730
I STREET
TURTON
COMMERCIAL REAL ESTATE

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THE PROPERTY

71,200
S.F. BUILDING

100+
NEARBY AMENITIES

1.5
BLOCKS FROM GOLDEN 1 CENTER

ONE AWESOME URBAN BUILDING

730 I Street is a 71,200 sf three story (plus lower level) concrete, steel and glass structure situated on a 52,400 sf C3 zoned parcel. The building was built in 1960 and boasts massive 20+ foot ceilings on the 1st floor, 14+ foot ceilings on the 2nd and 3rd floors and 16+ foot ceilings in the lower level. Generous window lines covering over 50% of the walled space adorn each of the buildings above ground floors. In addition, the property features 100 parking spaces (half of which are covered and secured subterranean), a large plaza area along the entire north side of the building fronting I Street (potentially ideal for outdoor retail or seating), ample power (3,000 AMPS) to accommodate both retail and office use and two elevators.

730 I STREET WILL BLEND CLEAN, CONTEMPORARY DESIGN WITH IT'S MID-CENTURY MODERN ROOTS.

PROPERTY DETAILS

Address:	730 I Street, Sacramento, CA 95814
APN:	006-0034-019
Land:	52,401 square feet
Zoning:	C3 - SPD –CBD/SPD
Building Size:	Approx. 75,000 SF
Lower level:	Approximately 25,000 SF
1st Floor:	Approximately 14,000 SF
2nd Floor:	Approximately 18,000 SF
3rd Floor:	Approximately 18,000 SF
Construction Type:	Poured in place concrete, steel and glass.
Exterior Skin:	Single pained glass with mosaic tile and granite tile finish.
Parking:	100 stalls
Surface:	50 stalls
Subterranean:	50 stalls
Elevators:	2 (currently 1 passenger and 1 freight)**
Escalators:	Yes
Vaults:	2 (1 large and 1 small)
Power:	3,000 AMPs

THERE'S A REASON EVERYONE IS COMING HERE.

SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

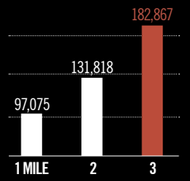
17,736
TOTAL DOWNTOWN RESIDENTS

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

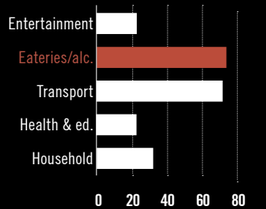
The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that's not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an exciting time for the city. In California, nowhere is the word "renaissance" more applicable and demonstrable than in Downtown Sacramento, and 730 I Street is situated in the middle of everything.

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



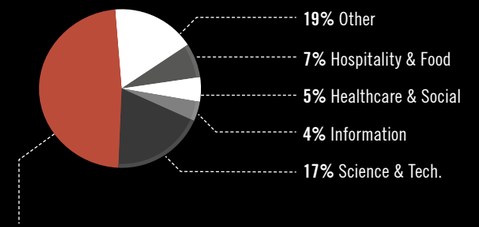
*Based on data from 2012

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



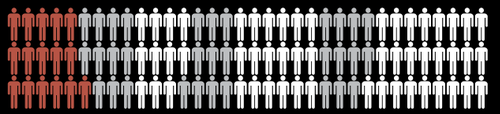
*Numbers in millions

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

Over $100,000 - 17%
$75,000 - $100,000 - 11%
$60,000 - $75,000 - 10%
$40,000 - $60,000 - 18%
$30,000 - $40,000 - 12%
Under $30,000 - 32%

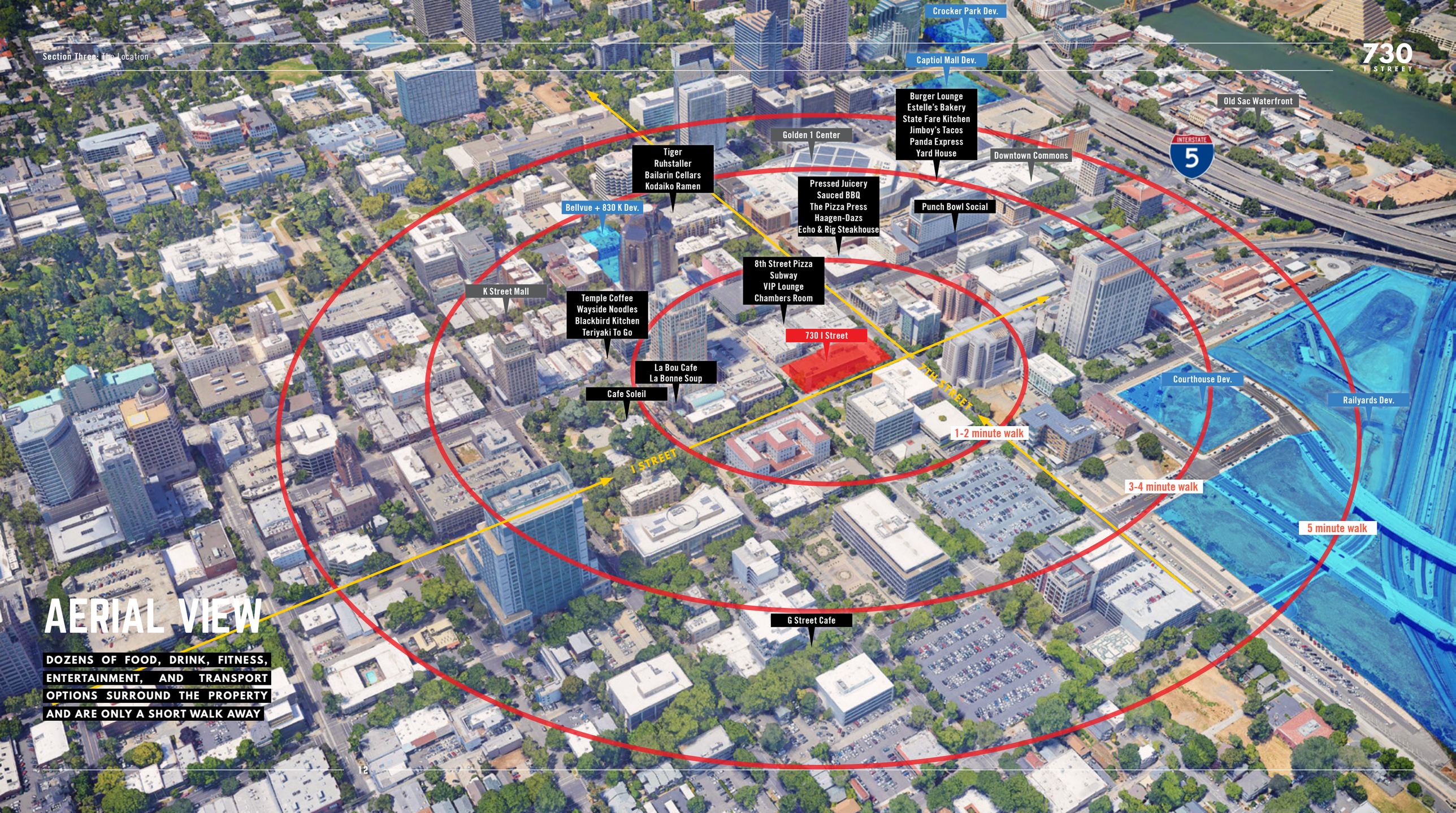


SACRAMENTO'S CITY RANKINGS

#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least stressed-out cities
#14 America's coolest cities
#16 Best cities for millennials

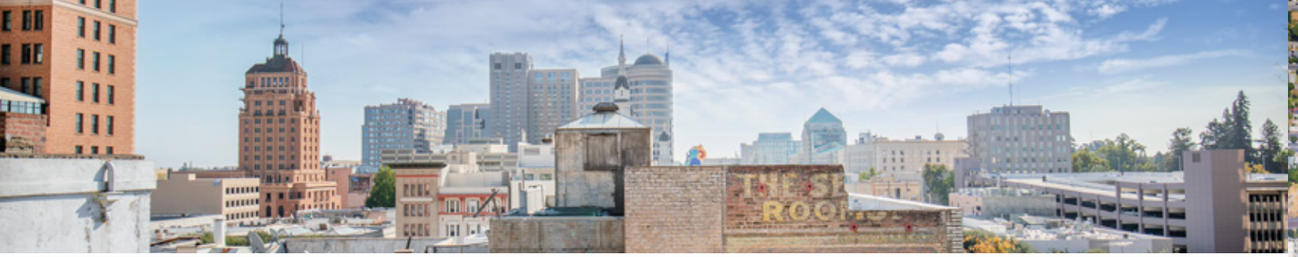
THIS CITY ROCKS

Sacramento is the country's farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.



AERIAL VIEW

DOZENS OF FOOD, DRINK, FITNESS, ENTERTAINMENT, AND TRANSPORT OPTIONS SURROUND THE PROPERTY AND ARE ONLY A SHORT WALK AWAY



NEARBY AMENITIES

Situated between mutliple entertainment districts and emerging developments, tenants of 730 I enjoy easy access to Sacramento's best options for food and fun.

POPULAR RESTAURANTS / ENTERTAINMENT VENUES WITHIN 5 BLOCKS OF 730 I STREET (NOT ALL ARE MENTIONED HERE):

About a Bite Bakery
Alejandro's Taqueria
Ambrosia Cafe
Amourath 1819
Asuka Sushi
Boiling Crab
Bru Taphouse
Burger Inn
California Family Fitness
Carolina's Mexican Food
Coin-op Game Room
Crest Cafe
Darna Mediterranean Cuisine
Dawson's Steakhouse
District 30
Dive Bar
Downtown & Vine
Echo & Rig Steakhouse
Ella Dining Room & Bar
Empress Tavern
Esquire Grill
Estelles Patisserie
Fizz Champagne Bar
Golden Rice Bowl
Grange
Hana's Corner Deli
Henry's Lounge
IMAX Theatre
Insight Coffee
Malt & Mash Irish Pub
Mayahuel
Oblivion Comics & Coffee
Osaka Sushi
Pizza Rock
Preflight Lounge
Punch Bowl Social
Revival
Rite Aid
Ruhstaller BSMT
Sauced BBQ & Spirits
Temple Coffee
Ten Ten Room
Teriyaki To Go
The Diplomat Steakhouse
Tiger Bar & Restaurant
Vampire Penguin
Wayside Noodles

SAC RENAISSANCE

2,000+
NEW HOUSING UNITS PLANNED

600,000+
SF OF NEW INFILL DEVELOPMENT

COUNTLESS
NEW DEVELOPMENT PROJECTS

CALIFORNIA'S FASTEST-GROWING METRO AREA

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SACRAMENTO'S URBAN CORE IS ON A RAPID UPWARD TRAJECTORY.

DOWNTOWN COMMONS + KIMPTON HOTEL

Located adjacent to the Golden 1 Center and just 1.5 blocks from 730 I Street, DoCo is the 630,000 square foot epicenter of retail shopping, dining, and entertaining in Downtown, Sacramento. The entertainment complex includes restaurants The Yard House, Sauced BBQ and Spirits, The Pizza Press, and Burger Lounge. Other amenities include Macy's, Century Movie Theaters, and 24-hour Fitness. Also on-site is the Sawyer, a 16-story boutique hotel and condo project from Kimpton, is adjacent to the Golden 1 Center and in the heart of DoCo. The Sawyer brings an entirely new level of sophistication and exclusivity to DoCo, featuring 250 hotel rooms and 45 high-end residential condos. The Sawyer boasts upscale amenities as well, including Echo & Rig Steak House, Punch Bowl Social, and Revival at the Sawyer, a high-end restaurant and nightclub fit with a rooftop deck and pool.

THE RAILYARDS

"The Railyards" development project is located just north of Downtown Sacramento about three blocks from 730 I Street - a short walk away! Originally built to serve as the western terminal for the Transcontinental Railroad, the 244-acre site is now considered the single largest and transformative development site in Northern California. The development will be a dynamic , dense, and modern urban environment featuring a state-of-the-art mass transit hub with access to the entire city.

Within the next decade, the Railyards will feature up to 10,000 residential units, over 500,000 square feet of retail space, nearly 4,000,000 square feet of office space, a 1,300,000 square foot medical campus, 1,100 hotel rooms, and 33 acres of open park-like space. Furthermore, if the FC Republic soccer team were to secure a Major League Soccer expansion franchise, a 25,000-seat soccer stadium would be built in the Railyards. In a very true sense, the Railyards are poised to be the new downtown.

WORKING HERE

SEVERAL
COOL MURALS NEARBY

PLENTY
OF GREAT LUNCH SPOTS IN THE AREA

COUNTLESS
NEW FRIENDS TO BE MADE

A PLACE YOUR EMPLOYEES WILL ENJOY

730 I Street is the perfect blend of contemporary and historic. The office and retail space features exposed ceilings and HVAC ductwork, massive windows covering all sides of the building, and on-site parking. The exterior boasts mid-century modern architecture becoming rarer in the Sacramento urban core. The surrounding blocks are packed with restaurants and bars and the area is teeming with life. New developments and new people are transforming Sac's urban cityscape into a highly desirable place. With huge potential and a prime location, 730 I Street is a building that your employees will enjoy coming to work enough to stay after hours. It will enable you to attract new high-quality employees and retain the ones you have.

COMING HERE MEANS JOINING AN EMERGING COMMUNITY OF FORWARD-THINKING PROFESSIONALS

WORK DINE PLAY

Walk out the front door of 730 I Street into the heart of Sacramento. Get lunch at Ambrosia cafe, meet after work for happy hour at Yard House, and grab dinner at Echo & Rig before going to a Kings game at the Golden 1 Center.

WINE & COFFEE
720 K

CINCO MAYO
La Cosecha

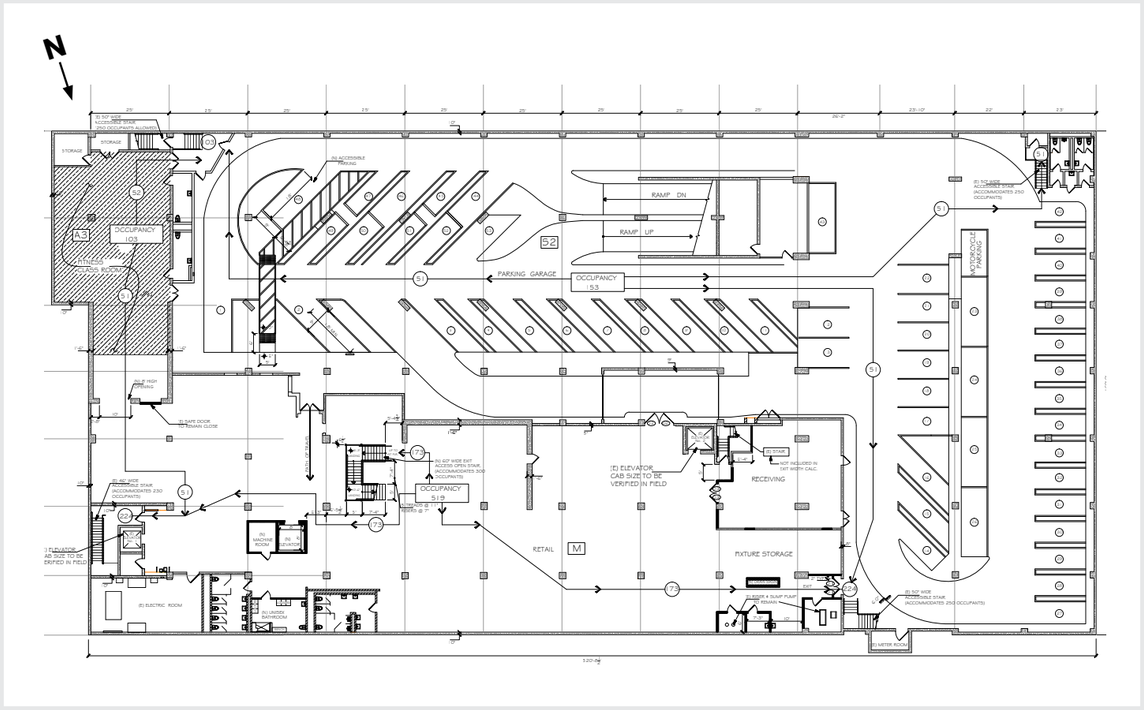
FLOOR PLANS

18,000-75,000
S.F. AVAILABLE

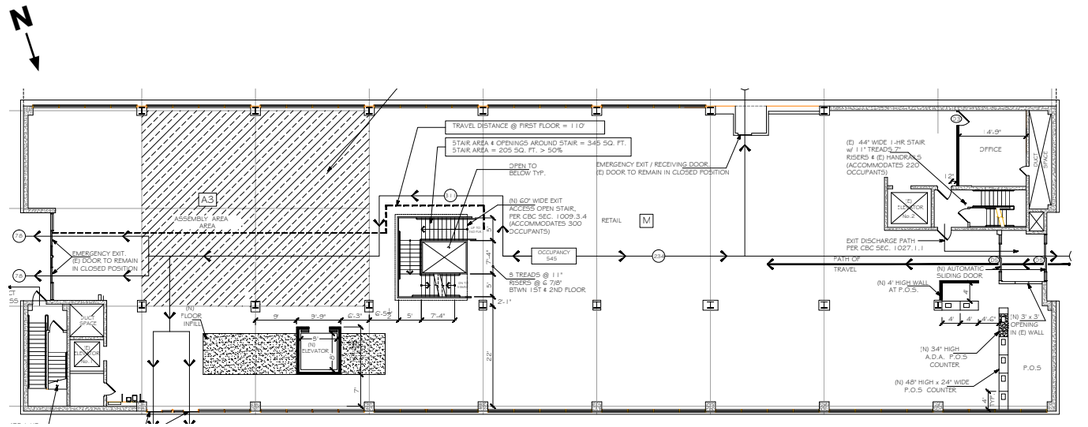
UNLIMITED
POSSIBILITES

OPEN SPACE PROVIDES TENANTS WITH A BLANK CANVAS

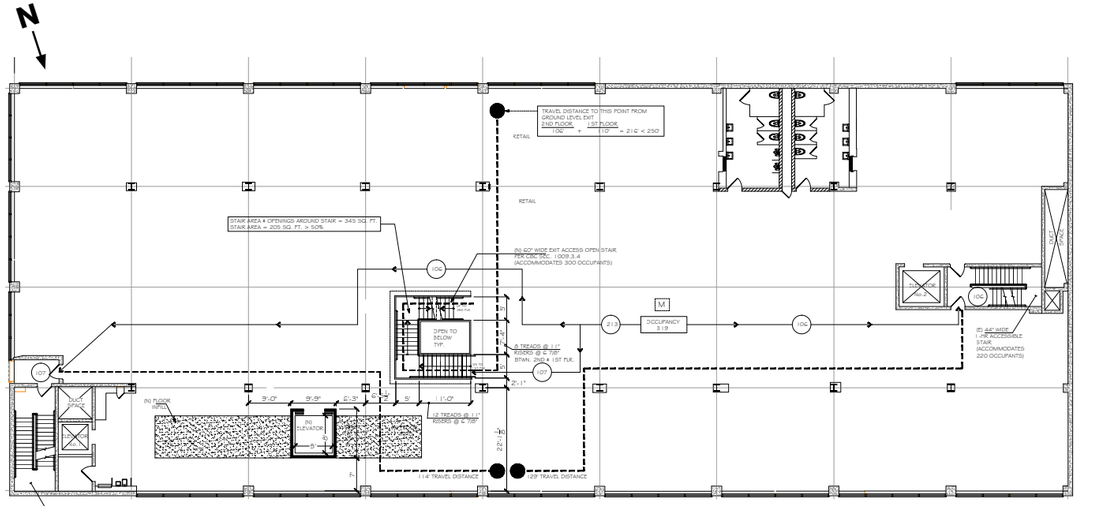
FIRST FLOOR



SECOND FLOOR



FISRT FLOOR



EASY VEHICLE ACCESS PAIRED WITH HIGHLY-WALKABLE STREETS MAKE FOR A PLEASANT URBAN EXPERIENCE.

GETTING HERE

2
MAJOR FREEWAYS

0.5
BLOCKS TO LIGHT RAIL

100
PARKING STALLS

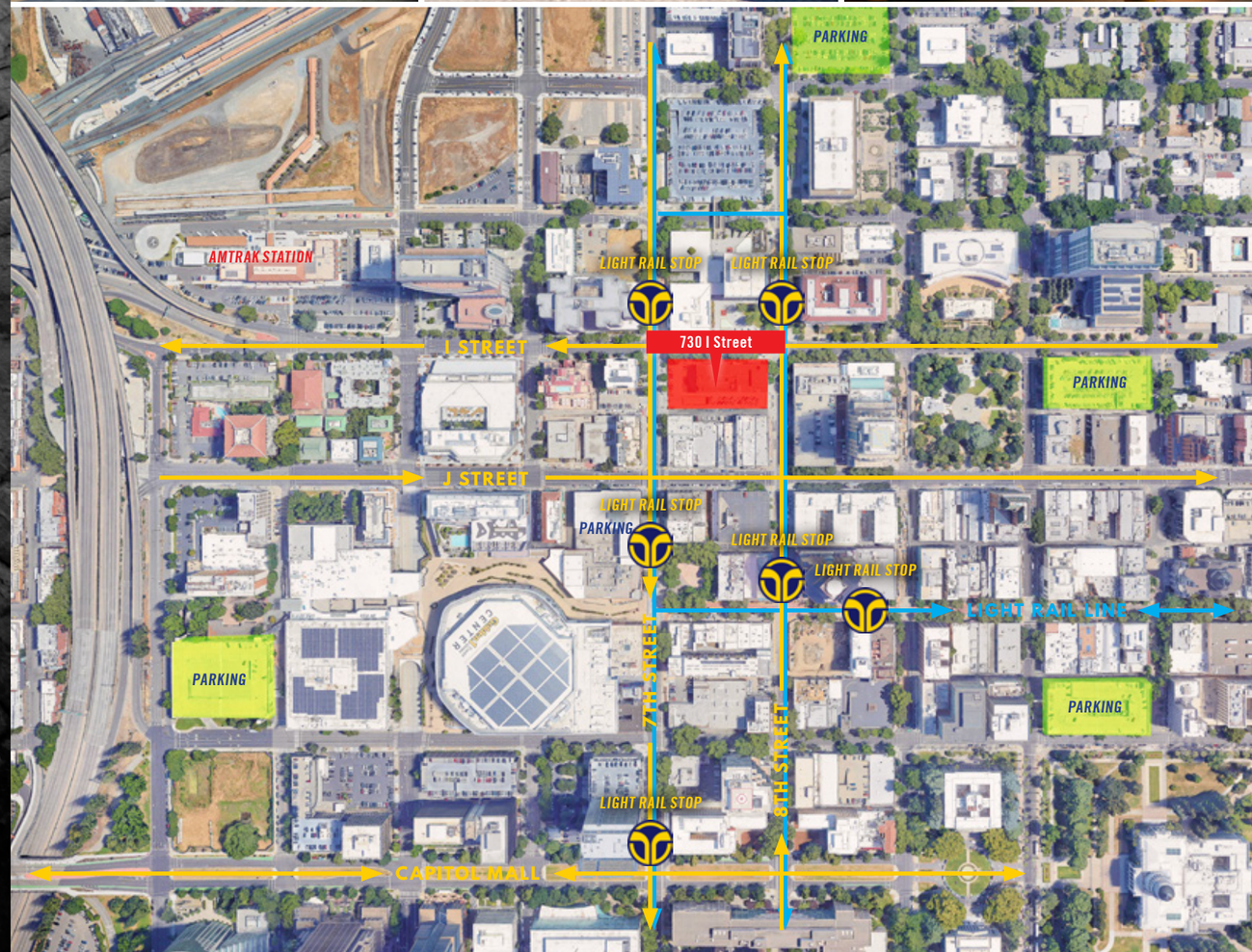
2
BLOCKS TO AMTRAK

FRET OVER PARKING DOWNTOWN, NO MORE!

This unique property posesses a rare amenity: 100 on-site parking stalls which, in the urban core, is highly-coveted and valuable. Flanking the building are four major thoroughfares, two of which directly access Interstate 5. Additionally, Light Rail train stops are peppered throughout the adjacent blocks, meaning intermodal transit options are a breeze in this location.

Just two blocks from the building is the Sacramento Valley Train Station, located at the corner of 5th and I Streets. It's the 7th-busiest Amtrak station in the country and the 2nd-busiest in California. Nearly 40 Amtrak trains run through Davis and into San Francisco each day. Ultimately, however, some of your employees will most appreciate the ease of walking and biking in the area.

WALK
BIKE
DRIVE
RIDE



LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD

PICTURED BELOW: VARIOUS OTHER OFFICE TENANTS IN SACRAMENTO'S URBAN CORE

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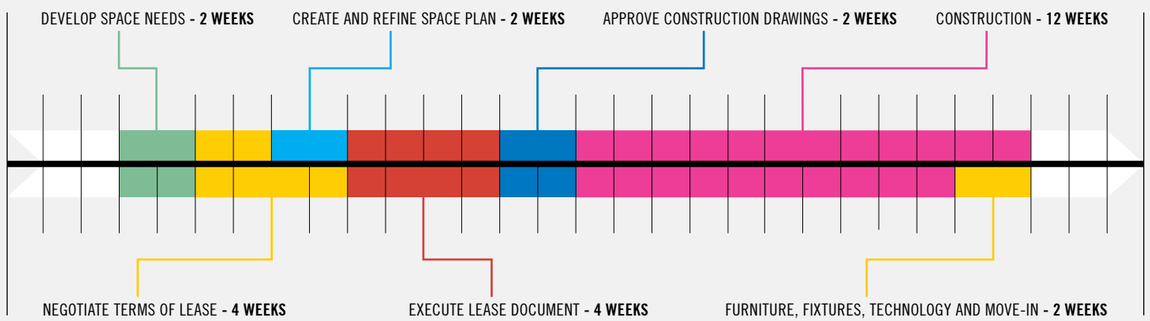

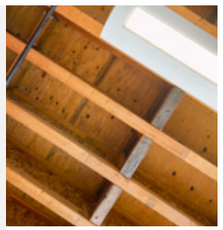

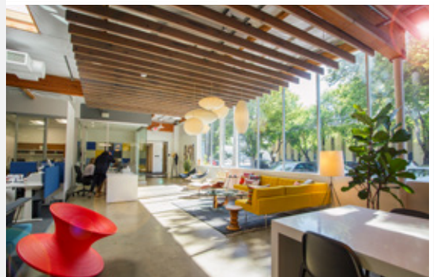

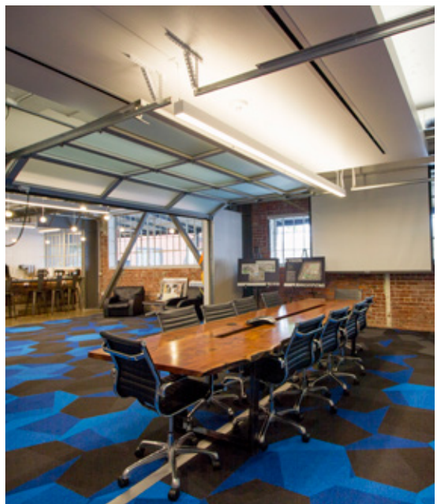

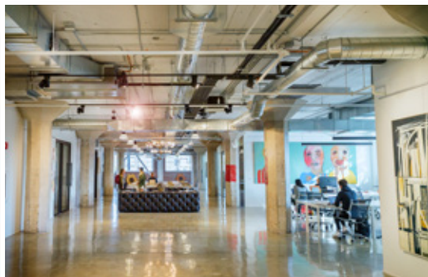

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