISITS



31  
BARS & RESTAURANTS



\$84,042  
HOUSEHOLD INCOME

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

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors city-wide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Good Neighbor for innovative dishes and Mendocino Farms for farm-fresh meals, along with Mas Taco and Uncle Vito's for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features spe-

cialty boutiques and the WAL Public Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades bring local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.



# THE HANDLE DISTRICT



3  
BLOCKS



1.3M  
YEARLY VISITS



18  
BARS & RESTAURANTS



\$86,038  
HOUSEHOLD INCOME

PLACER AI JULY 2023 - JULY 2024

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

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aiolii Bodega Espanola, with its authentic Span-

ish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





## LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3  
BLOCKS



1.1M  
YEARLY VISITS



12  
BARS & RESTAURANTS



\$75,149  
HOUSEHOLD INCOME

### TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves

as an excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on

Saturdays. This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

# 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 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:

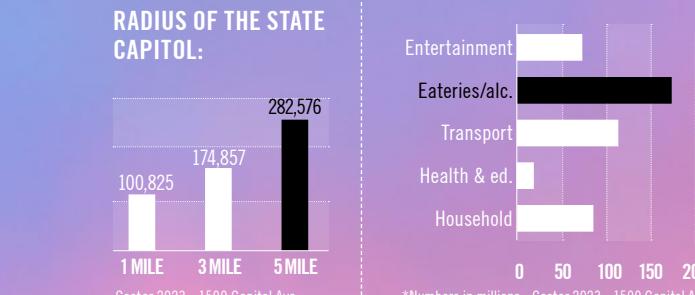
# 68%

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:



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

## 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

**WALK  
SCORE:**  
**98**

Walker's  
Paradise

**BIKE  
SCORE:**  
**62**

Biker's  
Paradise

**TRANSIT  
SCORE:**  
**96**

Good  
Transit

walkscore.com

1500 Capitol

## SACRAMENTO OWNERS VS. RENTERS



GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022





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