

*The*  
**HARDIN**

SACRAMENTO, CA







**TURTON**  
COMMERCIAL REAL ESTATE

2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.



# THE HARDIN ▶

17  
RETAIL BAYS

137  
MIXED-INCOME APARTMENTS

65,000  
S.F. OF RETAIL SPACE

3  
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 7<sup>th</sup>, 8<sup>th</sup>, and K Streets, this large, mixed-use redevelopment project is comprised of historic 19<sup>th</sup> 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 6.5-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.



# AVAILABLE

8

SUITES

725 - 7,187

SF FOR LEASE

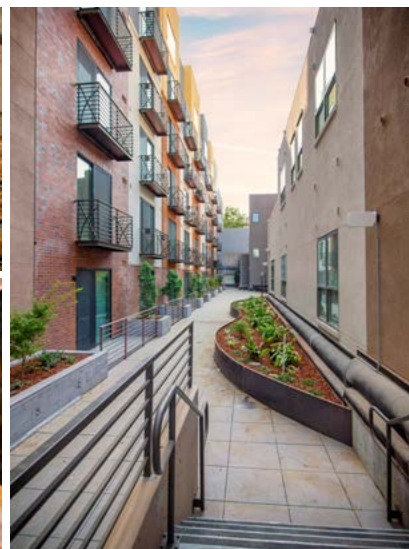
32,027

TOTAL SF FOR LEASE

Address	Floor	Size	Max Contig	Use	Lease Rate
1112 8th	1st	3,173 SF	3,173 SF	Retail / Office	\$2.00/SF NNN
730 K	1st+2nd	5,730 [Includes 367 SF Patio]	5,730 SF	Retail / Restaurant	\$1.75/SF NNN
728 K	1st+2nd	4,389 SF	4,389 SF	Retail / Restaurant	\$2.35/SF NNN
708 A	2nd	1,035 SF	1,035 SF	Office / Loft	\$2.50/SF MG
708 B	2nd	2,383 SF	2,383 SF	Gym / Office	\$1.75/SF NNN
704 K	LL	3,981 SF	7,143 SF	Retail / Office	\$1.00/SF NNN
704 K	1st	3,162 SF	7,143 SF	Retail / Office	\$2.50/SF NNN
700 K	LL	3,981 SF	7,187 SF	Retail / Office	\$1.00/SF NNN
700 K	1st	3,206 SF	7,187 SF	Retail / Office	\$3.00/SF NNN
1111 7th	1st	725 SF	725 SF	Retail / Office	\$2.75/SF NNN







Section One: The Property



*The Hardin defines  
the epicenter of the  
new K Street.*



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

# LOCATION

	<b>8</b> BLOCKS		<b>7M</b> YEARLY VISITS		<b>43</b> STORES & RESTAURANTS		<b>\$107,257</b> HOUSEHOLD INCOME
--	--------------------	---	----------------------------	---	-----------------------------------	---	--------------------------------------

The Hardin is ideally located in **Sacramento's Entertainment District**. 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.







**ENTERTAINMENT DISTRICT**  
7,000,000  
Visits per Year

**CAPITOL MALL**  
1,600,000  
Visits per Year

**CIVIC CENTER**  
2,500,000  
Visits per Year

**THE KAY**  
4,700,000  
Visits per Year

# NEARBY FOOT TRAFFIC

PLACER AI  
MAY 2023  
- MAY 2024



**2.7M**  
YEARLY VISITS

GOLDEN 1 CENTER  
HOME TO THE  
SACRAMENTO KINGS



**578 K**  
YEARLY VISITS

SAFE CREDIT UNION  
CONVENTION CENTER  
NEWLY RENOVATED



**228 K**  
YEARLY VISITS

SAFE CREDIT UNION  
PERFORMING ARTS  
CENTER



**1.6M**  
YEARLY VISITS

CAPITOL MALL  
STATE CAPITOL TO THE  
TOWER BRIDGE



**178K**  
YEARLY VISITS

CESAR CHAVEZ PLAZA  
HOME TO CONCERTS  
IN THE PARK



**3.4M**  
YEARLY VISITS

OLD SACRAMENTO  
WATERFRONT  
SUBMARKET





# 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. | Crepeville                  | Ju Hachi                | Nash & Proper         | Shady Lady             |
| Ace of Spades            | Dad's Kitchen               | Karma Brew              | Nekter                | Shoki Ramen House      |
| Aioli Bodega Espanola    | Darling Aviary              | Kin Thai                | Old Soul Coffee       | Sibling by Pushkin's   |
| Alaro                    | Der Biergarten              | Kodaiko Ramen & Bar     | Pachamama Coffee Coop | Solomon's Delicatessen |
| At Ease Brewing          | Drunken Noodle              | Koja Kitchen            | Paesano's             | Station 16             |
| Azul Mexican             | Echo & Rig                  | Kru                     | Paragary's            | Sun & Soil Juice       |
| Babe's Ice Cream         | Ella                        | Bombay Bar & Grill      | Philz Coffee          | Tank House BBQ         |
| Beach Hut Deli           | Estelle Bakery & Patisserie | Kupros Craft House      | Plant Power Fast Food | Tapa the World         |
| Beast + Bounty           | Federalist Public House     | La Costa Cafe           | Polanco               | Temple Coffee          |
| Bento Box                | Fieldwork Brewing Co.       | Localis                 | Prelude Kitchen & Bar | Thai Basil             |
| Bottle & Barlow          | FishFace Poke Bar           | LowBrau                 | Rare Tea              | Thai Canteen           |
| Buddha Belly Burger      | Fizz Champagne              | Majka Pizza             | Rick's Dessert Diner  | The Coconut on T       |
| Burger Patch             | Fixin's Soul Kitchen        | Mango's/Burgertown      | Ro Sham Beaux         | The Golden Bear        |
| Burgers and Brew         | Fox & Goose                 | Maydoon                 | Roots Coffee          | The Mill Coffee House  |
| Cafe Bernardo            | Ginger Elizabeth            | Mendocino Farms         | Roscoe's Bar          | The Porch              |
| Cafeteria 15L            | Grange                      | Midici Neapolitan Pizza | Ruhstaller BSMT       | The Rind               |
| Camden Spit & Larder     | I Love Teriyaki             | Mikuni Sushi            | Saigon Alley          | The Waterboy           |
| Camellia Coffee          | Il Fornaio                  | Morton's                | Salt & Straw          | Tres Hermanas          |
| Cantina Alley            | Iron Horse Tavern           | Mulvaney's B&L          | Sauced                | University of Beer     |
| Chipotle                 | Jack's Urban Eats           | N Street Cafe           | See's Candies         | Zocalo                 |





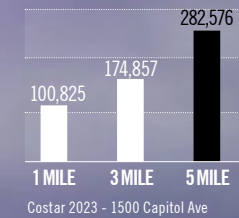
# SACRAMENTO ➤

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.

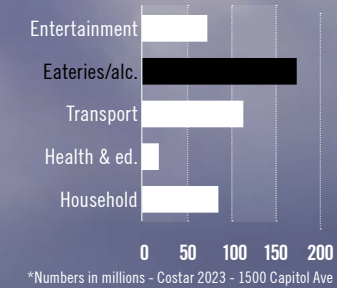
## SACRAMENTO'S CITY RANKINGS

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

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023  
Applied Geographic Solutions & GIS Planning 2022

WALK SCORE:  
**98**  
Walker's Paradise

BIKE SCORE:  
**62**  
Biker's Paradise

TRANSIT SCORE:  
**96**  
Good Transit

walkscore.com  
1500 Capitol

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



# 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.

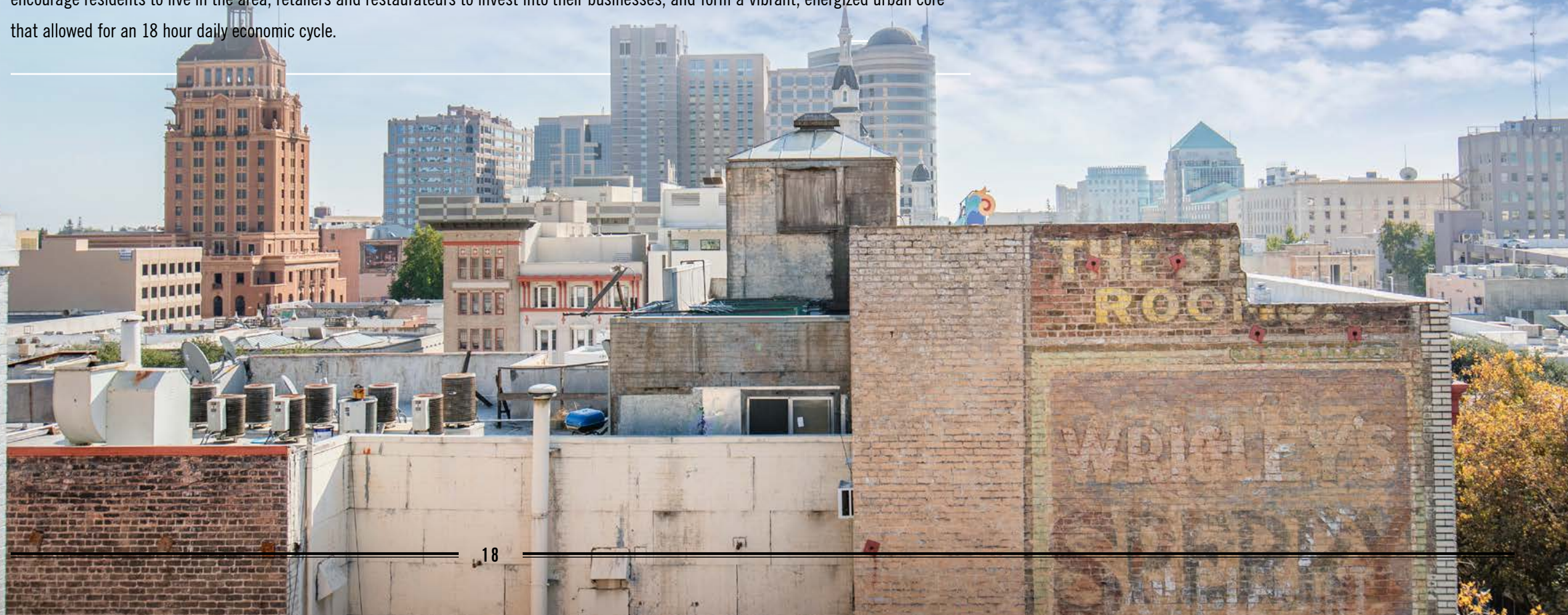




# K STREET

 **8** BLOCKS
  **7M** YEARLY VISITS
  **43** STORES & RESTAURANTS
  **\$107,257** HOUSEHOLD INCOME

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.

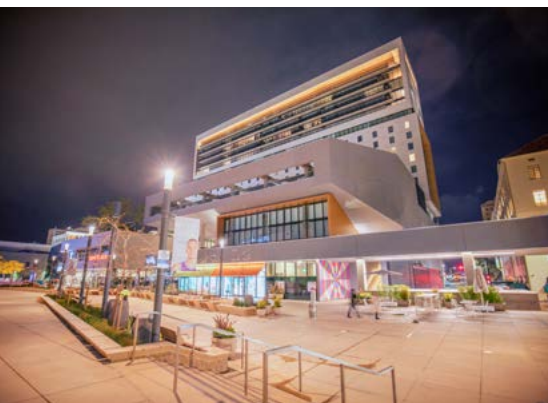






Section Four: K Street

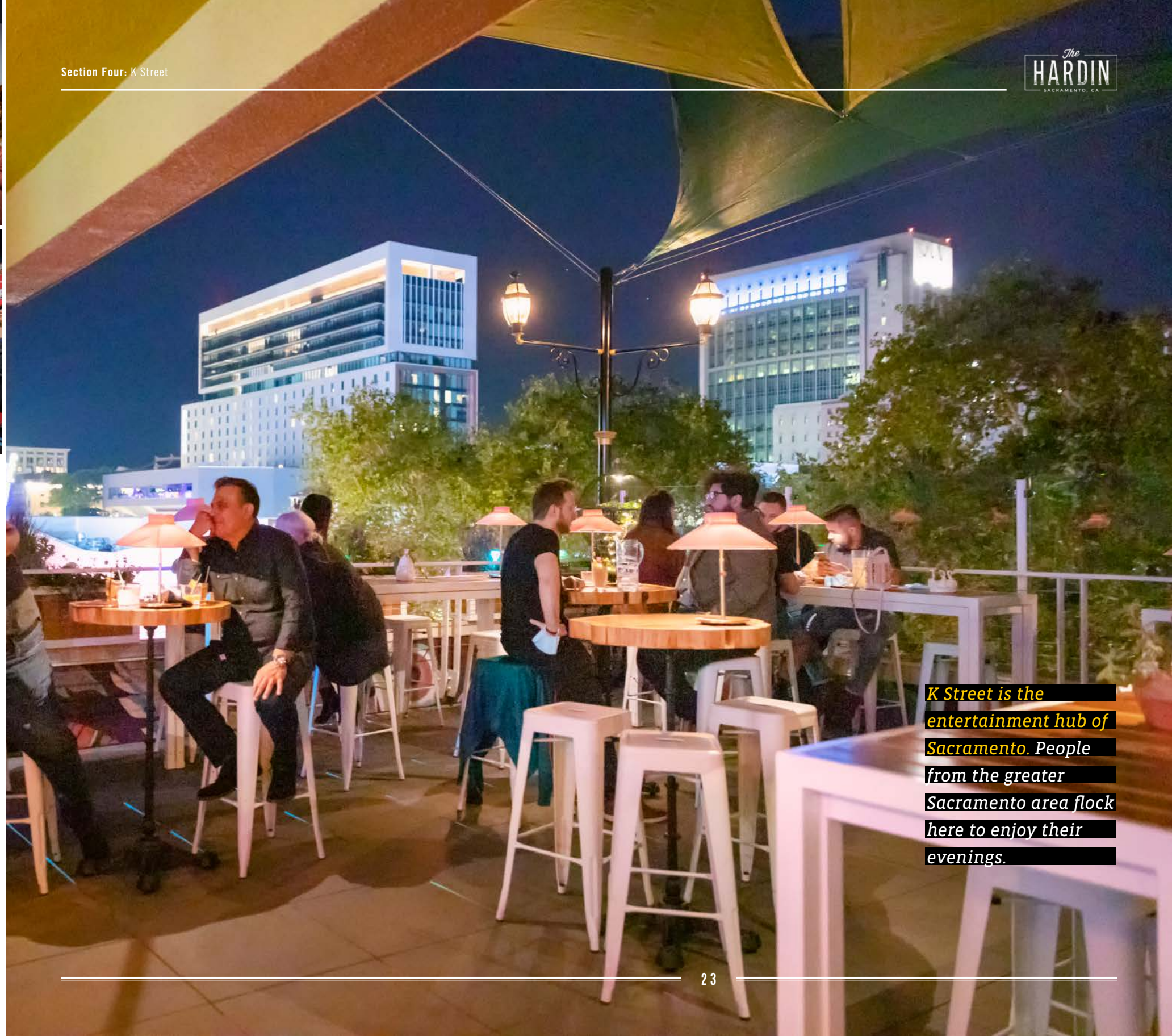




# K STREET RETAIL & DINING

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

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



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



# GETTING HERE >

7

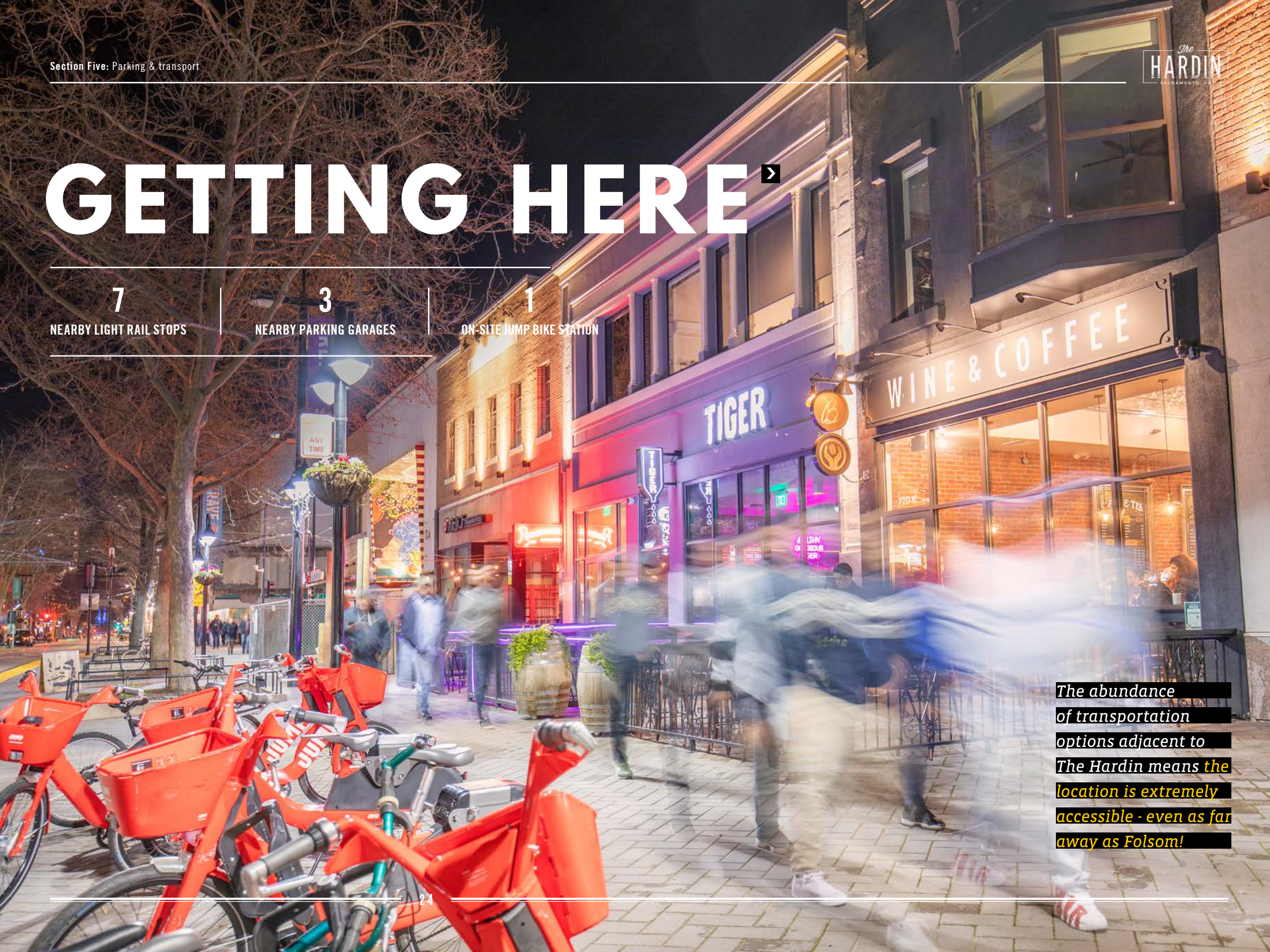
NEARBY LIGHT RAIL STOPS

3

NEARBY PARKING GARAGES

1

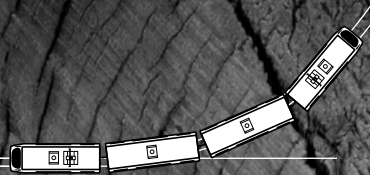
ON-SITE JUMP BIKE STATION



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







# WALK BIKE OR 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





# FLOOR PLANS

13

TOTAL GROUND-FLOOR RETAIL SPACES

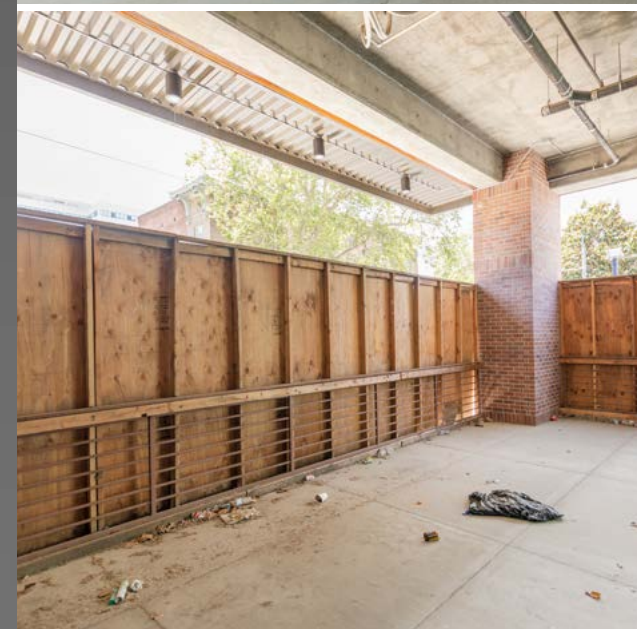
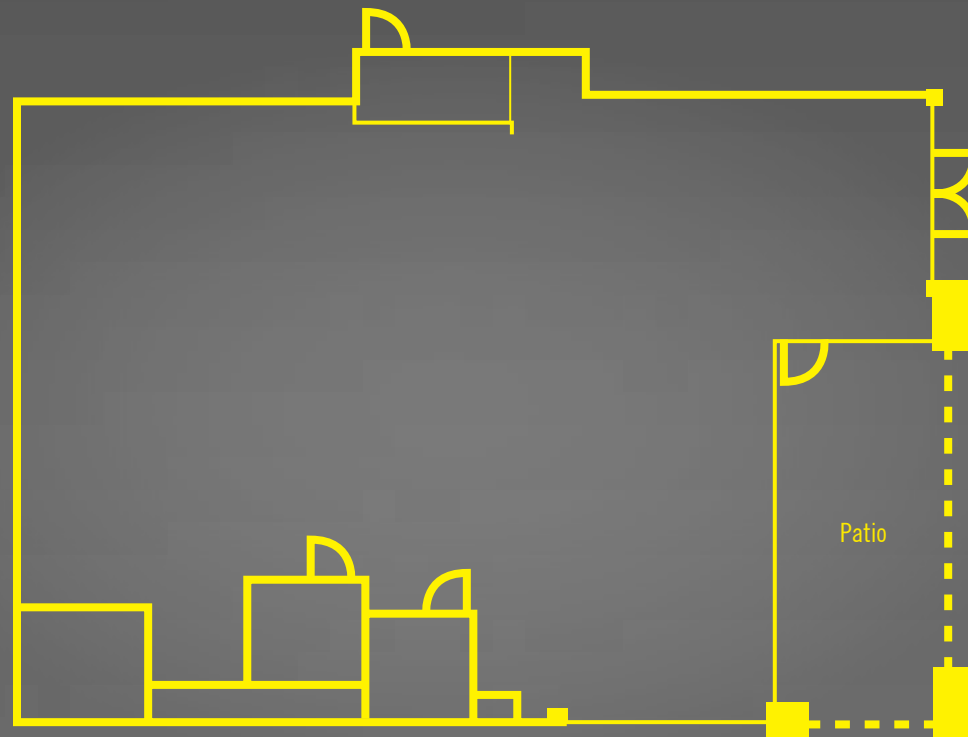
8

AVAILABLE UNITS

## 1112 8<sup>th</sup> Street

1<sup>st</sup> Floor  
3,173 SF  
\$2.00/SF/NNN

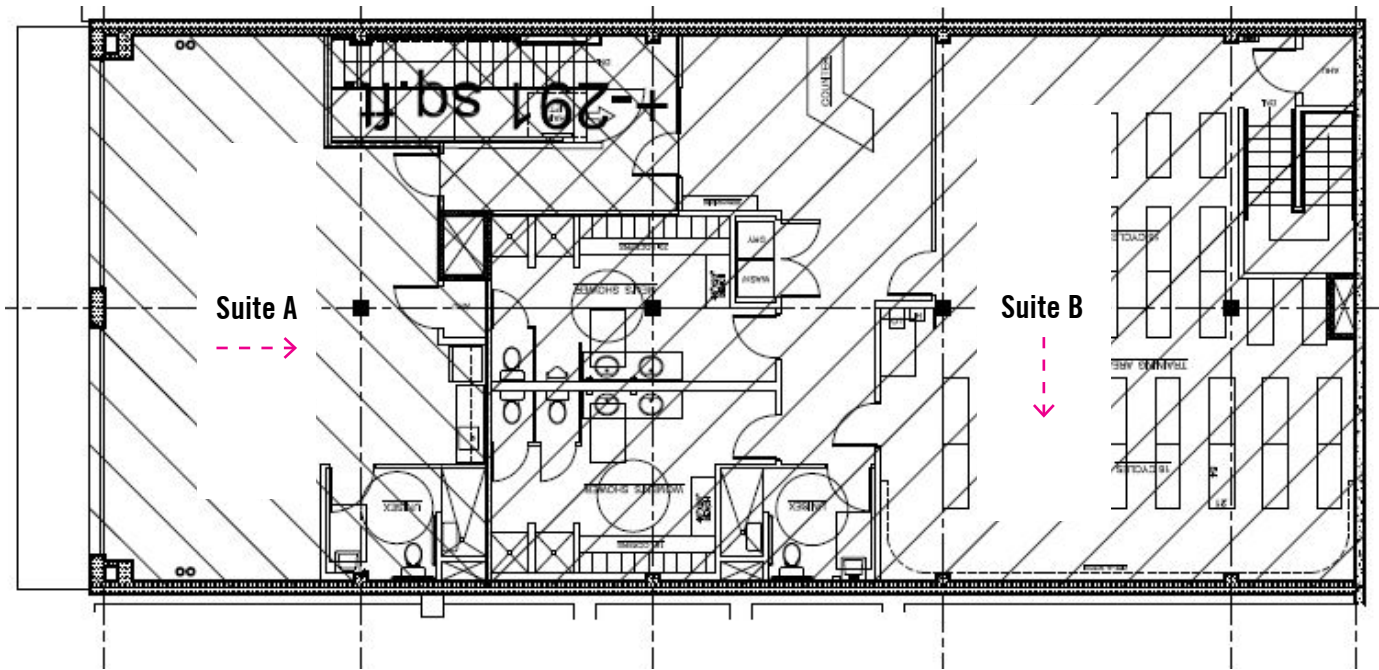
Not all of The Hardin's retail bays face K Street. Sitting beneath the Hardin apartment tower, this large unit look across 8th street at the huge redevelopment projects which will bring high energy to the up-and-coming strip. This unit also possesses a patio that it is only accessible from the unit itself.





# 708 K Street

<b>Suite A</b>	<b>Suite B</b>
1,035 RSF	2,383 RSF
\$2.50/SF/MG	\$1.75/SF/NNN



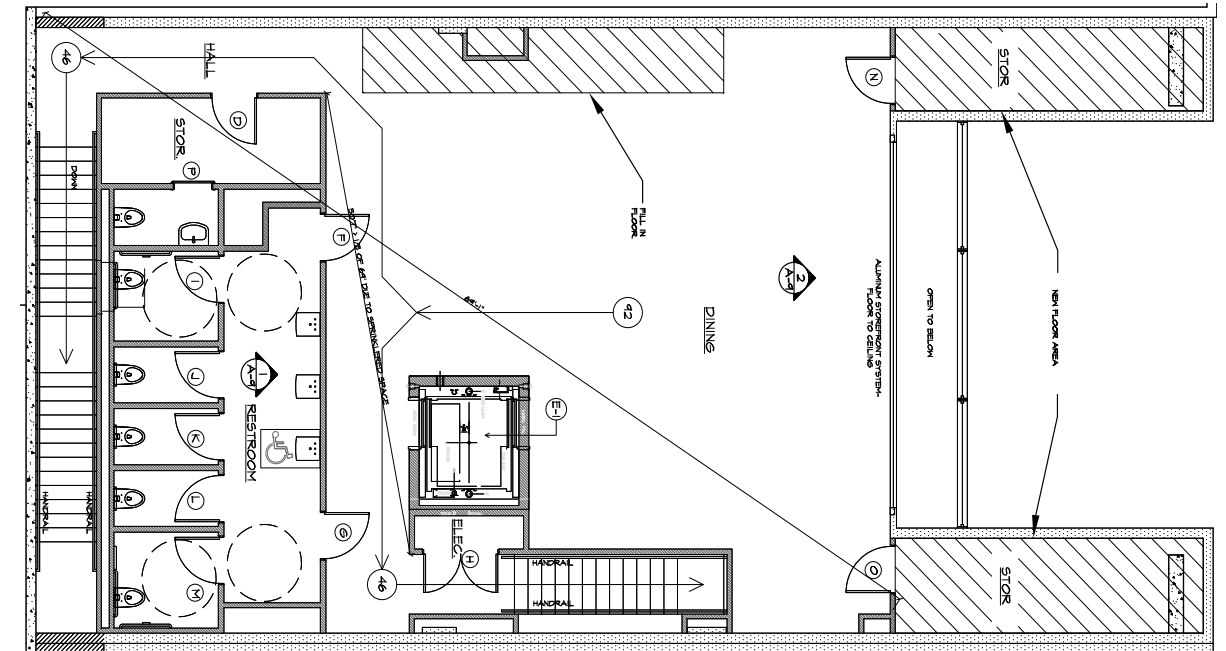


# 730 K Street

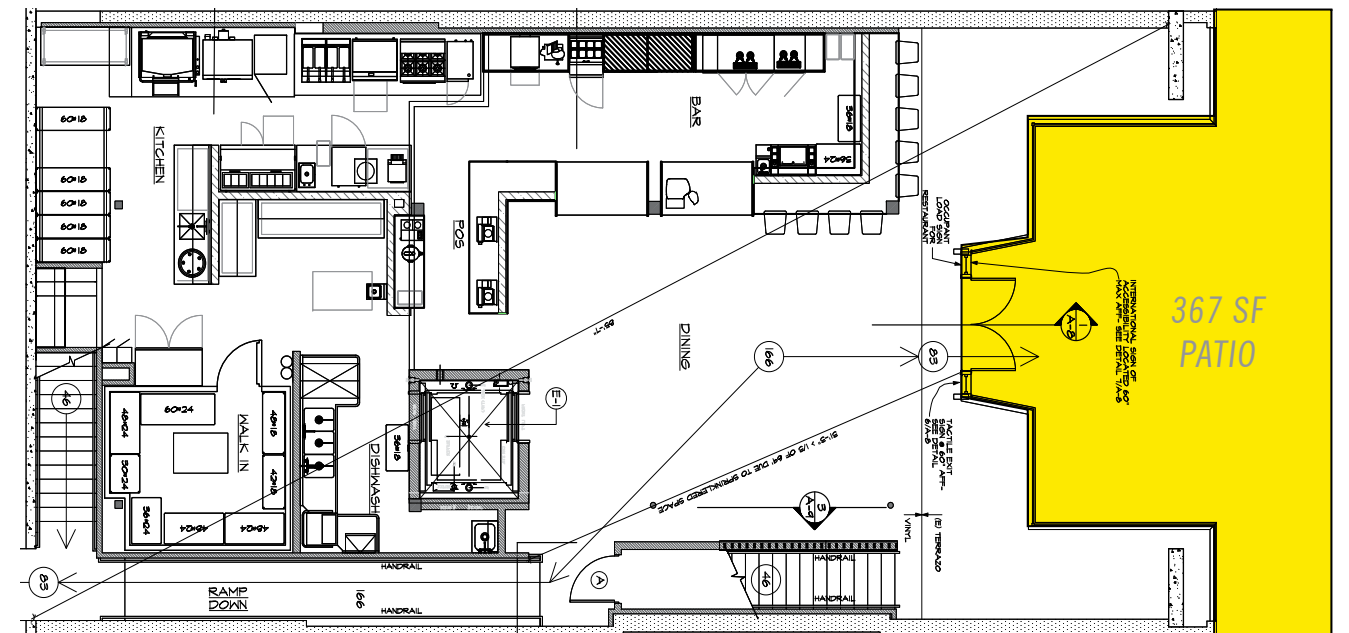
**Total Space**  
 5,730 [Includes 367 SF Patio]  
 \$1.75/SF/NNN  
 NNN: \$0.75/SF



## 2ND FLOOR



## 1ST FLOOR



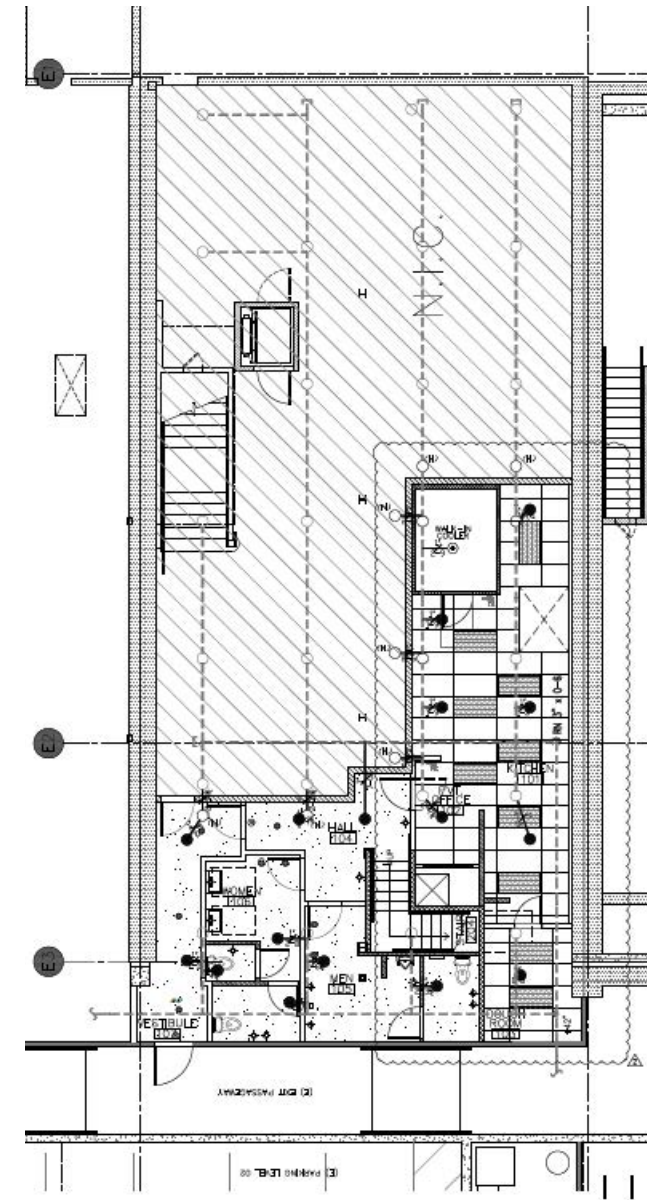


# 728 K Street

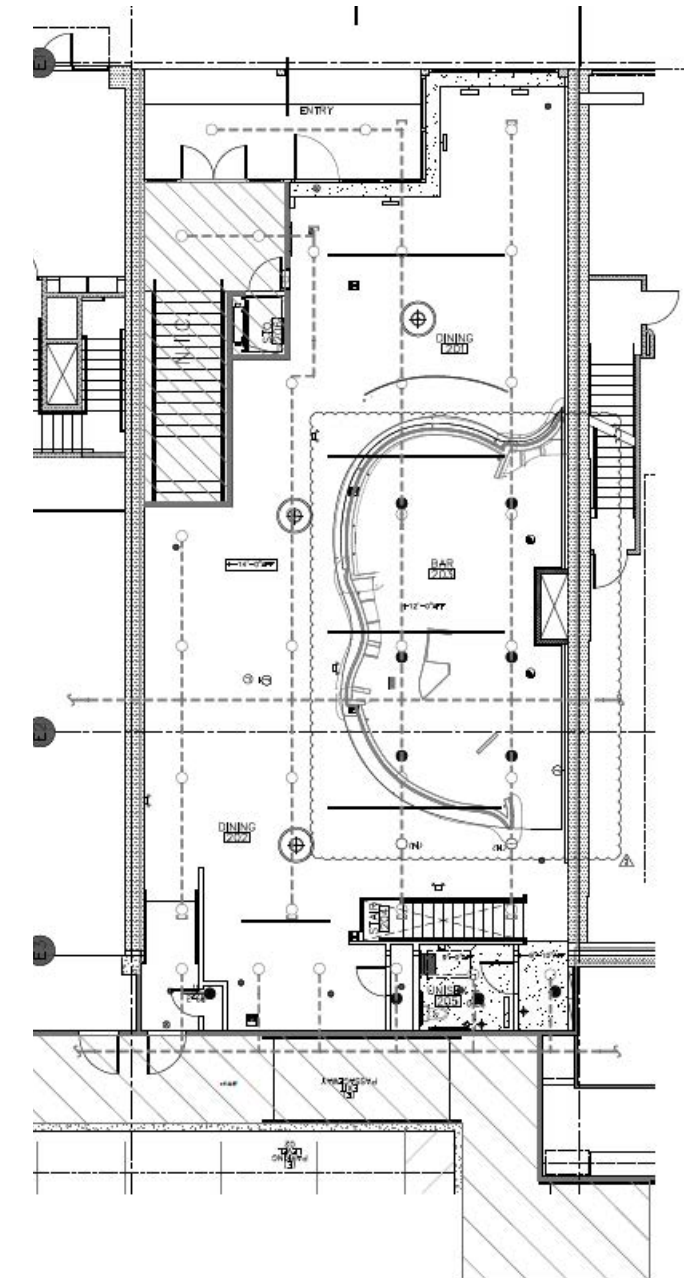
Total Space  
4,389 SF  
\$2.35/SF/NNN  
NNN: \$0.75/SF



## LOWER LEVEL



## 1ST FLOOR



← K STREET →

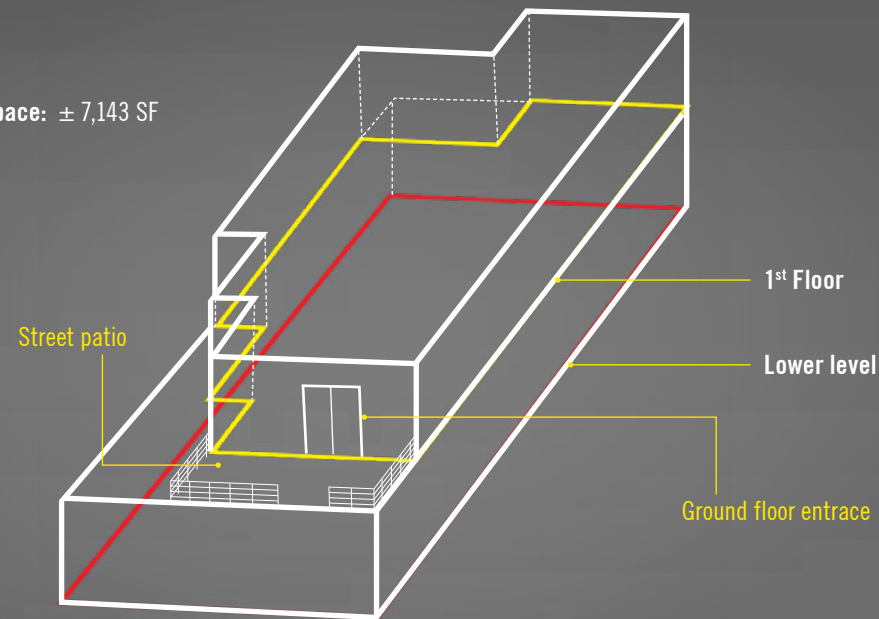




## 704 K Street

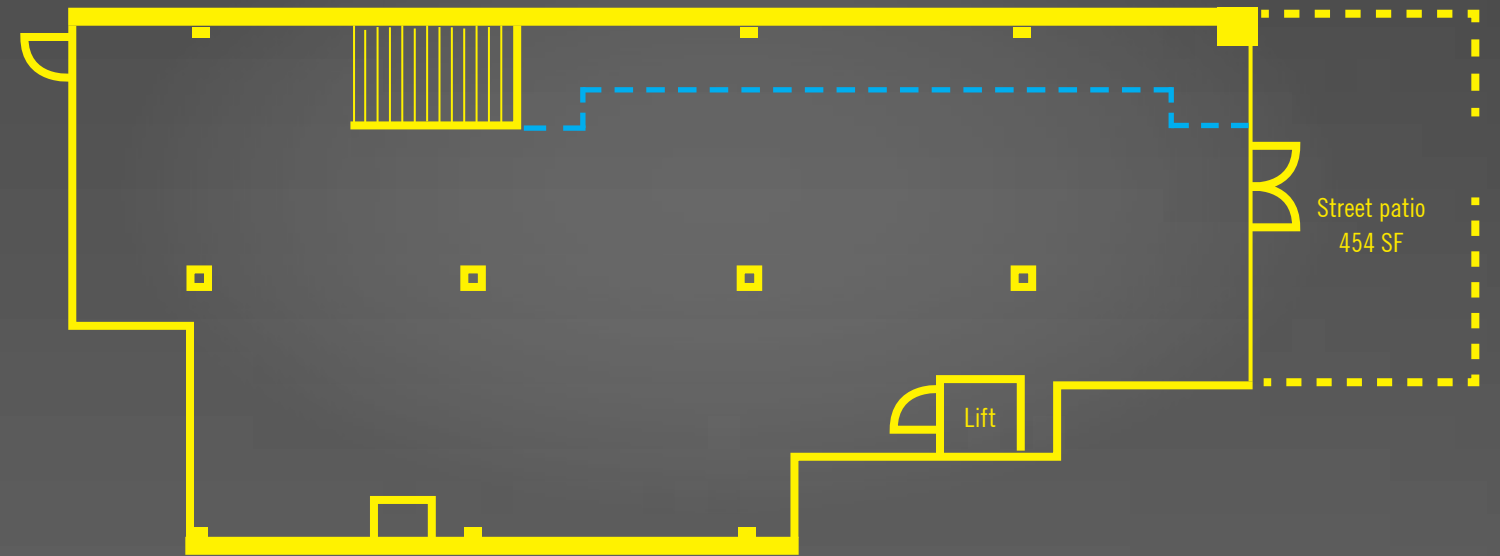
704 K Street capitalizes on The Hardin's most alluring asset: the large amount of space on K Street for street-level patios. This unit, like most of the other spaces in the project, will use a fenced patio to reach out from the storefront and engage with the energy of street. Additionally, this space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

Total space: ± 7,143 SF

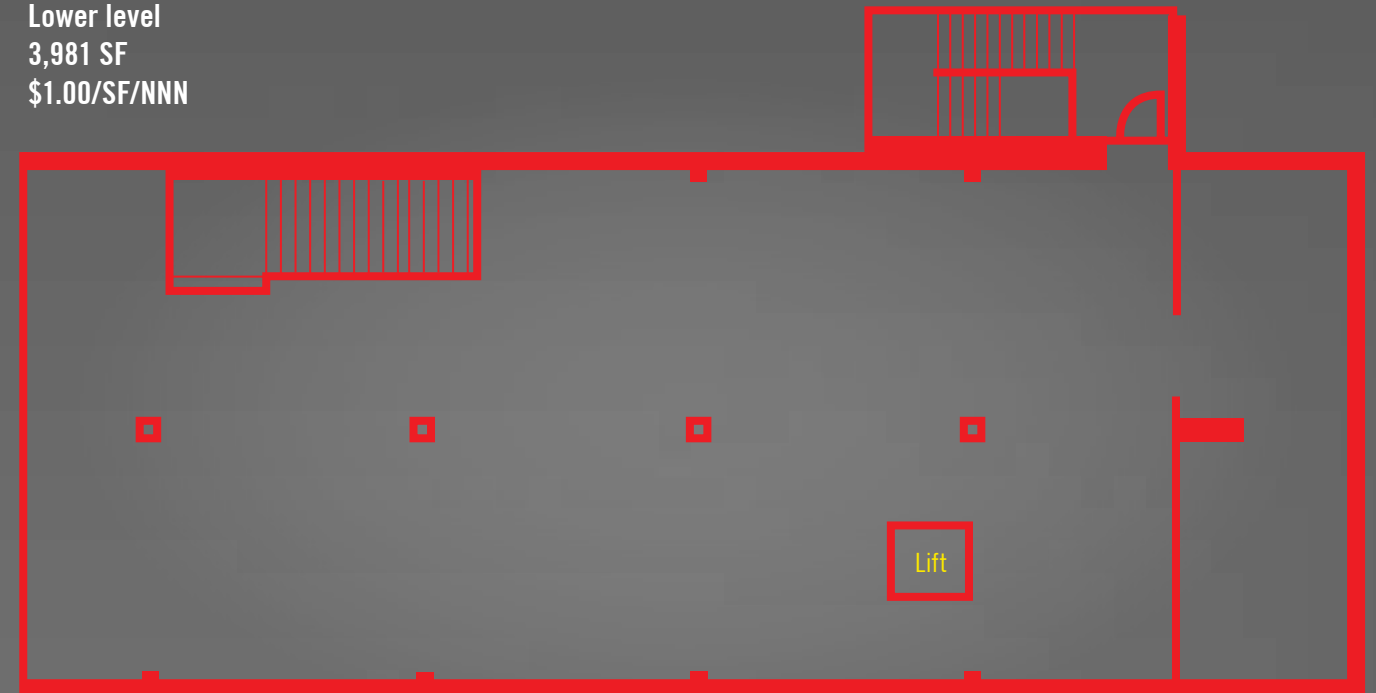


**1<sup>st</sup> Floor**  
3,162 SF  
\$2.50/SF/NNN

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



**Lower level**  
3,981 SF  
\$1.00/SF/NNN





## 700 K & 1107 7th

700 K Street is a one-of-a-kind opportunity in Downtown featuring a rooftop patio, two full floors and a basement. The rooftop patio has stunning views of Golden 1 Center and DOCO and is adjacent to the successful Darling Aviary rooftop bar.

**LOWER LEVEL**  
3,981 SF  
\$1.00/SF/NNN

**1ST FLOOR**  
3,206 SF  
\$3.00/SF/NNN

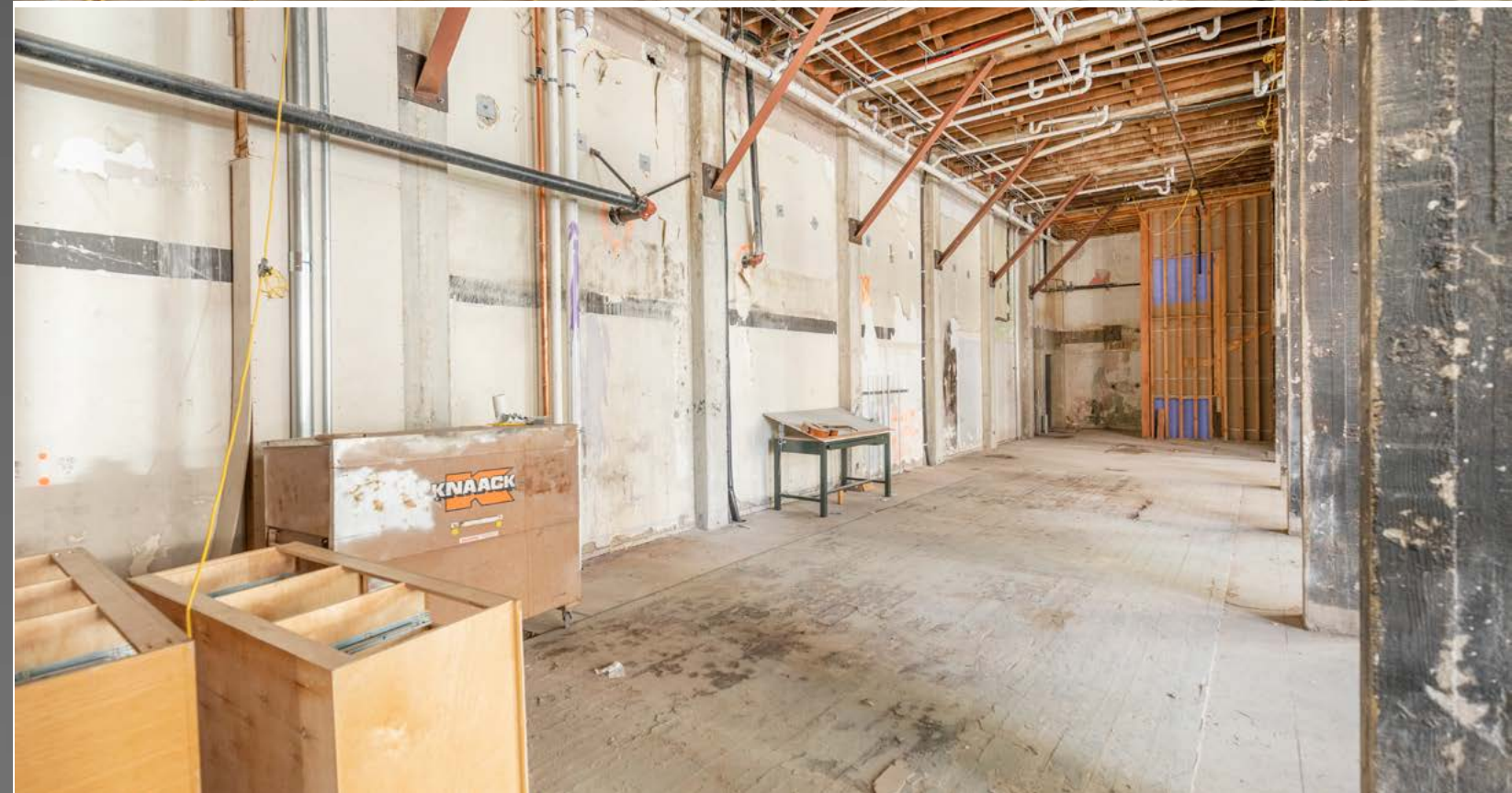
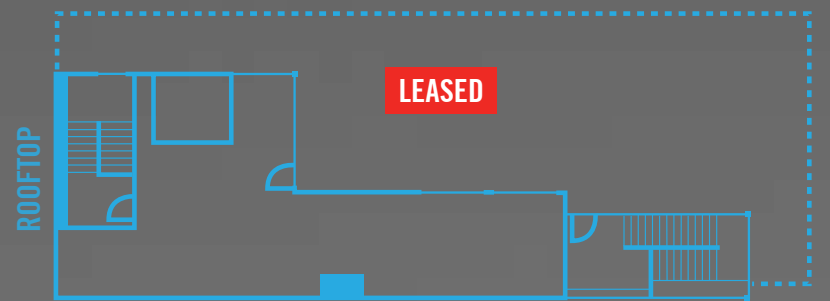
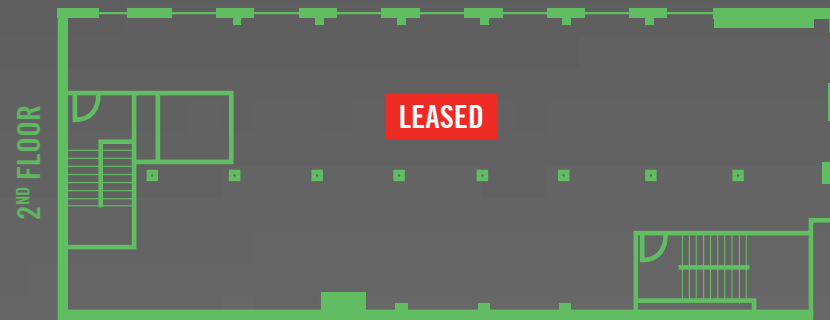
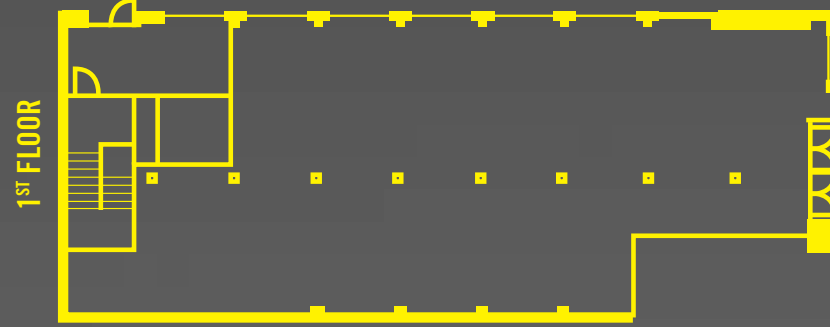
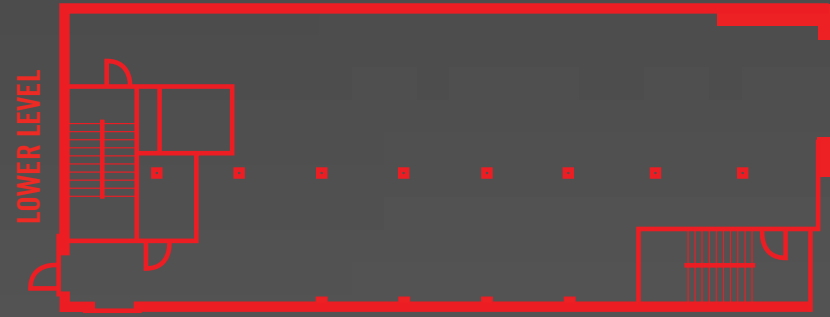
**2ND FLOOR**  
3,981 SF  
LEASED

**ROOFTOP**  
3,981 SF  
Including 1,889 SF deck  
LEASED

700 K:  
7,187 SF

1107 7<sup>TH</sup>  
7,962 SF

BOTH  
15,149 SF







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

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

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.







**TURTON**  
COMMERCIAL REAL ESTATE