

109

SCRIPPS DRIVE

CREATIVE OFFICE SPACE WITH
SUBURBAN CONVENIENCE



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

3,300
SF AVAILABLE

14
AVAILABLE PARKING STALLS

40 +
RESTAURANTS & RETAILERS NEARBY

10
MINUTES TO MIDTOWN

CREATIVE URBAN AESTHETIC WITH WALKABLE SUBURBAN AMENITIES

109 Scripps Drive is the only office building in Sierra Oaks that has been carefully designed and constructed by architects and for architects. Totalling just under 9,000 square feet, the distinctive and design of building stands alone in a corridor of professional office and medical buildings, and is located just ten minutes from Midtown Sacramento.

An abundance of natural light with operable

windows, skylights, exposed wood trusses and solar tubes, 109 Scripps encompasses everything forward thinking tenants are hungry for: a thoughtful, inspired aesthetic, and a layout with intent to increase collaboration.

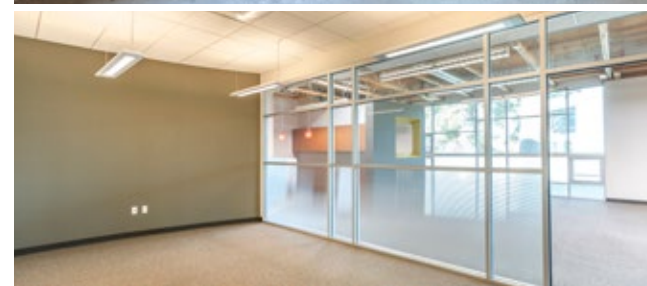
The property is located adjacent to Rio Del Oro Sports Club, and most importantly to a variety of dense retail and restaurant centers located at The UV, Pavilions, and Loehmann's Plaza.

In addition to urban space at a suburban price and 14 free parking stalls, the property is LEED Gold certified, featuring a contemporary aesthetic, adjacent to Rio Del Oro Sports Club and is just a short run or bike ride away from the American River Parkway.

109 Scripps Drive features the most creative, and functional space near the grid, and all of the convenience that being off the grid has to offer.



109 SCRIPPS' DESIGN IS THOUGHTFUL, HAS AN INSPIRED AESTHETIC, AND A LAYOUT WITH INTENT TO INCREASE COLLABORATION.





Section One: The Property

BUILDING AMENITIES

- 8,958 RSF
- 3,300 SF available
- 14 available parking stalls
- \$2.35 per SF MG
- Adjacent to Rio Del Oro Sports Club and The UV



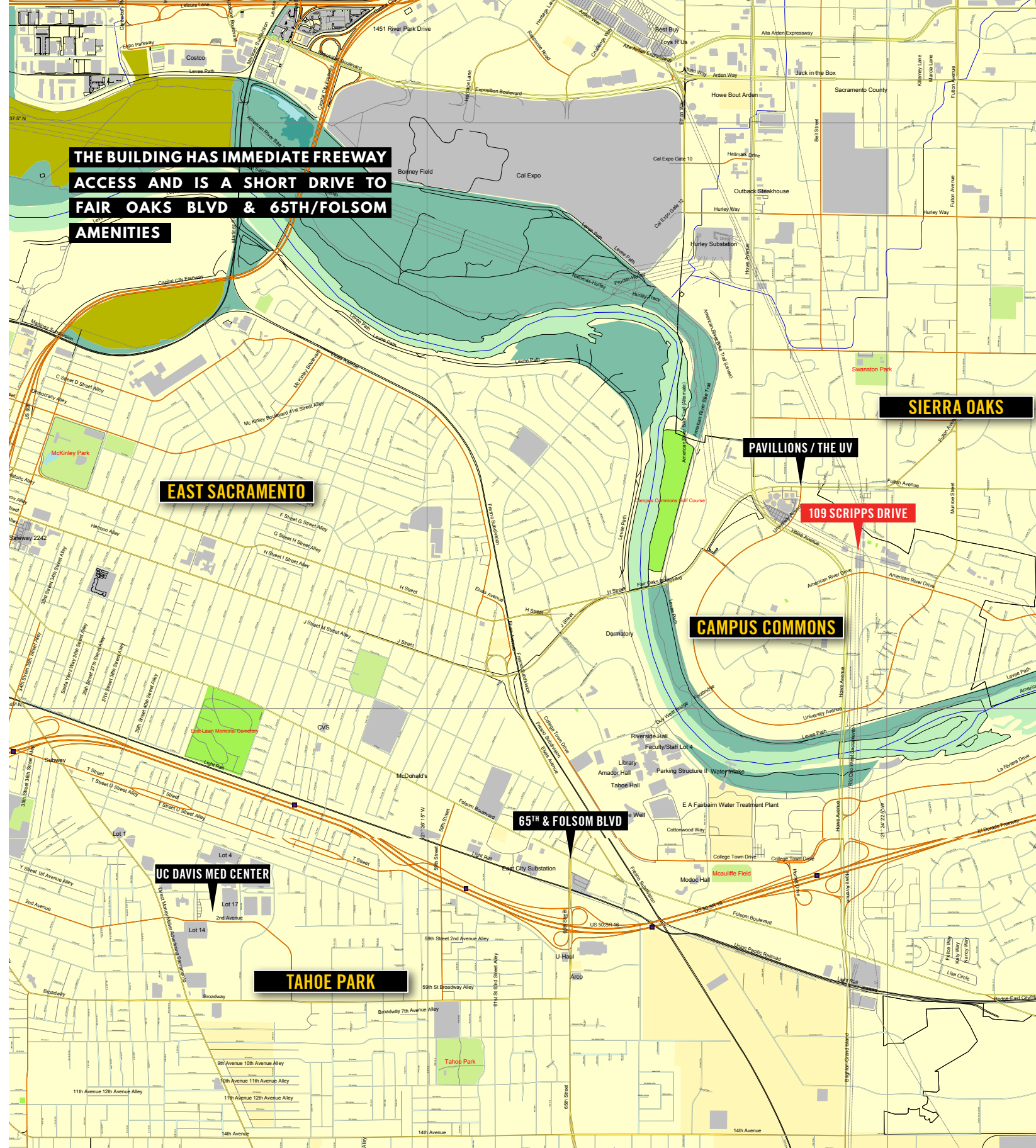


BUILDING LOCATION

IMMEDIATELY NEXT DOOR TO RIO DEL ORO AND THE U.V.

The property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

1 MIN TO RIO DEL ORO SPORTS CLUB	2 MINS TO THE UV SHOPPING CENTER	3 MINS TO THE PAVILIONS CENTER	5 MINS TO LOEHMANN'S PLAZA	6 MINS TO SACRAMENTO STATE
9 MINS TO EAST SACRAMENTO	10 MINS TO CAL EXPO	10 MINS TO HWY 50	10 MINS TO AMERICAN RIVER BIKE TRAIL	13 MINS TO MIDTOWN, SACRAMENTO





CAMPUS COMMONS / SIERRA OAKS

Fair Oaks Blvd in Campus Commons and Sierra Oaks is a local hotspot for high end dining and fast casual restaurants for employees to dine at or to take clients to.

- Bank of America
- Beach Hut Deli
- Boston Market
- Boudin SF
- Buckhorn Grill
- Café Bernardo
- Capitol Beer & Tap Room
- Chipotle
- Citibank
- CVS
- Domino's Pizza
- Ettore's Bakery
- Grateful Bread

- Great Clips
- Greek Food Imports
- Jack's Urban Eats
- KB Nails
- Lemon Grass
- Massage Envy
- McDonald's
- Miyagi Bar & Sushi
- Noodles & Company
- Nothing Bundt Cakes
- Pavilion Car Wash
- Piatti
- Pieology

- Pink Berry
- Raley's
- Roxy
- Safeway
- Salon Bravissimo
- Save Mart
- Smashburger
- Starbucks
- Temple Coffee
- The Organic Coup
- Twin Peaks
- Zinfandel Grill
- Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

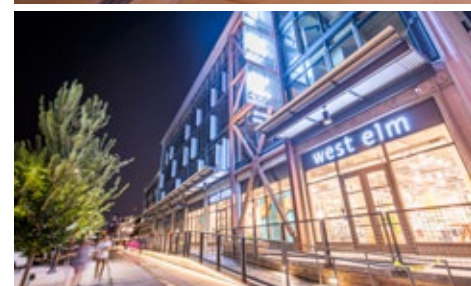
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

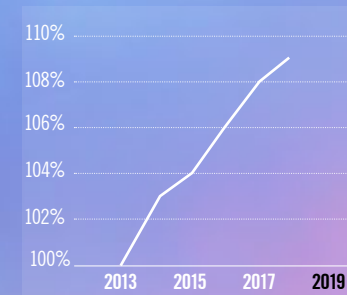
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).



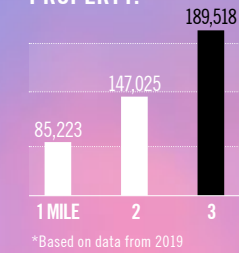
SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

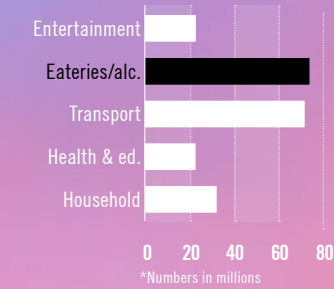
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



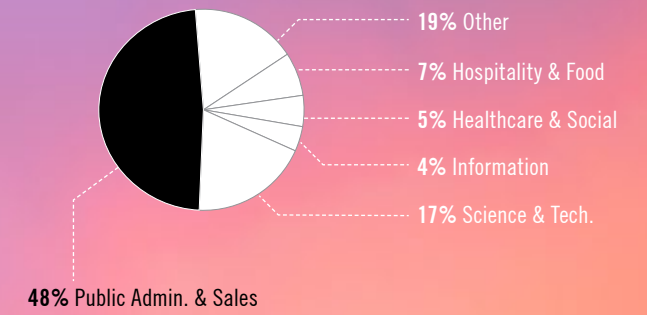
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



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



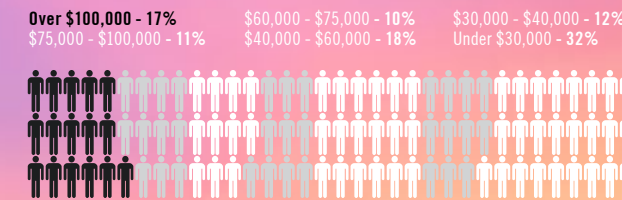
LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



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 Lease Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK SCORE:
74

BIKE SCORE:
98

TRANSIT SCORE:
44



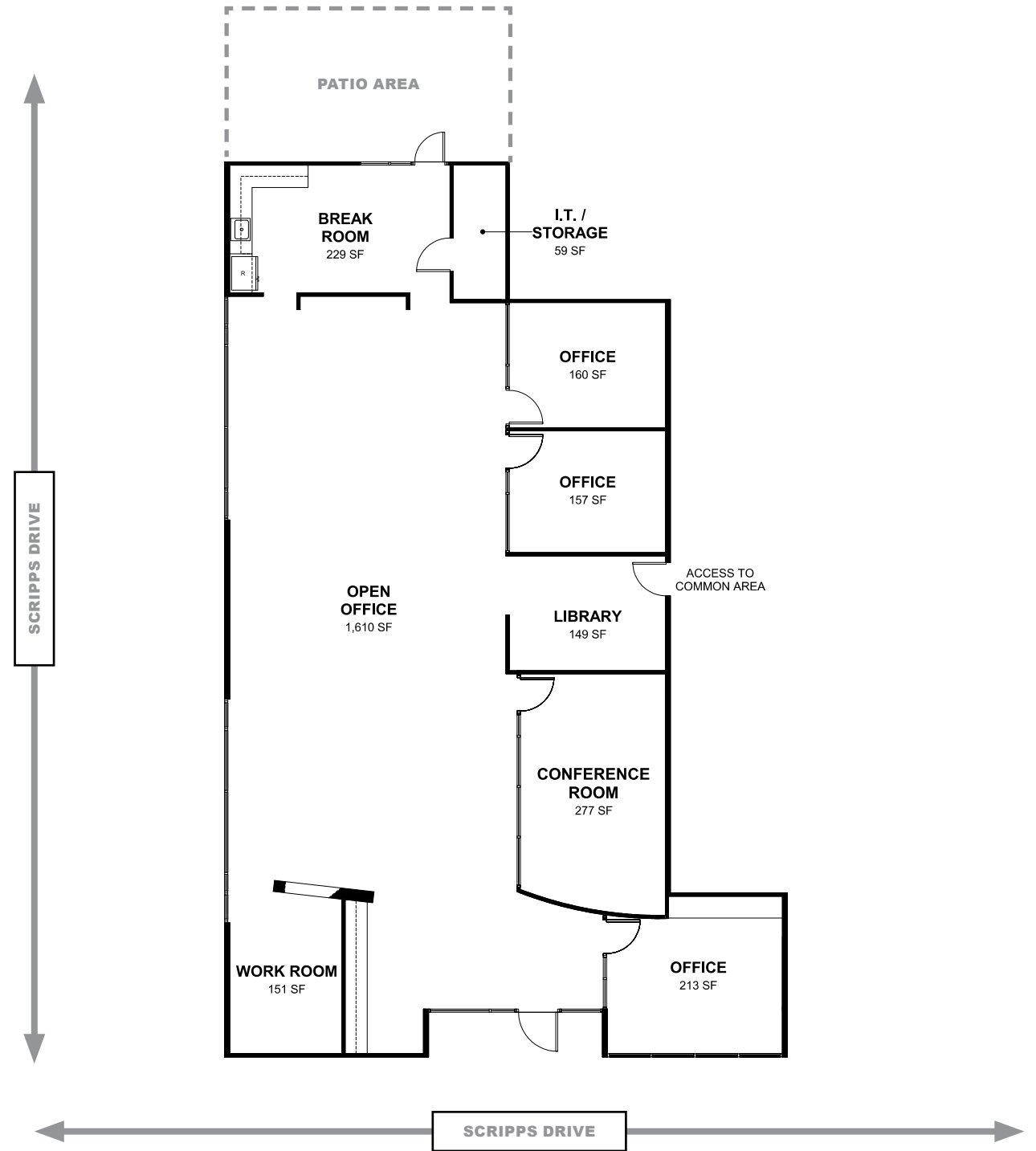
COST SAVINGS

THE SAVINGS OF GOING SUBURBAN WITH 109 SCRIPPS DRIVE

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Total Annual Rent	Total Cost Over 10 Yrs	\$ Savings
Class A Downtown	3,300	\$3.10	\$0.20	\$10,902.00	\$130,824.00	\$1,480,153.48	
109 Scripps Drive	3,300	\$2.55	\$0.00	\$8,415.00	\$100,980.00	\$1,142,496.01	\$337,657.47

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Total Annual Rent	Total Cost Over 10 Yrs	\$ Savings
Class B Downtown	3,300	\$2.75	\$0.20	\$9,747.00	\$116,964.00	\$1,323,340.30	
109 Scripps Drive	3,300	\$2.55	\$0.00	\$8,415.00	\$100,980.00	\$1,142,496.01	\$180,844.29

FLOOR PLANS



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