TURTON
COMMERCIAL REAL ESTATE

HP HORNET PLACE

HIGHLY VISIBLY GROUND FLOOR RETAIL/RESTAURANT SPACE FOR LEASE
352 BED CAMPUS AFFILIATED STUDENT HOUSING 1 BLOCK FROM CSUS

7700 COLLEGE TOWN DRIVE, SACRAMENTO, CA
DELIVERING FALL 2027

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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

SHILO ROCHELLE
SENIOR DIRECTOR - *LIC. 02092283*
916.573.3305
SHILOROCHELLE@TURTONCRE.COM

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HP HORNET PLACE

FOR LEASE

- ±900–1,828 RSF RETAIL
- $3.25/SF MONTH NNN
- 352 BEDS – OPENING FALL 2026



Hornet Place presents a rare opportunity to lease new ground-floor retail space at the doorstep of Sacramento State, one of the region's largest universities and a major daily traffic generator in East Sacramento.

The project offers approximately 1,828 square feet of highly visible retail space, divisible to approximately 900 square feet, providing flexibility for a variety of food, beverage, service, and neighborhood-oriented concepts. A dedicated hood shaft is available to accommodate a Type 1 hood, creating an especially strong opportunity for fast-casual, coffee, grab-and-go, and other restaurant users seeking a location with built-in demand.

Hornet Place is strategically positioned to capture customers from multiple sources. The project itself introduces a concentrated base of student residents directly above the retail, while nearby student housing communities add significant additional density within an easy walk. Sacramento State is immediately nearby, providing access to thousands of students, faculty, staff, visitors, and event attendees throughout the year.

The location also benefits from convenient access to Highway 50, making Hornet Place easily accessible from across the Sacramento region while providing strong connectivity to East Sacramento, Midtown, Downtown, and surrounding neighborhoods.

For retailers, Hornet Place combines the advantages of new construction, flexible suite sizes, restaurant infrastructure, university proximity, freeway access, and a built-in residential customer base. It is an opportunity to establish a presence in a growing student-oriented district where customers live, study, work, and gather every day. **Delivering Fall**







HP HORNET PLACE

THE DETAILS

Address:	7700 College Town Drive Sacramento, CA 95826
APN:	079-0010-040
Zoning:	OB-R-PUD
Building Size:	±140,349 SF
Stories:	Four (4)
Year Built:	2026/2027
Bike Parking:	Available

SPACE OVERVIEW:

Available Space:	± 900 - 1,828 RSF
Hood:	Type 1 Shaft Available 24” Diameter Duct
Grease Intercepter:	Infrastructure Available / 4” Line
Patio:	Available
Ceiling Heights:	12’6”
Power:	225 AMPS
Gas:	1.5” Line Stubbed to Space
Pricing:	$3.75/SF per month, NNN

UTILITY DETAILS:

Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento



HP HORNET PLACE

THE FLOOR PLAN

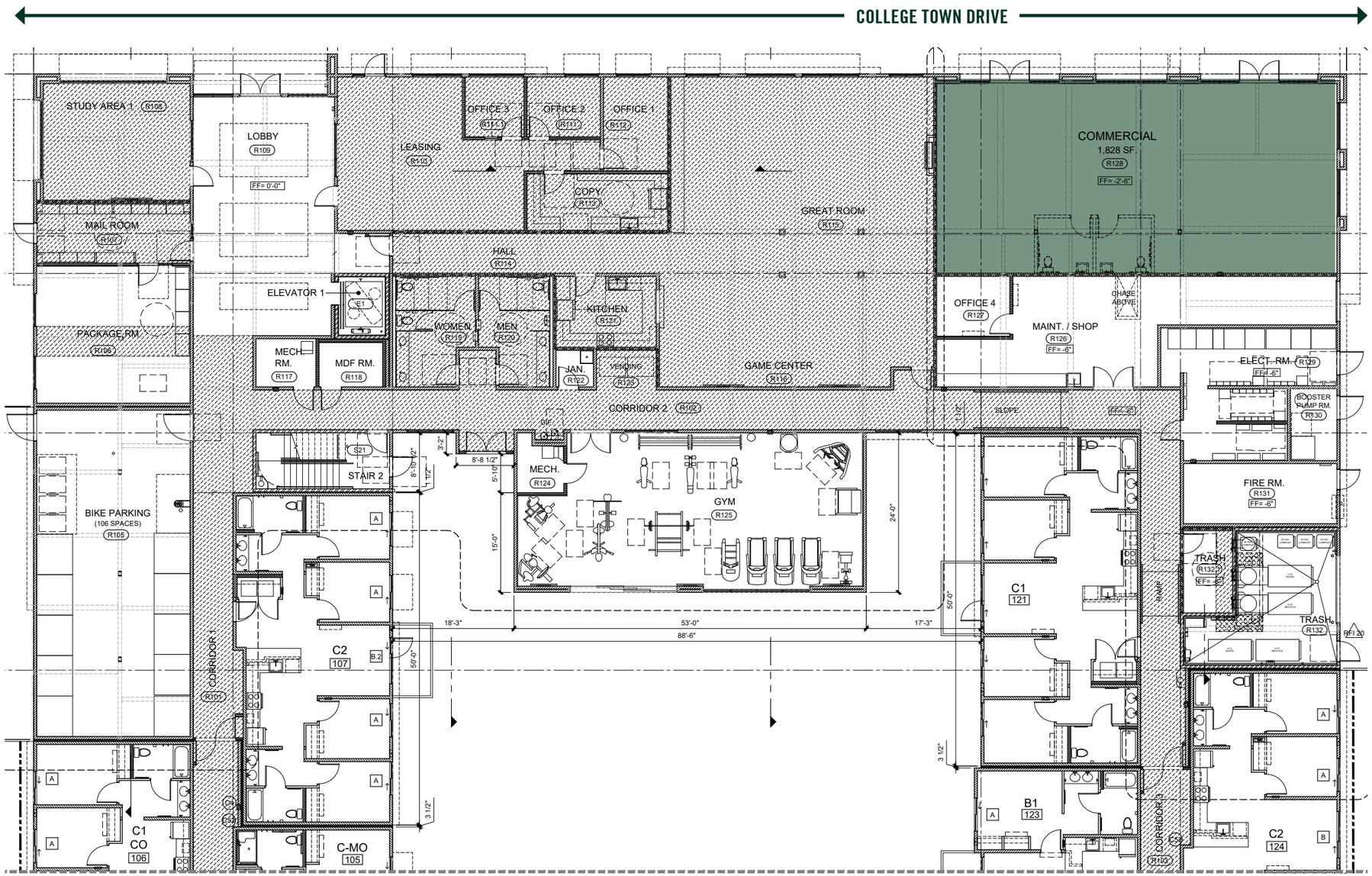
±900–1,828 RSF

TYPE 1 HOOD

PATIO

- Immediate proximity to Sacramento State
- Hundreds of residents within Hornet Place
- More than 1,000 students next door at Hornet Commons
- Thousands of additional student housing beds nearby
- Growing multifamily density
- Convenient Highway 50 access
- Strong pedestrian and daily student activity

Hornet Place is positioned to serve as a natural neighborhood destination for the Sacramento State community, creating consistent demand throughout the day and week.



HP HORNET PLACE

THE LOCATION

1 BLOCK FROM SAC STATE
31,274 STUDENTS
21,729 CARS PER DAY

Hornet Place is strategically positioned at the front door of Sacramento State, placing retailers in the center of one of Sacramento's most active student-oriented districts. The location offers immediate access to a large and consistent customer base generated by Sacramento State students, faculty, staff, visitors, and nearby residents, while also benefiting from the growing concentration of student housing surrounding the campus.

The project sits within close proximity to Sacramento State and is surrounded by a built-in population that lives, studies, works, and socializes within the immediate area. Nearby student housing communities further strengthen the location by adding hundreds of residents within walking distance, creating a dependable customer base for food, beverage, service, fitness, and convenience-oriented retailers.

Hornet Place also benefits from exceptional regional connectivity. Its proximity to Highway 50 provides convenient access from East Sacramento, Midtown, Downtown, and surrounding communities, making the site easily accessible well beyond the immediate university population. This combination of strong freeway access and direct campus adjacency gives retailers the opportunity to serve both a highly concentrated local customer base and the broader Sacramento market.

East Sacramento remains one of the region's most established and desirable neighborhoods, with strong demographics, mature residential areas, healthcare employment, and significant daily traffic. Hornet Place sits at the intersection of these demand drivers, combining university activity, student housing density, neighborhood population, and regional accessibility.

For retailers, the location offers something increasingly difficult to replicate: new construction in a high-demand infill setting with immediate proximity to Sacramento State, strong pedestrian activity, freeway access, and a built-in residential customer base. Hornet Place is positioned to become a natural gathering point for students and the surrounding community.



















HP HORNET PLACE

SACRAMENTO STATE STUDENT HOUSING

Costar 2025



THE WEXLER
Built in 2022, The Wexler is off-campus student housing with 223 apartments and 750 beds.



THE ELEMENTS
Built in 2004, The Elements is off-campus student housing with 288 apartments and 792 beds.



HORNET COMMONS
Built in 2021, Hornet Commons is on-campus student housing with 284 apartments and 1,136 beds.



ACADEMY 65
Built in 2019, Academy 65 is off-campus student housing with 90 apartments and 300 beds.



THE LARK
Built in 2015 The Lark is off-campus student housing with 213 apartments and 726 beds.



NORTH VILLAGE
8 Resident halls consisting of 2,100 beds. 5 of the 8 were built in the 1960's, with 2 new additions in 2009 and 2017. 335 beds recently completed June 2026.



THE MEZZO
Built in 2007, Mezzo Apartments, formerly Upper Eastside Lofts, has 140 market rate apartments for students and non-students.



THE CROSSINGS
Built in 2017, The Crossings is off-campus student housing with 230 apartments and 762 beds.



COLLEGE TOWN APTS
Built in 1968, College Town Aparments has 282 units of affordable housing.

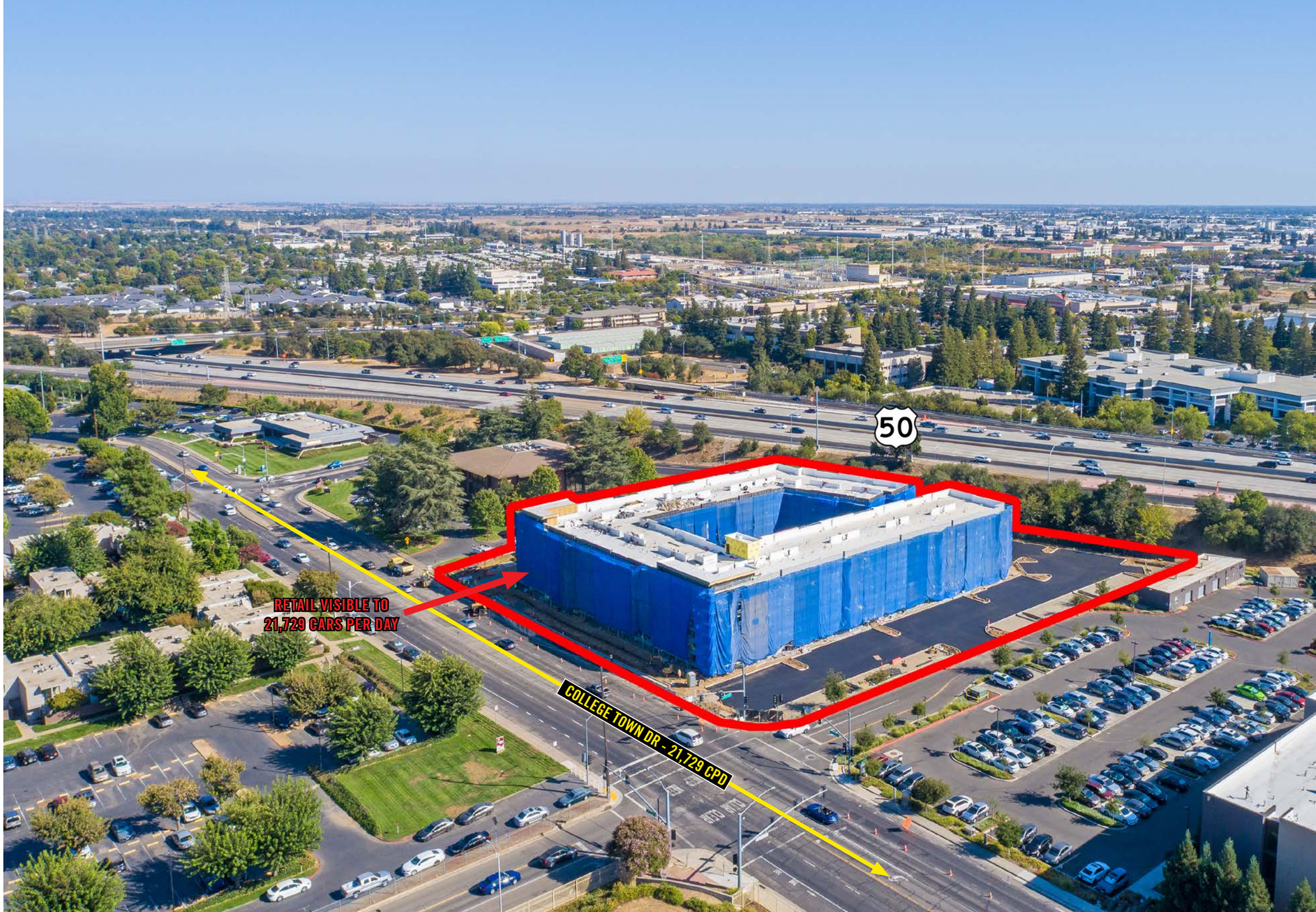
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