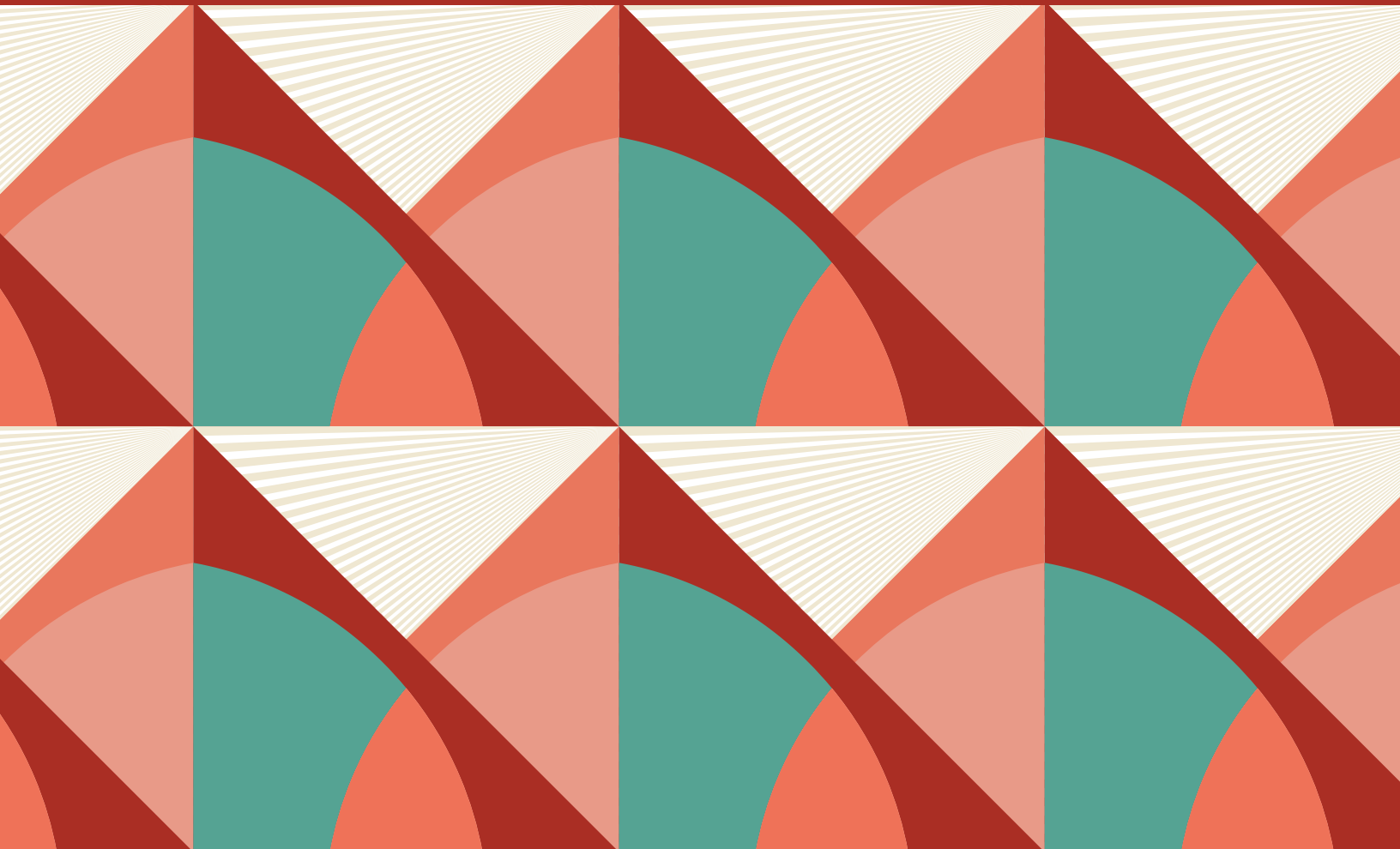




WEST SACRAMENTO

845-849
JEFFERSON BLVD

TURNKEY RESTAURANT AND 2ND GEN RETAIL SPACE FOR LEASE





2131 CAPITOL AVENUE, STE 100
 SACRAMENTO, CA 95816
 916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
 SENIOR VICE PRESIDENT - LIC. 01485640
 916.573.3309
 SCOTTKINGSTON@TURTONCRE.COM

KEN TURTON
 PRESIDENT - LIC. 01219637
 916.573.3300
 KENTURTON@TURTONCRE.COM

KAYLYN IBARRA
 DIRECTOR - LIC. 02350645
 916.573.3305
 KAYLYNIBARRA@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



1 THE OPPORTUNITY
845-849 JEFFERSON BLVD

THE OPPORTUNITY

 2 GEN RESTAURANT & RETAIL
 ±3,000–3,915 SF FOR LEASE
 \$2.00–\$3.00/SF/MO NNN

Positioned along one of West Sacramento's primary commercial corridors, 845–849 Jefferson Boulevard offers two high-quality 2nd generation retail opportunities in a well-established neighborhood center. With direct frontage on Jefferson Boulevard and strong daily traffic counts, the property provides exceptional visibility, signage, and accessibility for retailers and restaurant operators seeking proximity to Downtown, Sacramento and the Bridge District.

Positioned at the highly visible corner of Jefferson Boulevard and Merkle Avenue,

the property offers strong frontage along one of the city's primary commercial corridors just south of West Capitol Avenue.

Surrounded by continued residential growth, new mixed-use development, and direct connectivity to Downtown Sacramento, the location has emerged as a strategic destination for neighborhood-serving retail, restaurant concepts, and experiential operators seeking a presence within a rapidly maturing urban environment.

Just blocks from The Bridge District waterfront development and minutes to

Sutter Health Park, the property benefits from proximity to one of the region's most transformative mixed-use neighborhoods. Direct access across the Tower Bridge connects tenants to Downtown, Sacramento, DOCO, and Golden 1 Center, expanding the trade area well beyond West Sacramento alone.

With continued residential density, public investment, and infrastructure improvements in the surrounding area, Jefferson Boulevard is evolving into a key neighborhood-serving corridor with long-term upside.

2ND GEN RESTAURANT

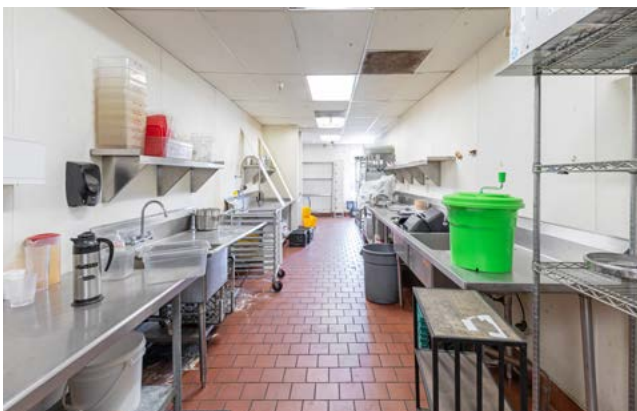


2ND GEN RESTAURANT



1 THE OPPORTUNITY

845-849 JEFFERSON BLVD



2ND GEN RESTAURANT

A rare turnkey restaurant opportunity with existing infrastructure in place. Ideal for fast-casual, full-service dining, specialty food concepts, or regional operators looking to enter West Sacramento.

- 849 Jefferson Blvd, West Sacramento CA 95691
- 3,000 SF - \$3.00/SF/Mo NNN
- Existing restaurant build-out
- Strong street presence
- Dedicated storefront entry
- Surrounded by established service and retail tenants
- Corner visibility

This space offers significant time and cost savings compared to ground-up restaurant construction and is positioned to benefit from continued residential growth nearby.

RETAIL

A versatile corner retail suite near the Merkley Ave ingress / egress suitable for boutique retail, medical, fitness, specialty grocery, showroom, or service-oriented uses.

- 845 Jefferson Blvd, West Sacramento CA 95691
- 3,915 SF - \$2.00/SF/Mo NNN
- Open, flexible floorplan
- Excellent natural light and storefront exposure
- Prominent signage opportunities
- Ample on-site parking
- Located within a stabilized multi-tenant retail center

The space presents an opportunity for tenants to establish a strong presence in a growing urban submarket without the rental rates typically associated with Downtown, Sacramento.

THE LOCATION



LOCATED IN WEST SACRAMENTO
PATH OF DEVELOPMENT
2 MINS TO DOWNTOWN

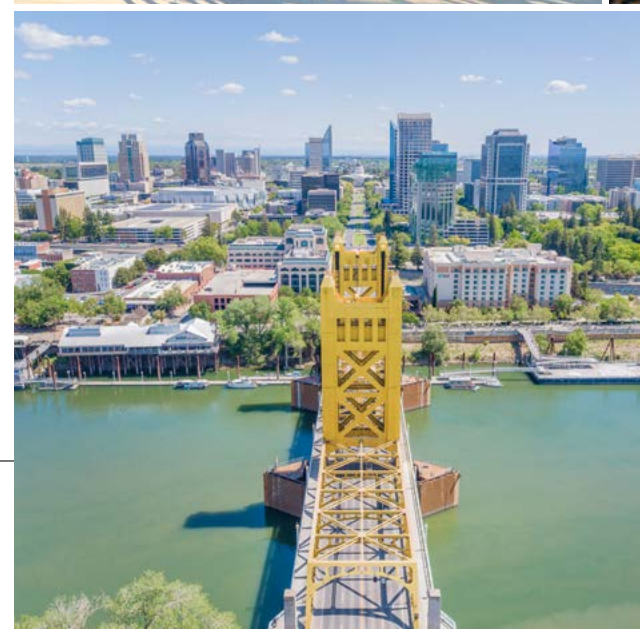
Located in Yolo County, the City of West Sacramento has emerged as one of the most forward-looking municipalities in Northern California. Once known primarily for its industrial and port activity, the city has undergone a major transformation over the past two decades. Focused investment along the riverfront, particularly within the Washington and Bridge Districts, has redefined the city's identity and positioned it as a central player in the region's urban development narrative.

Under longtime mayor Christopher Cabaldon, who served from 1998 to 2020, West Sacramento built a national

reputation for progressive city-building, public-private partnerships, and waterfront revitalization. That legacy continues today through strategic infrastructure upgrades, new housing, and a wave of mixed-use development along the Sacramento River. The result is a rare blend of livability, urban potential, and relative affordability—drawing interest from developers, employers, and residents seeking walkable, connected communities.

The site's location, just across the Tower Bridge from Downtown, Sacramento, offers seamless access to some of the region's most prominent destinations. With-

in minutes are Golden 1 Center, Old Sacramento Waterfront, and the expanding Sacramento Railyards, one of the largest urban infill projects in the country. The area is also home to the California State Capitol, the SAFE Credit Union Convention Center, and the SAFE Credit Union Performing Arts Center, reinforcing the city's importance as the political, cultural, and entertainment heart of the region. As Sacramento's urban core continues to grow, West Sacramento has become a natural extension of that momentum, offering room to build, riverfront visibility, and immediate regional connectivity.



STRATEGIC LOCATION IN WEST SACRAMENTO



NEARBY AMENITIES

Food & Beverage:

- Aloha Poke and Ramen
- Altos Cantina, Inc.
- Baker Family Wines
- Big Kahuna Frozen Yogurt
- Bike Dog Brewing
- Burgers and Brew
- Chando's Tacos
- Chuyita
- Cold Stone
- Crumbl Cookie
- Drake's @ The Barn
- East Side Chef
- Franquette
- Hula Hawaiian BBQ
- Jackrabbit Brewing
- Jamba Juice
- Marco's Pizza
- Oishii Teriyaki
- Oscar's Very Mexican Food
- Panda Express
- Pooja Indian Grill
- Roco Taproom
- Round Table Pizza
- Savoury
- Starbucks
- Streets of London Pub
- Subway

The Midway Bar and Grill

- Thick Vatos and Tacos
- Tsuki Sushi
- Vince's Bar & Restaurant
- West Sac Bread Co.
- West Sac Sports Bar & Grill

Service:

- Akasha Yoga
- Anytime Fitness
- Bank of America
- FedEx Office Print & Ship Center
- Metro PCS
- OneMain Financial
- SAFE Credit Union

Supercuts

- Sutter Health Walk-In Clinic
- Verizon Wireless
- Wells Fargo Bank'
- West Sacramento Urgent Care
- Yolo Federal Credit Union

Entertainment:

- Sutter Health Park
- Golden1 Center

Hospitality:

- Hampton Inn & Suites West Sac
- Home2 Suites by Hilton
- Holiday Inn Express
- SpringHill Suites West Sacramento

Retail:

- CVS Pharmacy
- Dollar Tree
- GNC
- HumanScale
- IKEA West Sacramento
- Lowe's
- Nugget Markets
- Perfect Union
- Rivian
- Roco Wine and Spirits
- Smile Business Products
- Target
- Walmart



 1,097 APTS IN WASHINGTON DIST.
 1,098 APTS IN BRIDGE DISTRICT
 1,003 UNITS PROPOSED (BOTH MARKETS)



RIDE THE WAVE OF NEARBY RIVERFRONT DEVELOPMENT

The nearby Washington District and The Bridge District are at the center of West Sacramento's transformation; two adjacent riverfront neighborhoods shaped by more than a decade of public and private investment. Historically industrial, both districts have evolved into high-density, mixed-use communities supported by major infrastructure improvements and thoughtful planning.

In 2019, the City of West Sacramento completed the Washington District Sustainable Community Infrastructure Project (WDSCIP), a \$5.7 million initiative that upgraded water, sewer, and storm

drain systems, improved sidewalks and bike lanes, underground utilities, and prepared key corridors for future streetcar service. Positioned within close proximity of both districts, the site is surrounded by growing residential density, civic amenities, and a built-in framework for future development.

To the northeast, the Bridge District has become a model for contemporary infill. Since the early 2010s, Fulcrum Property has led development with projects like The Block, West, and Garden Park, collectively delivering over 500 new residential units. These communities em-

phasize thoughtful architecture, public space, and connectivity, with retail and hospitality uses phased in to support long-term activation.

Together, the Washington and Bridge Districts reflect a shared vision for the future of West Sacramento, where strategic investment, design-forward development, and riverfront access converge. 845-849 Jefferson presents a rare chance to capitalize on West Sacramento's momentum and locate your business in one of the city's most burgeoning areas.



WEST SACRAMENTO'S WATERFRONT DEVELOPMENT PROJECTS



The Block - 52 Units (Completed)
52 unit apartment building with a communal rooftop shared space. This building also includes ground-floor retail.



Kind West - 156 Units (Completed)
Two identical three-story buildings. Each building consists of 78 units for a total of 156 housing apartments for rent. Affordable by design without income restrictions.



Edge - 67 Units (Completed)
Edge is the latest addition to the neighborhood with 67 units that hugs a communal backyard space with seating and barbecues.



The Foundry - 69 units (Completed)
Home to 69 modern residences. Woven into the design are communal bocce courts, an edible landscape, outdoor decks and 59 parking spaces.



980 Central - 55 Units (Completed)
Architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes. Offers its tenants a beautiful semi-private courtyard and communal fireplace.



Habitat Apartments - 96 Units (Underway)
The Habitat Apartments frame the four corners of Garden Park and are just steps away from a 1-mile long stretch of West Sacramento's Riverwalk.



Park Moderns - 32 Single Family Homes (Completed)
These 32 single-family homes surround Garden Park to create the sense of an outdoor room. Development was designed with California Urban Core living in mind.



The Barn (Completed)
Designed by Dutch designer Jerry van Eyck and his urban design and landscape architecture firm !Melk, The Barn provides 9,100 SF under canopy shade while patrons enjoy craft drinks by Drake's Brewing.



CalSTRS Tower (Completed)
275,000 SF expansion of the CA State Teachers' Retirement System headquarters connected to the 15-year-old headquarters by a skybridge called The Link.



Four40 West Single Family Homes (Completed)
106 home sites, the tri-level single-family homes offer a fresh take on modern living. Includes luxurious pool lounge, outdoor kitchen, fire pit, and



BioSpace - Life Science Campus (Underway)
A 1,400,000 SF mixed-use development that will anchor the Sacramento Region's Life Science initiatives.



River One - 95 Units (Proposed)
River One will feature two seven-story buildings: a 193-room hotel, a 57-room condo tower overlooking the Sacramento River and a five-story building with 95 apartment units.



I Street Bridge Replacement (Proposed)
Bridge upstream of the existing I St Bridge. Will provide a new connection across the River between the Railyards and Washington Neighborhood planned developments.



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. ** Under construction: The A.J. (345 Units), Cypress (98 Units) Studio30, The Richmond, 1928 21st Street
 Past 12 Months, 4/2025
 *** The Sequoia (89 Units)
 Costar, Multifamily All Unit Mixes

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midstized 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

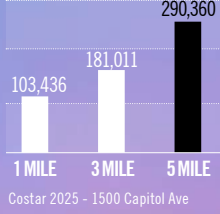
GSEC 2025
Applied Geographic Solutions 2024

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

69%

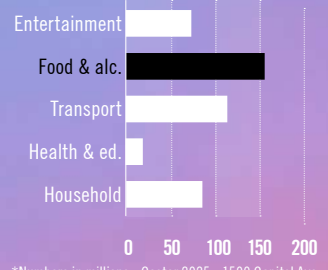
GSEC 2025
Applied Geographic Solutions 2024

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2025 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2025 - 1500 Capitol Ave

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



2nd Gen Restaurant

JEFFERSON BLVD - 16,825 CPD

Retail

MERKLEY AVE - 5,955 CPD



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

KEN TURTON
PRESIDENT - LIC. 01219637
916.573.3300
KENTURTON@TURTONCRE.COM

KAYLYN IBARRA
DIRECTOR - LIC. 02350645
916.573.3305
KAYLYNIBARRA@TURTONCRE.COM

© 2026 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

