TURTON
COMMERCIAL REAL ESTATE

3823 V STREET

HIGH VISIBILITY OFFICE / MEDICAL BUILDING FOR LEASE
NEAR AGGIE SQUARE, SACRAMENTO





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COMMERCIAL REAL ESTATE

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THE OPPORTUNITY

LEASE	$1.25	7,246	ON-SITE PARKING
OPPORTUNITY	PER SF (NNN)	RSF *	AVAILABLE

LOCATED IN THE COMMERCIAL CORE OF THE UC DAVIS MED CENTER AREA

Turton Commercial Real Estate is pleased to offer 3823 V Street for lease as a headquarters opportunity in the commercial core of the UC Davis Medical Center and Aggie Square area. Conveniently located along Stockton Boulevard and V Street, less than a quarter mile from Highway 50, this two-story, 7,246 rentable-square-foot building provides a highly visible entrance on V Street, and convenient on-site and street parking.

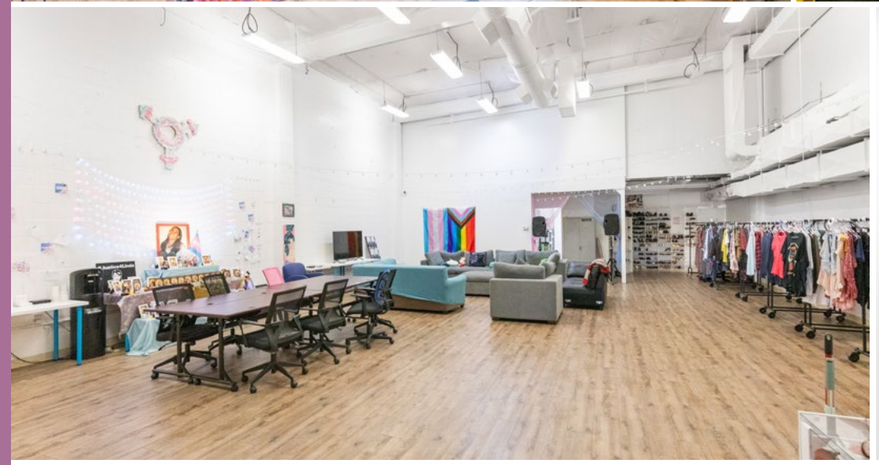
The property offers a high-density buildout with several conference rooms and offices, and kitchen facility. The lease rate is $1.25 per square foot NNN, ample unrestricted parking on the premises, and proximity to both the UC Davis Medical Center and Aggie Square. The property is being offered to a single tenant and cannot be demised.

The property is locally owned and professionally managed, offering flexible lease terms and the opportunity for a single tenant to occupy the entire 7,246-rentable-square-foot building. With an adaptable existing buildout, excellent accessibility, and immediate proximity to the UC Davis Medical Center and the continued development of Aggie Square, 3823 V Street is well positioned for a variety of office and service-oriented users.

** PER BUILDING PLANS*











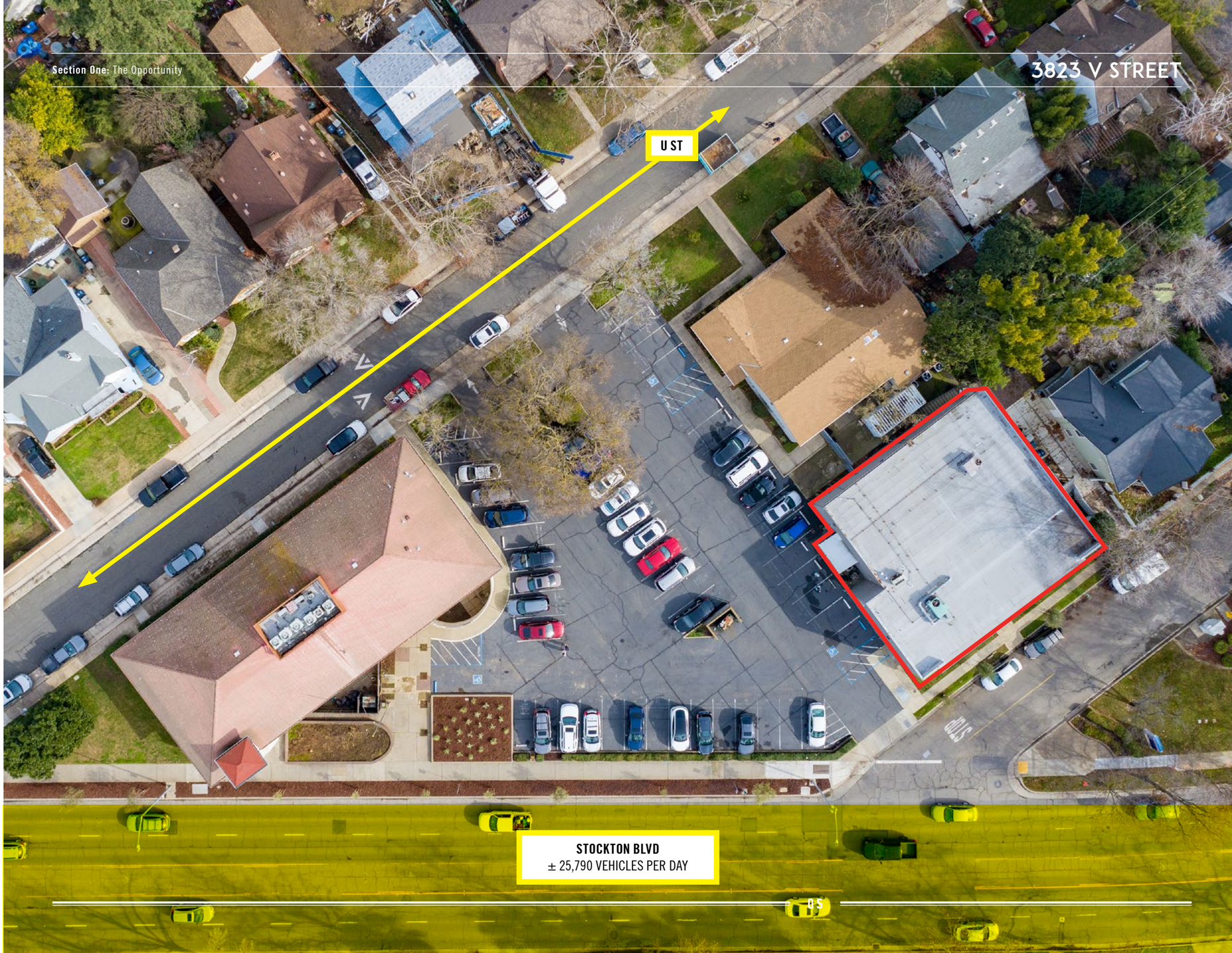




PROPERTY DETAILS

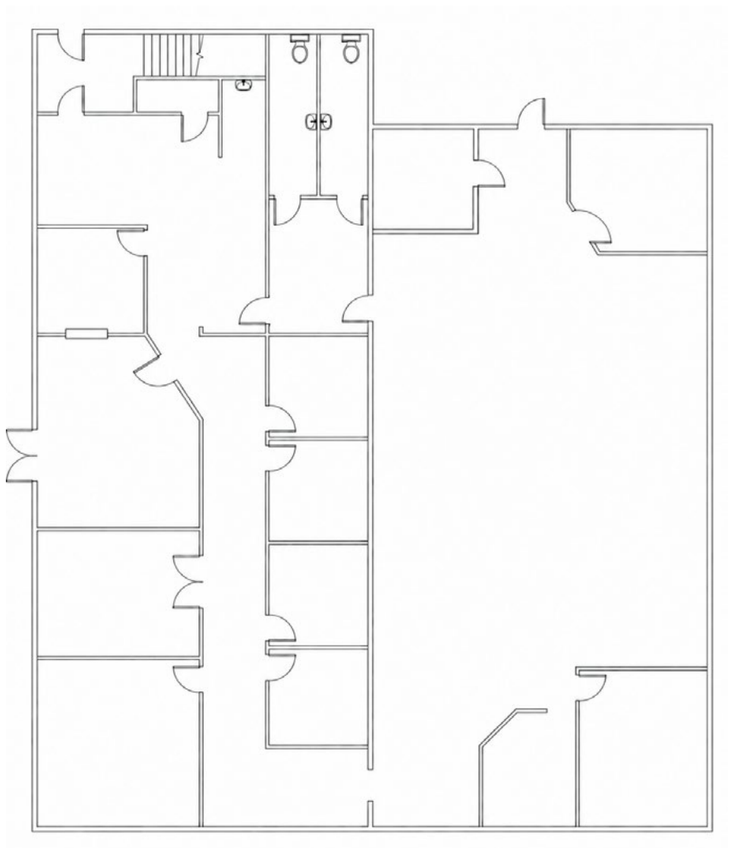
Address:	3823 V Street, Sacramento, CA 95817
Zoning:	C-2 General Commercial
Lease Rate:	$1.25 per SF (NNN)
Available Space:	± 7,246 Rentable SF
Features:	Extensive window line
	Drive-by traffic
	Dense office buildout
	Two floors
	Single-tenant building;
	Cannot be demised



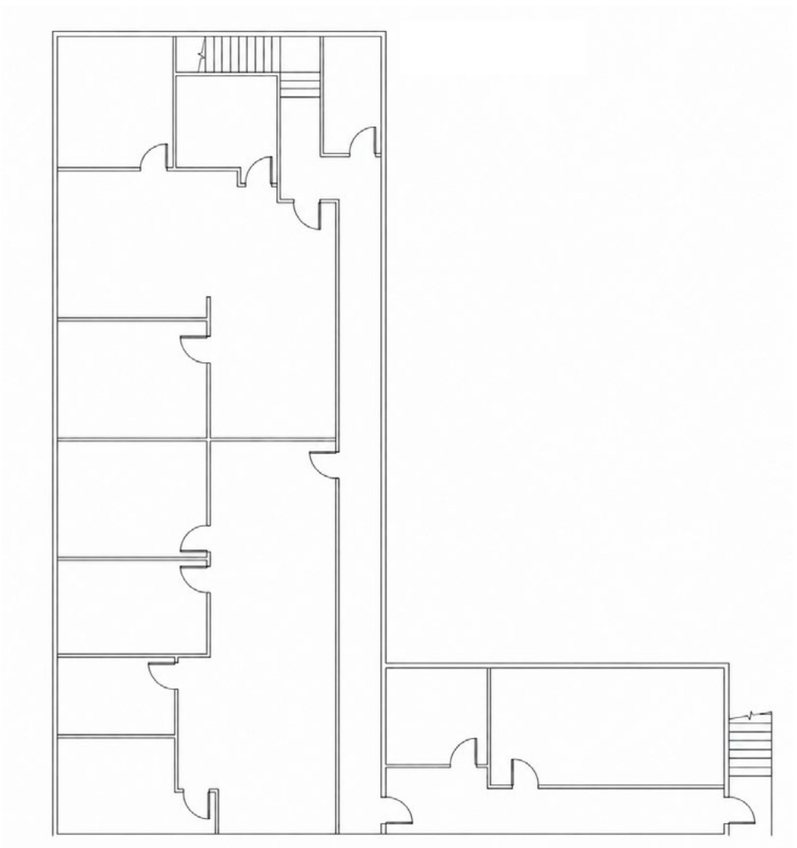


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





LOCATION

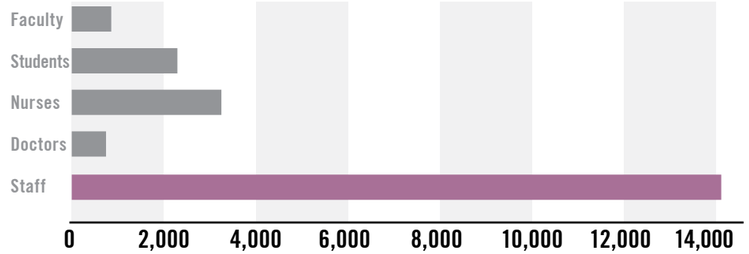
A RARE OPPORTUNITY IN THE HEART OF SACRAMENTO'S HEALTHCARE TRIANGLE!

3823 V Street is located in the epicenter of Sacramento's Healthcare Triangle—between the primary facilities of UC Davis Medical Center, Shriner's Children's, Sutter Health and Dignity Health. With the largest concentration of medical buildings in Sacramento, the Property is close to home not only to medical professionals, but many of Midtown's most popular bars, restaurants, and coffee shops, as well as East Sacramento's manicured parks and stately residences. Midtown and East Sacramento are the two most desirable submarkets in the entire Sacramento region, and the Property enjoys the benefits of both. Future tenants or residents can take advantage of the proximity to the interstate freeways that are the boundary of Midtown and East Sacramento, and still remain walking distance to fine dining options, happy hour hot spots, business opportunities, community and outdoor activities, social events, and other highly sought-after amenities of the urban "grid."

NEARBY DATA BITES

Unbeatable visibility and proximity to the most prestigious medical care in the Sacramento area

Nearby UC Davis Medical Center has a large quantity of faculty, staff and students.



5,272 *Total Number of Businesses*
1-mile radius of property

Psychographic Profile

Singles and Starters
Young singles starting out and some starter families living a city lifestyle

Cultural Connections
Diverse, mid- and low-income families in urban apartments and residences

Blue Sky Boomers
Middle-class baby boomer-aged households living in small towns

Nearby Population
1-mile radius of property

2010: 17,692
2023: 20,780
2028: 21,488 Projected

30,159 *Employees*
1-mile radius of property

Traffic Counts
1,264 + 25,790

Daily Cars on U St & Stockton Blvd

$313 M
Annual Consumer Spending

Education Levels

7%	Associate Degree
28%	Bachelor Degree
18%	Advanced Degree

2.63M
Greater Sac Population

Data from: Placer AI, Costar, GSEC



NEARBY AMENITIES

This Property has one of, if not, the finest locations between the highly-desirable Midtown and East Sacramento submarkets and is within easy traveling distance of virtually every significant landmark in Sacramento's urban core.

POPULAR RESTAURANTS NEAR 3823 V STREET (not all are mentioned here):

Ace of Spades
Aioli Bodega Espanola
Badlands
Bar West
Beach Hut Deli
Bento Box
Bottle & Barlow
Burger Patch
Burgers and Brew
Cafe Bernardo
Camden Spit & Larder
Cantina Alley
Centro Cocina Mexicana
Chipotle
Concept Coffee
Cornerstone Crepeville
Darling Aviary
Der Biergarten
Druther's
Echo & Rig
Ella
Estelle Bakery & Patisserie
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fizz
Flatstick Pub
Fox & Goose Public House
Frog & Slim
Ginger Elizabeth Chocolates
Good Neighbor Grange House
I Love Teriyaki
Il Fornaio
Iron Horse Tavern
Jack's Urban Eats
Karma Brew
Kin Thai
Kodaiko Ramen & Bar
Kru Japanese
Bombay Bar & Grill
Kupros Craft House
La Costa Cafe
LowBrau
Magpie
Mango's/Burgertown
Maydoon
Mikuni Sushi
Morton's
Mulvaney's B&L
N Street Cafe
Nekter
OBO
Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pastry Cat
Plant Power Fast Food
Polanco
Prelude Kitchen & Bar
Q Street Bar & Grill
R15
Rare Tea
Rick's Dessert Diner
Roots Coffee
Saigon Alley
Sakamoto
Sauced
See's Candies
Scorpio Coffee
Shady Lady
Shoki Ramen House
Sibling by Pushkin's
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Bank
The Golden Bear
The Mill Coffee House
The Porch
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
Yogurt a GoGo
Zelda's Pizza
Zocalo













AGGIE SQUARE

1.2 MILLION SF EXPANSION OF UC DAVIS MEDICAL CAMPUS

UC Davis' Aggie Square is a mixed-used innovation district adjacent to the UC Davis Medical Center in Sacramento. Phase I is now complete with a capital investment of $1.1 billion and 1.2 million square feet of life sciences, research, wet labs, and residential housing, with the first phase delivered 2025. Asking rents are $84-$108 / SF annually. Estimated construction pricing to complete Aggie Square was estimated at $1,000+ / SF. **Anchor tenants include Amazon Web Services, Cytiva, and The Alice Waters Institute.** The project will spur $5 billion in annual economic impact for the region.

Aggie Square features state-of-the-art research facilities, modern office and mixed-use space and world-class amenities. It creates new public spaces with welcoming, accessible entry points that connect the university with its neighboring communities. The result is a unique live/learn/work/play environment that values inclusion and creates chance encounters among creative people. Construction started in June 2022 and is proceeding on schedule for completion in 2025-2026. At Aggie Square, leading-edge UC Davis research, innovative companies and startups, and talent from across our community come together to create a thriving new Sacramento innovation district. Aggie Square is designed to host whole "ecosystems" in emerging areas of technology and life sciences, with inclusive teaching and training programs from entry level jobs to doctoral degrees.

Aggie Square is where university, industry, and community meet to create opportunities for everyone.

Aggie Square advances human health, enriches lifelong learning, enhances emerging technologies, and sets the stage for future collaborations.

Phase 1 completion date: May 2025

Life-long Learning:

- Office and classroom tower with front door on Aggie Square
- ±250,000 SF
- Anchored by professional education
- Corporate partnerships on next gen IT
- Career development with education partners

Life Sciences:

- ±500,000 SF
- Emerging cell and gene therapies
- Medical device development
- Digital health innovations
- Biomedical engineering
- STEM career development
- Technology incubators and accelerators

Housing and Market Plaza:

- Undergraduate and graduate students
- University affiliates
- Farmers' Market Pavilion
- Food literacy and education
- Healthy food offerings
- Storefront community-facing programs











SACRAMENTO

1,600,000
RESIDENTS

762,400
EMPLOYEES

3%
POPULATION GROWTH (LAST 3 YRS)

GSEC
GIS Planning

GREATER SACRAMENTO'S 2.6 MILLION RESIDENTS ARE DIVERSE & HIGHLY EDUCATED

Sacramento is increasingly recognized as one of California's most promising growth markets, pairing the advantages of a capital city with the momentum of a region on the rise. While other major metros have seen population declines, Sacramento County continues to expand, reaching 1.6 million residents in 2025 (Placer AI). Much of this growth stems from migration out of the Bay Area—San Francisco to Sacramento moves jumped 70% in 2020 (SFGate), and the region remains one of California's top destinations for out-movers seeking space, lifestyle, and opportunity.

Downtown and Midtown have emerged as the centerpieces of this growth. Billions of dollars in public and private investment have reshaped the urban core, bringing new multifamily housing, hotels, and entertainment venues that draw both residents and visitors. Golden 1 Center anchors the city's entertainment scene, joined by venues like SAFE Credit Union Convention Center, SAFE Credit Union Performing Arts Center, Ace of Spades, and the new Channel 24 music venue—all driving year-round foot traffic and nighttime activity. Sacramento's growing event calendar includes high-profile draws such as Aftershock, Farm-to-Fork Festival, Ironman, and the California International Marathon, creating a steady influx of visitors and economic energy across the core.

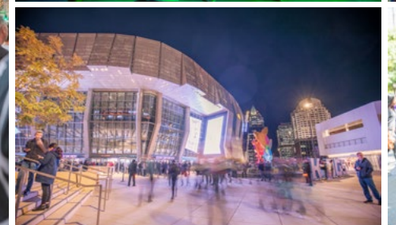
As the city continues to attract new residents, employers, and events, 3823 V Street is uniquely positioned to benefit from this sustained momentum. Surrounded by cultural anchors, major employers, and a thriving dining and nightlife scene, the property sits between the Hwy 50 Corridor and East Sacramento—where demand for walkable retail, and authentic experiences continues to rise.













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