The
HARDIN
SACRAMENTO, CA
TURTON
COMMERCIAL REAL ESTATE

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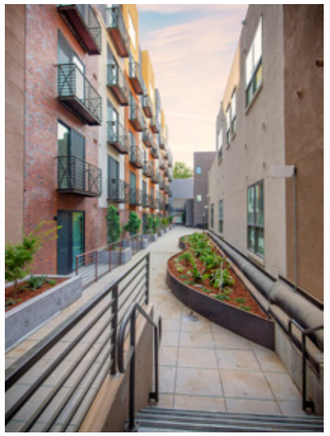
THE HARDIN

17	137	72,000	3
RETAIL BAYS	MIXED-INCOME APARTMENTS	S.F. OF RETAIL SPACE	ROOFTOP DECKS

The Hardin is an iconic, historic retail opportunity in Sacramento poised to become the new nexus of K Street. Situated on the half-block bounded by 7th, 8th, and K Streets, this large, mixed-use redevelopment project is comprised of historic 19th century structures revamped to accommodate new retail venues and restaurants. In the other half of the project, developers have demolished the rear portion and constructed a new five-story apartment tower over a two-level concrete parking garage podium, giving residents of the top floor a sweeping view of the downtown core. An alluring and inviting urban space on its own, The Hardin's relevance is magnified by the presence of the K Street entrance to the Golden 1 Center and the Downtown Commons across the intersection. Being at the terminus of the already up-and-coming K Street will bring a healthy amount of foot traffic. And, coupled with the public square across the street, this project is bound to be an iconic urban destination.

LET'S CHILL @THEKAY
The KAY
TIGER
WINE & COFFEE

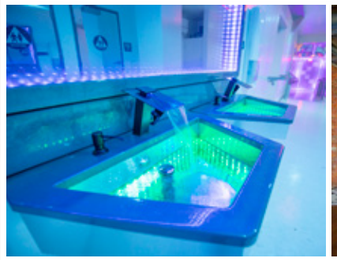
WINE & COFFEE
720 K

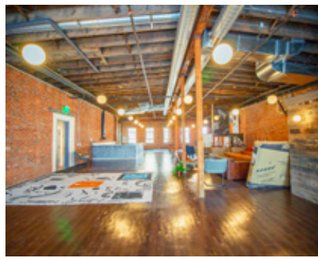


The Hardin defines the epicenter of the new K Street.

9th & K Station
7th & Capitol Station
7th & H County Center Station

MidiCi
Neapolitan Pizza
OPEN





Strong interest in the area has spurred the redevlopment of nearby properties. The Sacramento grid is peppered with new developments.

LOCATION

15 NEARBY DEVELOPMENTS | **100,000** SF OF NEW RETAIL | **433** NEW HOUSING UNITS

The Hardin is ideally located in the epicenter of Sacramento's Urban core. Within 2 – 3 minutes of Interstate 5, Interstate 80 and Highway 50 the property is perfectly situated between every major suburb in Sacramento. Furthermore, the property is located directly across the street from Sacramento's busiest light rail station from which you are a mere 2 – 3 minutes away from special events at Golden 1 Center, grabbing lunch at some of Sacramento's finest restaurants or working out at 24 Hour Fitness or Cal Fit. The light rail will also soon connect the Railyards, The Sacramento Republic FC Soccer Stadium, and (someday soon) Sacramento International Airport.

NEARBY AMENITIES

The Hardin has direct access to all of Sacramento's major thoroughfares, meaning every corner of the city is within easy reach.

POPULAR RESTAURANTS AT / NEAR THE HARDIN (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.
Ace of Spades
Aioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Block Butcher Bar
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burgers and Brew
Cafe Bernardo
Café Bernardo's
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville
Der Biergarten
Dos Coyotes
Eatuscany Cafe
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Ginger Elizabeth Chocolates
Grange
Highwater
Hot Italian
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Karma Brew
Kru Japanese
Bombay Bar & Grill
Kupros Craft House
Lowbrau
Lucca
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Mercantile Saloon
Metro Kitchen & Drinkery
Mikuni Sushi
Monkey Bar
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Nishiki Sushi
Old Soul Coffee
Pachamama Coffee Co-op
Paesano's
Paragary's
Pizzeria Urbano
Portofino's
Press Bistro
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Roxie Deli and Barbecue
Saddle Rock
Sakamoto
See's Candies
Shady Lady
Shoki Ramen House
Skool
Squeeze Inn
Sun & Soil Juice
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Bread Store
The Golden Bear
The Mill Coffee House
The Porch
The Press
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Waffle Square Country Kitchen
Yogurt a GoGo
Zelda's Pizza
Zocalo

SACRAMENTO

Sacramento is the Capitol of California, the fifth largest economy in the world. Being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. A big part of this recognition stems from the cities' proximity to the American River.

Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. The Hardin is ideally located in the epicenter of Sacramento's Urban core. By being in the middle of K Street's retail scene, The Hardin draws interest and activity from the widest possible swatch of locals and is becoming a new urban destination.

SACRAMENTO'S CITY RANKINGS

#1 *Happiest workers in midsized cities*
#1 Most valuable minor league baseball team
#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 Lease Stressed-out cities
#14 *America's coolest cities*
#16 Best cities for millennials

15.3 MILLION ANNUAL REGIONAL VISITORS

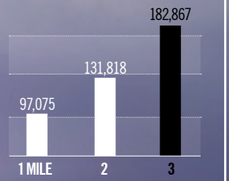
71,335 DAYTIME EMPLOYEES

100,000+ TOTAL DAYTIME POPULATION

140 RESTAURANTS

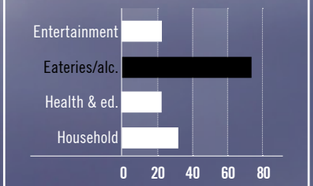
55 DOWNTOWN BARS

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



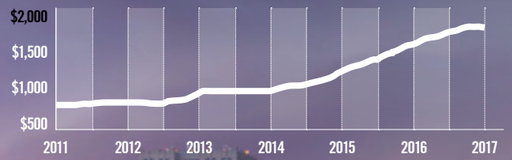
*Based on data from 2012

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

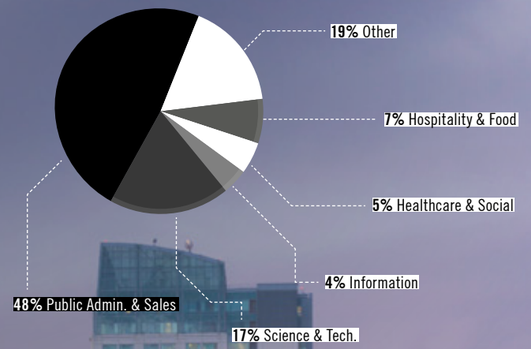


*Numbers in millions

AVERAGE MONTHLY RENTAL RATE IN SACRAMENTO:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:

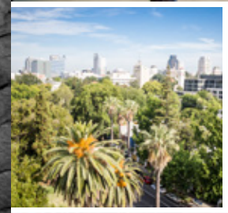


The city's recent renaissance is accelerating, catapulting in young professionals from across the nation.

The HARDIN SACRAMENTO, CA

THIS CITY ROCKS

Sacramento boasts absolutely no shortage of top-notch restaurants, sharp local IPAs, hole-in-the-wall hidden gems, skilled baristas, electronic music street festivals, light-up party bikes, outstanding produce, and warm people.



The HARDIN
SACRAMENTO, CA

K STREET

270,000
SF OF NEW DEVELOPMENT

8
AWESOME BARS

7,000
DAILY VISITORS

14
RESTAURANTS

The property is situated on the thriving K Street corridor, just one block from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the property is located in the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

HOLIDAY LODGE

K STREET RETAIL & DINING

POPULAR BUSINESSES ON OR NEAR K STREET (NOT ALL ARE MENTIONED HERE):

Alejandro's Taqueria
Ambrosia Cafe
Amourath 1819
Bento Box
Boiling Crab
Brasserie Capitale
Cafeteria 15L
California Family Fitness
Carolina's Mexican Food
Coin-op Game Room
Crest Cafe
CVS
Darna Mediterranean Cuisine
Dawson's Steakhouse
District 30
Dive Bar
Downtown & Vine
Echo & Rig Steakhouse
Ella Dining Room & Bar
Empress Tavern
Estelles Patisserie
Fizz Champagne Bar
Golden Rice Bowl
Grange
Hao Bao Dumplings
House Kitchen & Bar
IMAX Theatre
Insight Coffee
Malt & Mash Irish Pub
Mayahuel
Mikuni
Morgan's Mill
Nash & Proper
Osaka Sushi
Petra Greek
Pieology
Pizza Rock
Pre Flite Lounge
Punch Bowl Social
Revival
Rite Aid
Ruhstaller BSMT
Sauced BBQ & Spirits
Station 16
Taco Bell Cantina
Temple Coffee
Teriyaki To Go
The Diplomat Steakhouse
Tiger Bar & Restaurant
Vampire Penguin
Yard House

K Street is the entertainment hub of Sacramento. People from the greater Sacramento area flock here to enjoy their evenings.

GETTING HERE

7
NEARBY LIGHT RAIL STOPS

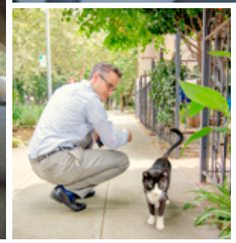
3
NEARBY PARKING GARAGES

1
ON-SITE JUMP BIKE STATION

The abundance of transportation options adjacent to The Hardin means the location is extremely accessible - even as far away as Folsom!

WALK BIKE DRIVE RIDE

The Hardin is easily accessed by all modes of transportation.



THE RETAILERS

Awesome, diverse retail options on-site mean you never need to leave to find what you want.

17 RETAIL BAYS | **72,000** S.F. OF RETAIL | **1** AWESOME DESTINATION

Available
1112 8th Street
Ground Floor (Around corner beneath Hardin apartments)

KoJa Kitchen
Korean-Japanese fusion
Ground Floor

Solomon's Delicatassen
Jewish deli
Ground Floor

The Russ Room
Music Venue
2nd Floor

MidiCi Pizza
"Fast-fine" pizza
Ground Floor

Ruhstaller
Local brewery
Lower level

Tiger
American cuisine + cocktails
Ground Floor + Lower level

Bailarín Cellars
Local winery
Ground Floor

Kodaiko ramen & Bar
Ramen house
Lower level

Climb Society
High-tech climbing gym
2nd Floor

Darling Aviary
Rooftop bar/lounge
3rd Floor w/deck

Devil May Care Ice Cream
Ice Cream Shop
Ground Floor

All City Riders
High-intensity spin studio
2nd Floor

Miry Development
Office live/work space
2nd Floor facing K Street

Available
704 K Street
Ground Floor + Lower level

TBA
700 K Street
Lower level, Ground Floor, 2nd Floor, 3rd Floor w/deck

All Good Boutique
Popular local clothier
Ground Floor (Around corner beneath Hardin apartments)

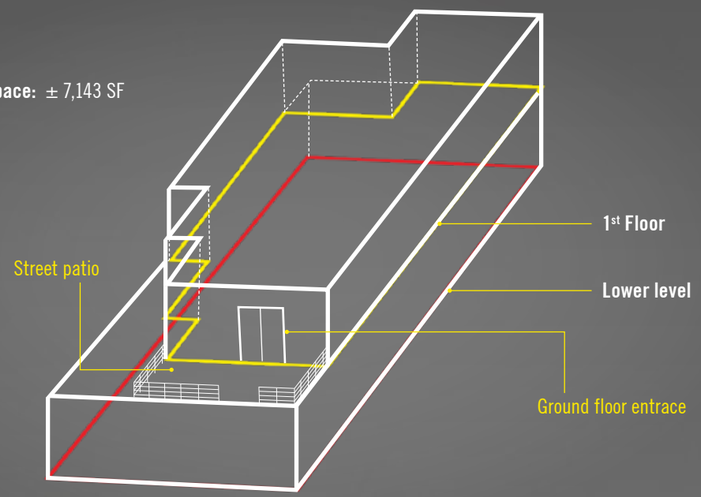
FLOOR PLANS

10,316	13	4-7
SF OF SPACE AVAILABLE	TOTAL GROUND-FLOOR RETAIL SPACES	AVAILABLE UNITS

704 K Street

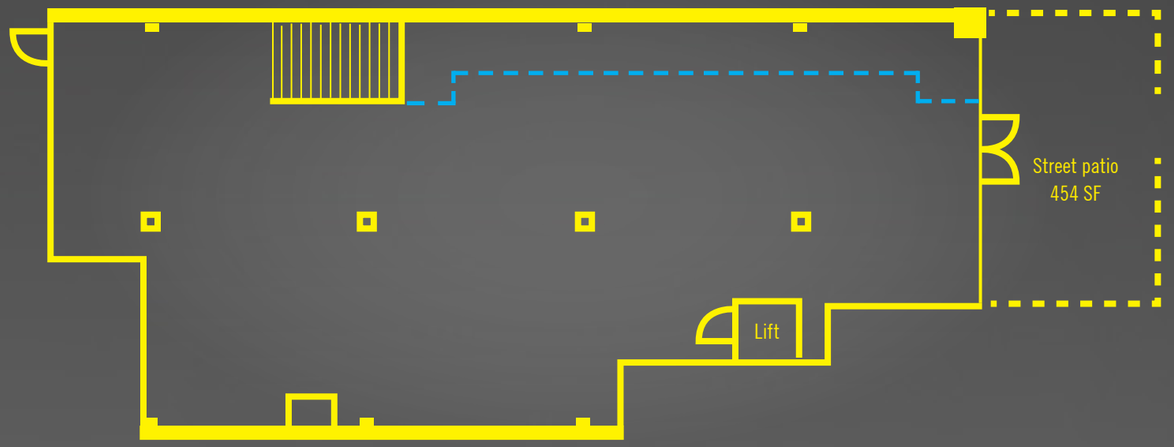
704 K Street capitalizes on The Hardin's most alluring asset: the large amount of space on K Street for street-level patios. This unit, like most of the other spaces in the project, will use a fenced patio to reach out from the storefront and engage with the energy of street. Additionally, this space includes a huge basement whose footprint extends ten feet out beneath K Street.

Total space: ± 7,143 SF

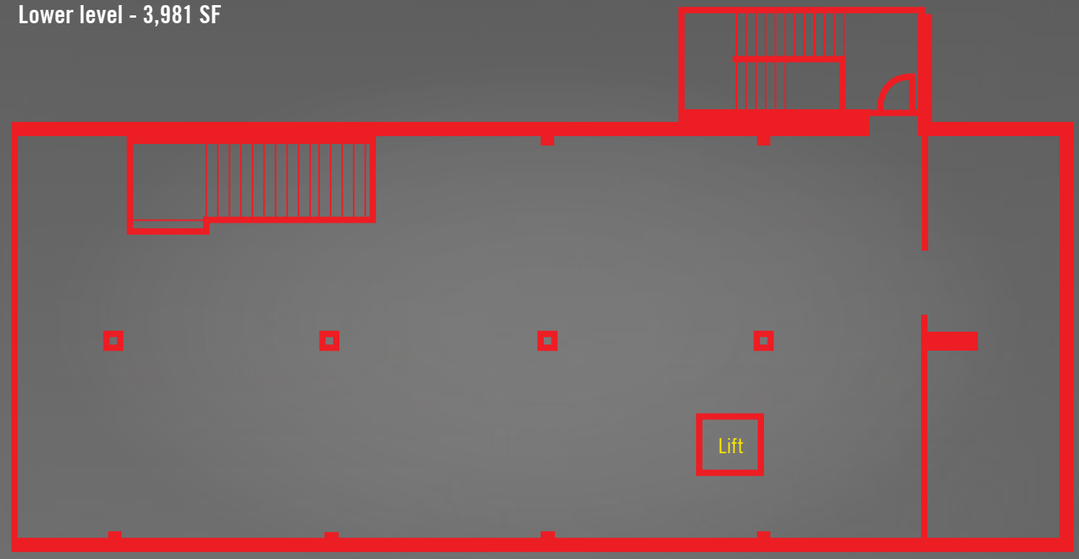


1st Floor - 3,162 SF

* Hallway to stairs dependent on if floors are leased individually or together - 2,548 SF



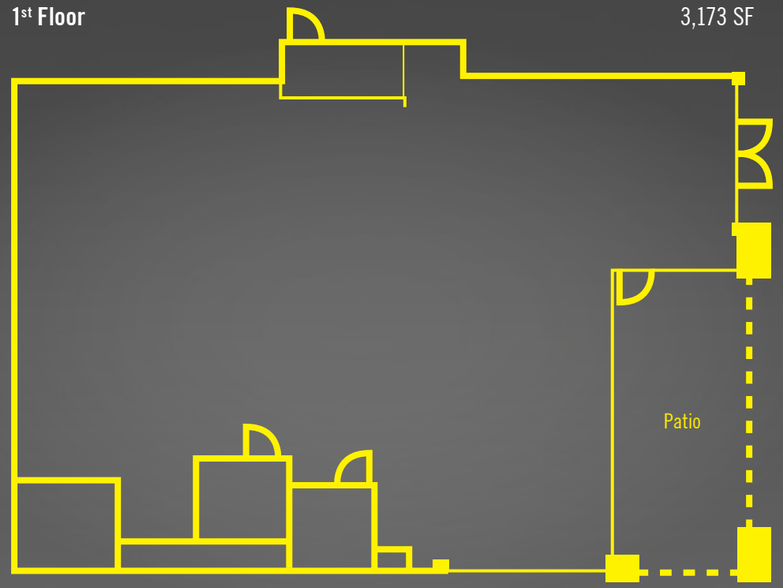
Lower level - 3,981 SF



1112 8th Street

Not all of The Hardin's retail bays face K Street. Sitting beneath the Hardin apartment tower, this large unit look across 8th street at the huge redelopment projects which will bring high energy to the up-and-coming strip. This unit also possesses a patio that it is only accessible from the unit itself.

1st Floor 3,173 SF



HOTEL BERRY
MODERATE RATES
ORIGINAL
MAC'S

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