

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



2 GROUND FLOOR SPACES LEFT



±920 - 1,590 SF



\$3.00 - 3.50 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 re-imagined into modern offices over tasteful retailers. This office/retail or 2nd gen

restaurant 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!



1928 J OFFICE / RETAIL



2ND GEN RESTAURANT

THE TENANTS

 2 AVAILABLE GROUND FLOOR SPACES

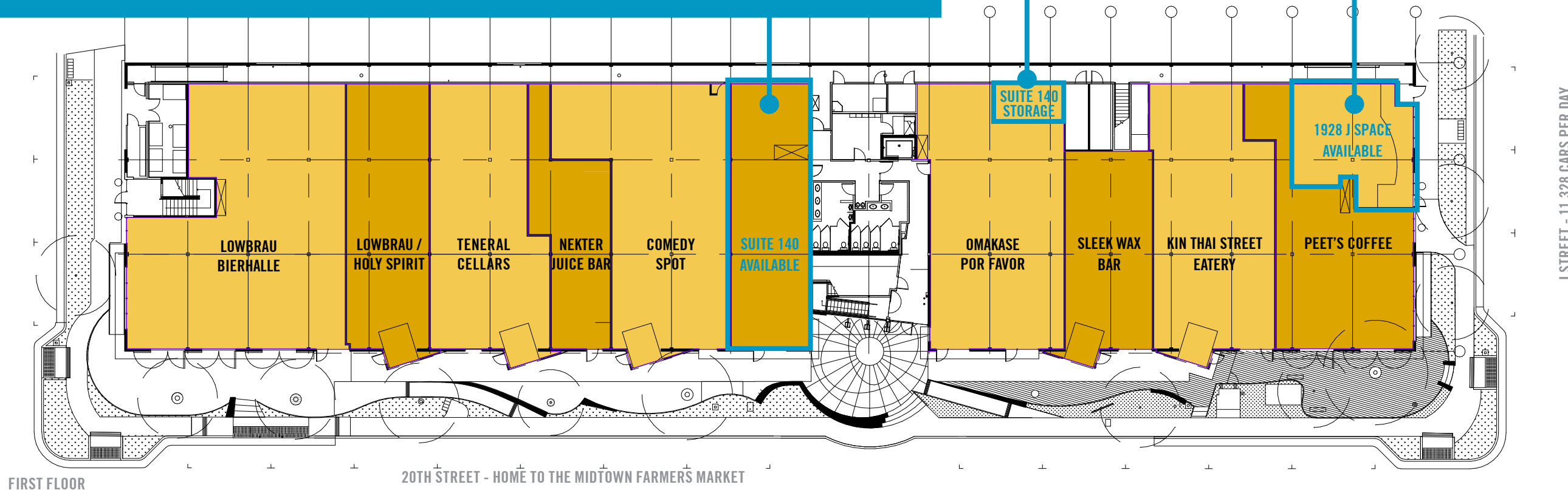
 6 RETAIL TENANTS

 3 OFFICE TENANTS

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to View Article



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



FIRST FLOOR

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

J STREET - 11,328 CARS PER DAY

RETAIL:

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

OFFICE:

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



1 THE OPPORTUNITY
MARRS

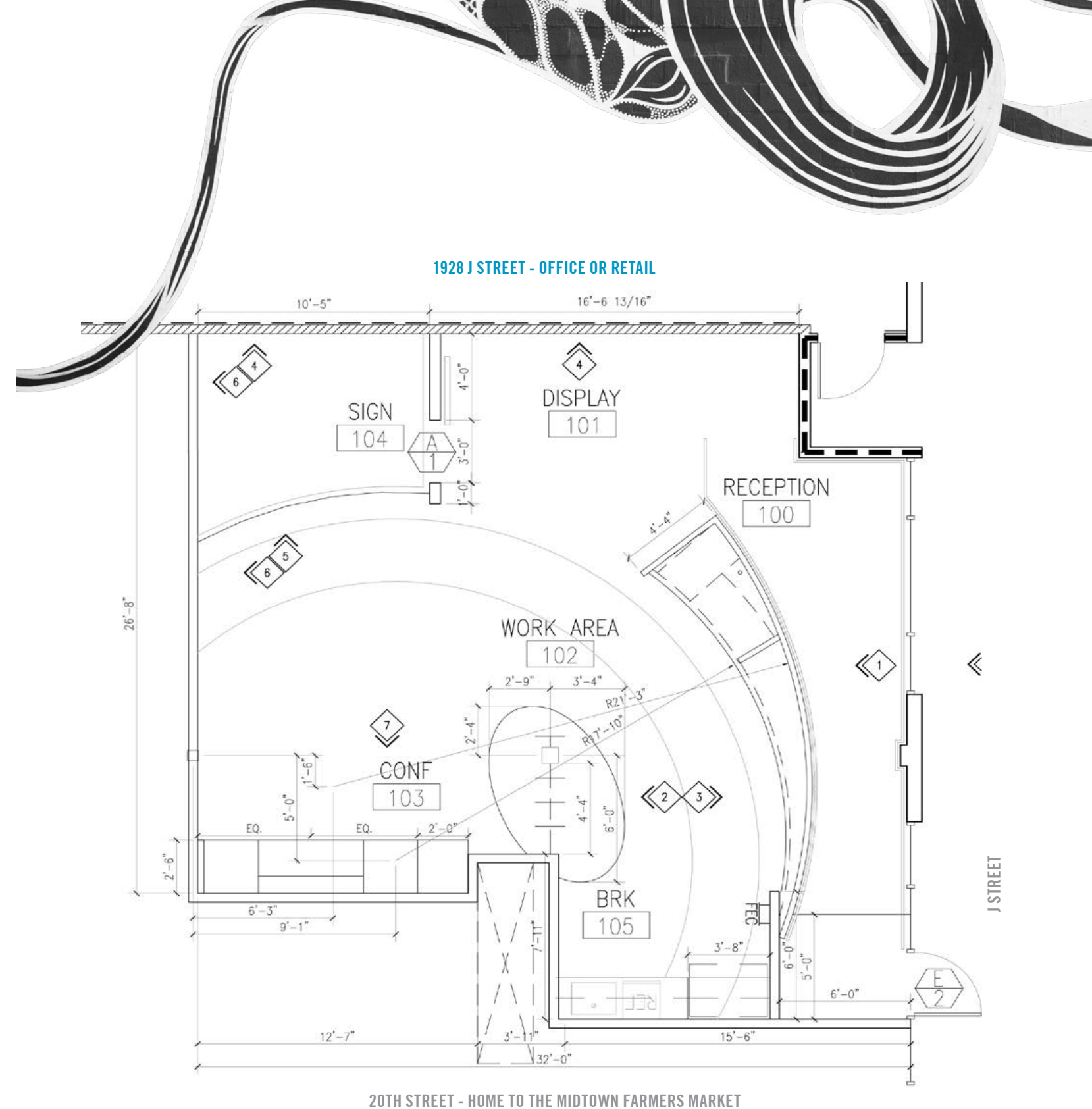
THE MARRS BUILDING DEFINES THE
EPICENTER OF MIDTOWN.

THE FLOOR PLANS

 AVAILABLE 1/1/2026

 ±920 SF

 \$3.00/SF NNN



THE FLOOR PLANS

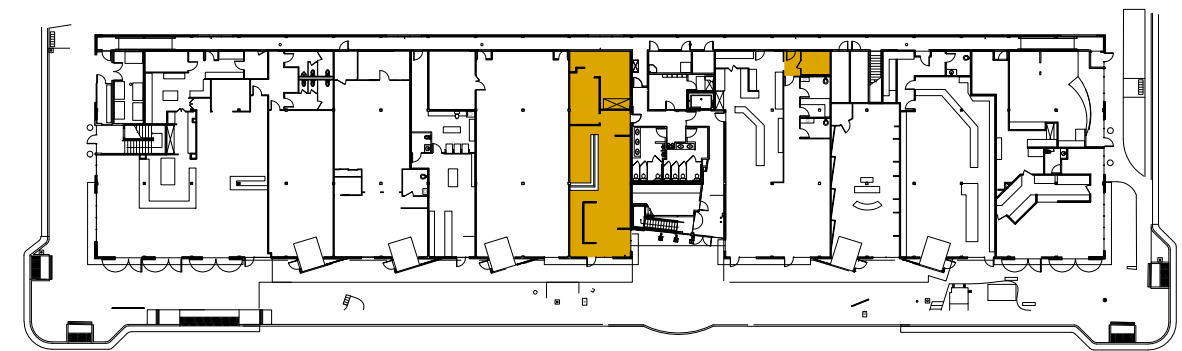
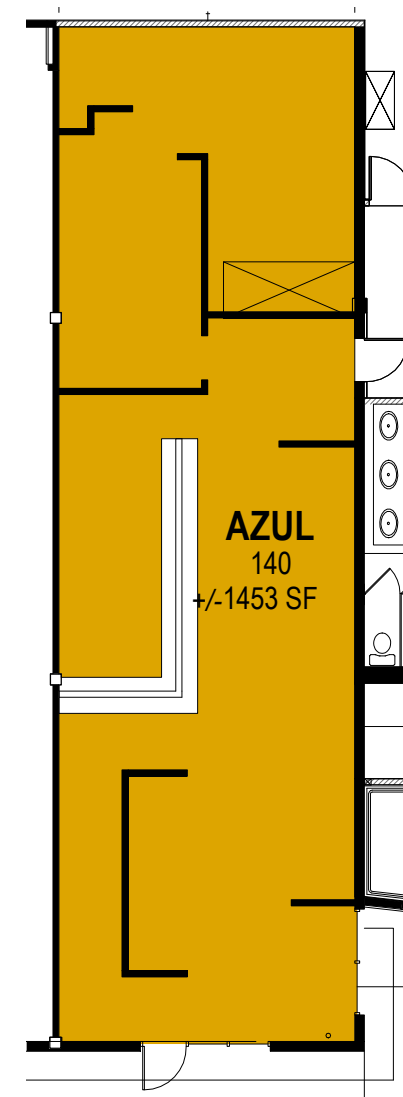
 AVAILABLE IMMEDIATELY

 ±1,590 SF

 \$3.50/SF NNN



SUITE 140 - 2ND GEN RESTAURANT



20TH STREET - HOME TO THE MIDTOWN FARMERS MARKET



THE LOCATION

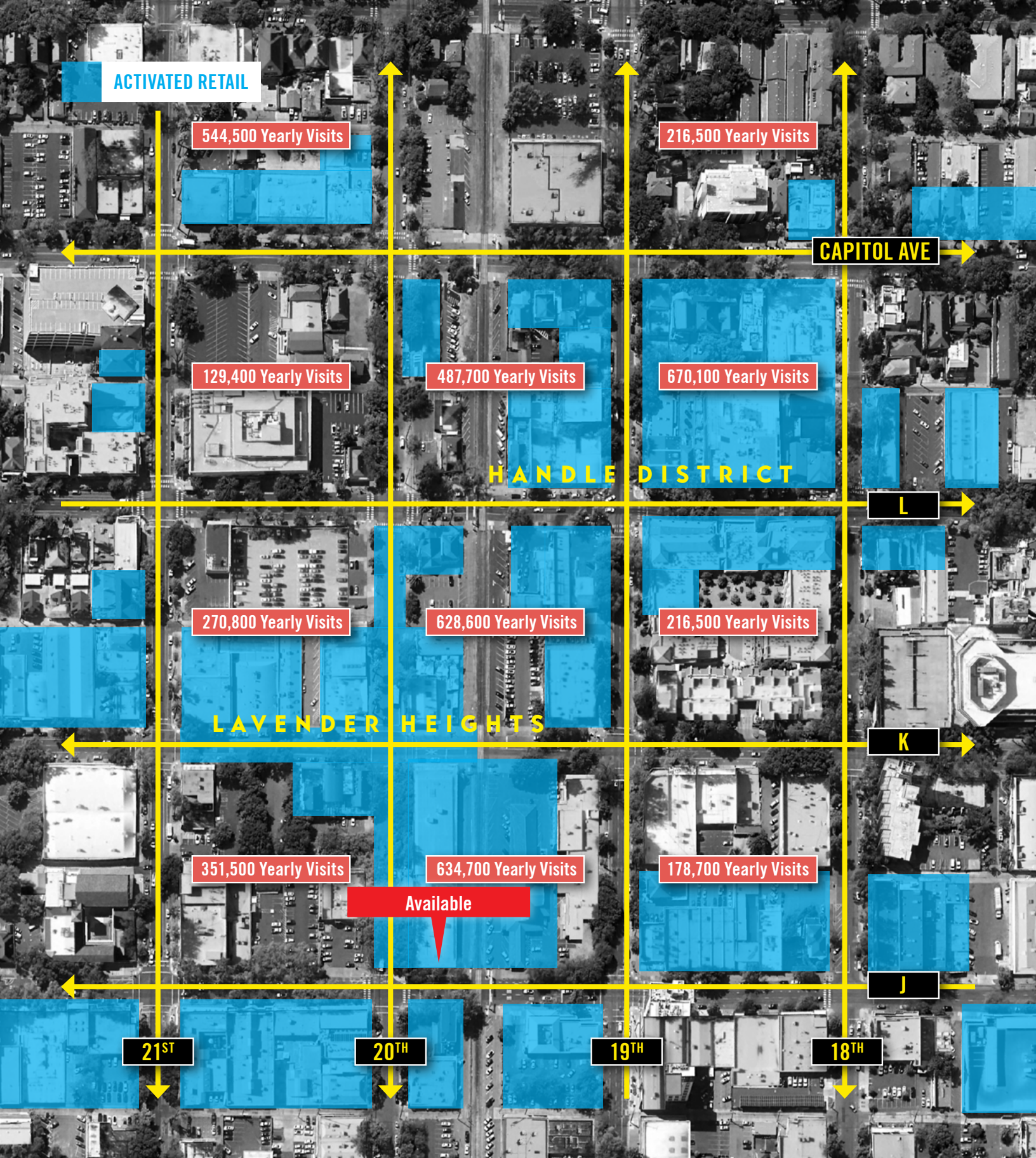
☁️ THE HEART OF LAVENDER HEIGHTS
📍 THE EPICENTER OF MIDTOWN
👥 SACRAMENTO'S SOCIAL HUB

The MARRS Building hosts many of Sacramento's most popular amenities, including LowBrau, Kin Thai Street Eatery, Nekter Juice Bar, Teneral Cellars, Sleek Wax Bar, 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 Flamin-go 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

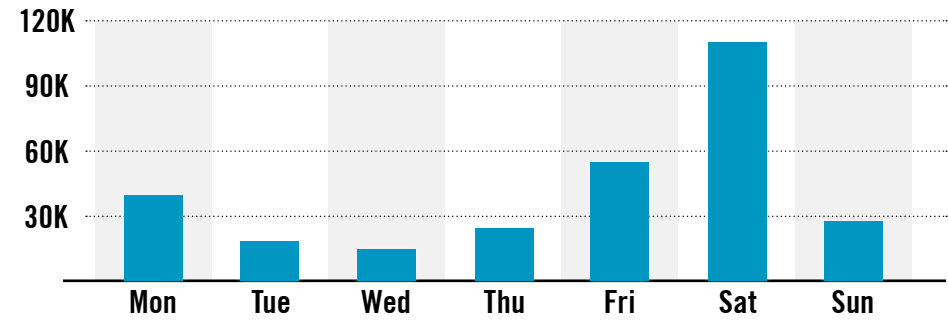
NEARBY DATA BITES

99 WALKER'S PARADISE

54 GOOD TRANSIT

99 BIKER'S PARADISE

Daily visitors to the MARRS building

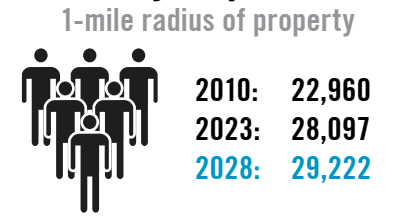


\$87,215 Average Household Income - 1 Mile Radius

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



\$637,343 Median Home Value

Traffic Counts
4,198 + 14,866



Daily Cars 20th and J St

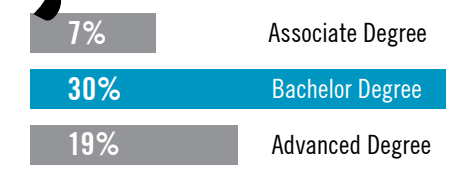


\$457 M

Annual Consumer Spending



Education Levels



6,688

Total Businesses

Q4 2023 - Placer AI, Costar, DSP



PARKING



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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