

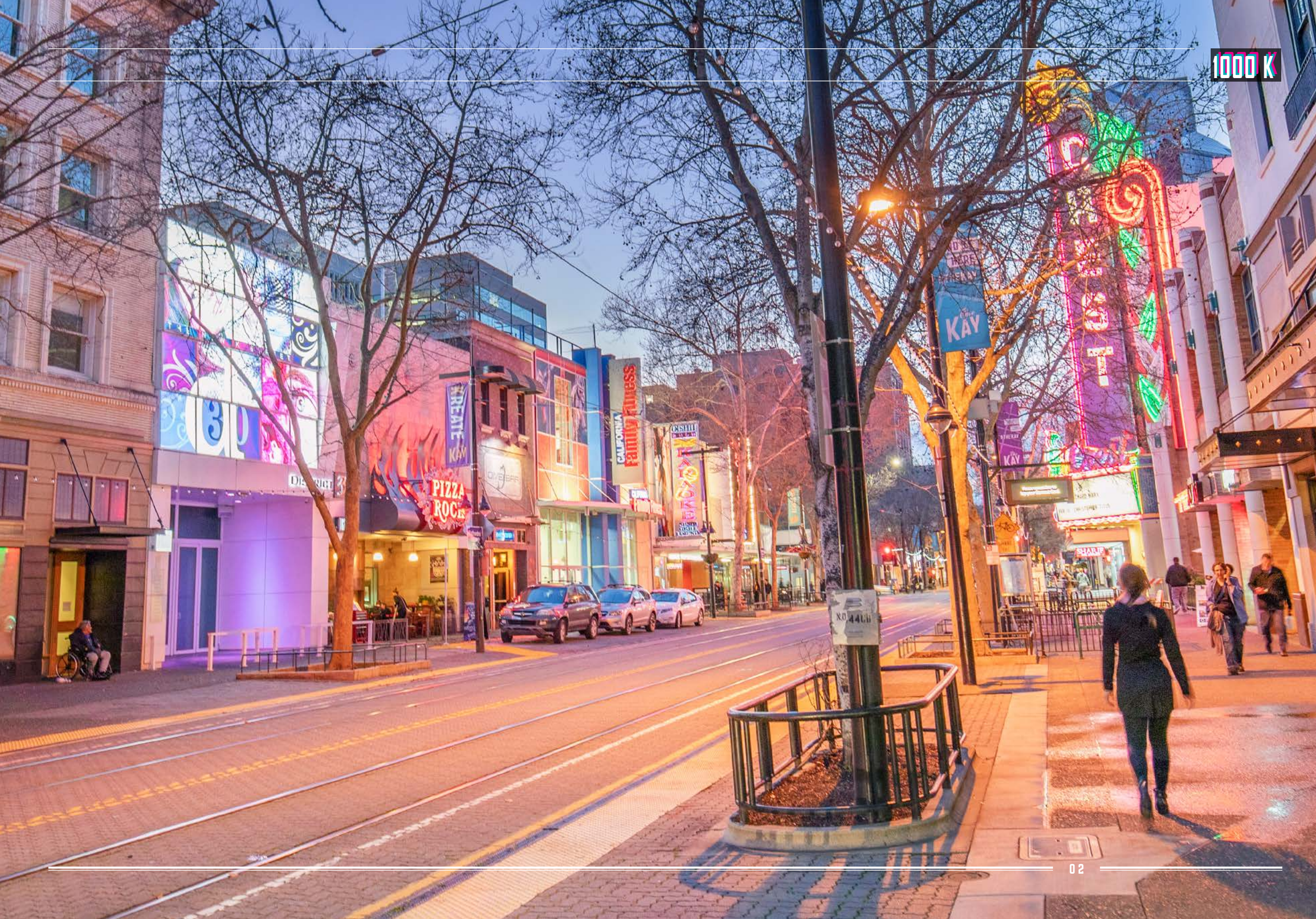
1000 K

Fully Leased Retail Building Available For Sale
Downtown Sacramento's Entertainment District

\$1,000,000 Price Reduction



Marcus & Millichap



1000 K



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THE OPPORTUNITY

29,501	11.18%	\$6.5M	\$220.33	100%
SQUARE FEET	PROJECTED CAP RATE	PURCHASE PRICE	PER SF	LEASED

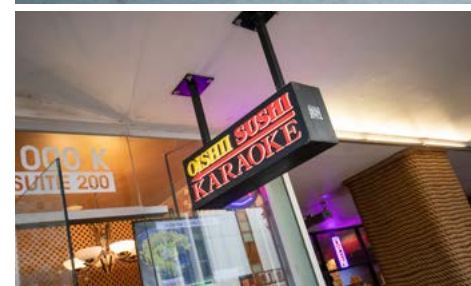
HIGHLY RELIABLE INVESTMENT ASSET AT THE EPICENTER OF DOWNTOWN, SAC

Turton Commercial Real Estate and Marcus & Millichap are pleased to present the opportunity to purchase 1000 K Street, located in the epicenter of Downtown Sacramento's K Street Entertainment District and nestled in the heart of the Governmental Affairs District. 1000 K Street, located in a **Federal Opportunity Zone**, is an architecturally extraordinary, ±29,501 square foot two (2)

story building, 100% leased to four (4) of Downtown Sacramento's most popular and successful restaurant and entertainment tenants.

The Property is being offered at \$6,500,000 based upon a projected 2024 NOI of \$726,640.37 (based upon leases in place) with 11.18% projected cap rate. Purchased in 2006 as a two (2) story long vacant his-

toric Woolworth's department store building, the Property has undergone a top to bottom transformation into part of urban Sacramento's cultural fabric. The Property has been, and is, a highly reliable investment and widely considered to be located at ground zero of Sacramento's exciting revitalized urban entertainment experience.



PROPERTY DETAILS

Address:	1000 K Street, Sacramento, CA 95814
APN:	006-0104-001-0000
Zoning:	C-3-SPD
Price:	\$6,500,000
Year Built:	1956
Year Fully Renovated:	2008
Total Rentable SF:	±29,501 SF
Site Size:	±16,960 SF
Occupancy:	100%
2023 NOI:	\$580,075.53
Cap Rate:	8.92%
Projected 2024 NOI:	\$726,640.37
Projected Cap Rate:	11.18%
Opportunity Zone:	Yes
Utility Details:	
Electricity:	Sac Municipal Utilities District (SMUD)
Gas:	Pacific Gas & Electric (PG&E)
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento
Seismic/Flood:	
Fault Zone:	Not within an Earthquake Fault Zone (Per State of CA Dept. of Conservation)
Flood Zone:	Zone X (FEMA Map 06067C0180J)

LOCATION

1000 K St Benefits from 24/7/365 Pedestrian and Car Traffic From:

- DoCo and Golden 1 Center, home to the Sacramento Kings
- Dozen large mid to high-rise office buildings
- Direct access to light rail on K Street
- Millions of SF of walkable amenities including retail, restaurants, public parks, and entertainment venues
- Near Newly renovated Sacramento Convention Center and Community Theater
- Six large hotel: Kimpton Sawyer Hotel (new), Hyatt Centric (new), Exchange Sacramento, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn

Section One: The Opportunity

1000 K

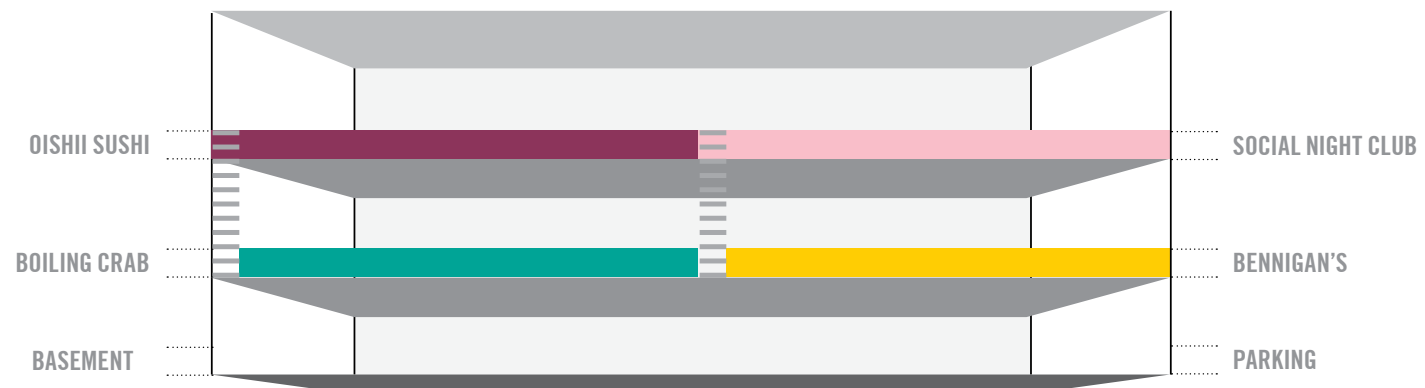




THE TENANTS

1000 K IS HOME TO SOME OF SAC'S MOST POPULAR NIGHTLIFE AMENITIES

3 FLOORS | 4 RETAIL TENANTS | 100% LEASED | 39 COVERED & SECURED PARKING STALLS





OISHII SUSHI + KARAOKE

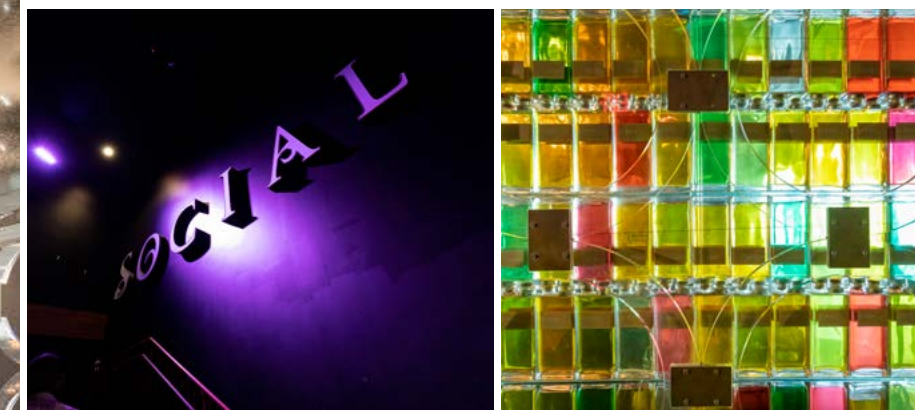
Oishii Sushi means “Delicious Sushi” in Japanese. Their sushi rolls are designed to be large enough for two. They cut thick pieces of sashimi, and most of their sushi rolls are a combination of raw fish, fried accompaniments, and fresh vegetables. Oishii also has an extensive hot food menu. Their most popular dishes are pan-fried gyoza, tempura, chicken wings, plates of teriyaki, teppanyaki, and even fried rice and noodles.

In addition, Oishii also features a karaoke bar with a private karaoke room available for events. Oishii is open for lunch, dinner, and even as late as 2am on Friday and Saturday.

Lease Start:	8/28/2012
Lease Expiration:	8/31/2024
Rentable Square Feet:	8,114
Tenant economics and a current rent roll available upon request	



1000 K



SOCIAL

Social is Sacramento's first truly interactive lounge offering a warm and glamorous space to relax, drink, and dance to internationally renowned DJ s and live bands since 2008. Occupying a 2nd floor space at 1000 K Street, Social features a huge outdoor patio with stunning city views, and a beautiful bar and smoking area are all available on the 2nd floor veranda. Private outdoor cabanas are also available for those seeking quality V.I.P. services and superior amenities. The club features a warm glowing alabaster bar, crystalline rosewood veneer walls, and private V.I.P. rooms.

Social is Sacramento's first truly interactive lounge offering a warm and glamorous space to relax, drink, and dance.

Lease Start:	8/29/2008
Lease Expiration:	12/31/2030
Rentable Square Feet:	5,231
Tenant economics and a current rent roll available upon request	



Over 150,000 visits per year*
Data provided by Placer.ai

BOILING CRAB

Boiling Crab's Downtown Sacramento location is one of 24 locations they have, with 22 in the US and 2 international.

They offer a seafood oriented menu with a Southern Hospitality vibe without the long drive or plane ride. Boiling Crab is known for its flair in showing its customers a fun time while having an extensive knowledge in the preparation and serving of seafood. They want their customers to experience the fun and taste of a backyard crab feast.

Lease Start:	2/16/16
Lease Expiration:	11/30/2026
Rentable Square Feet:	8,417
Tenant economics and a current rent roll available upon request	



BENNIGAN'S

This recently vacated ground floor corner space offers a unique sublease opportunity for any user looking for a lively space in the heart of Downtown Sacramento. Benefiting from the close proximity to the Capitol, Golden 1 Center and Sacramento Convention Center, the space offers an easily accessible location for patrons to have business meetings during the day while simultaneously transforming itself on nights and weekends to cater to the entertainment crowd. Bennigan's hold the master lease which expires 12/31/2031.

Lease Start:	11/1/2016 (Bennigan's)
Master Lease Expiration:	12/31/2031 (Bennigan's)
Rentable Square Feet:	7,739
Tenant economics and a current rent roll available upon request	



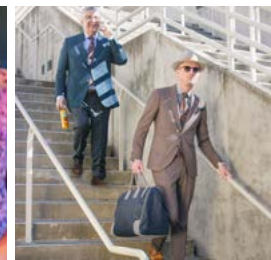
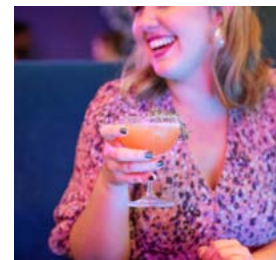
BUILDING LOCATION

LOCATED AT THE HEART OF URBAN SACRAMENTO

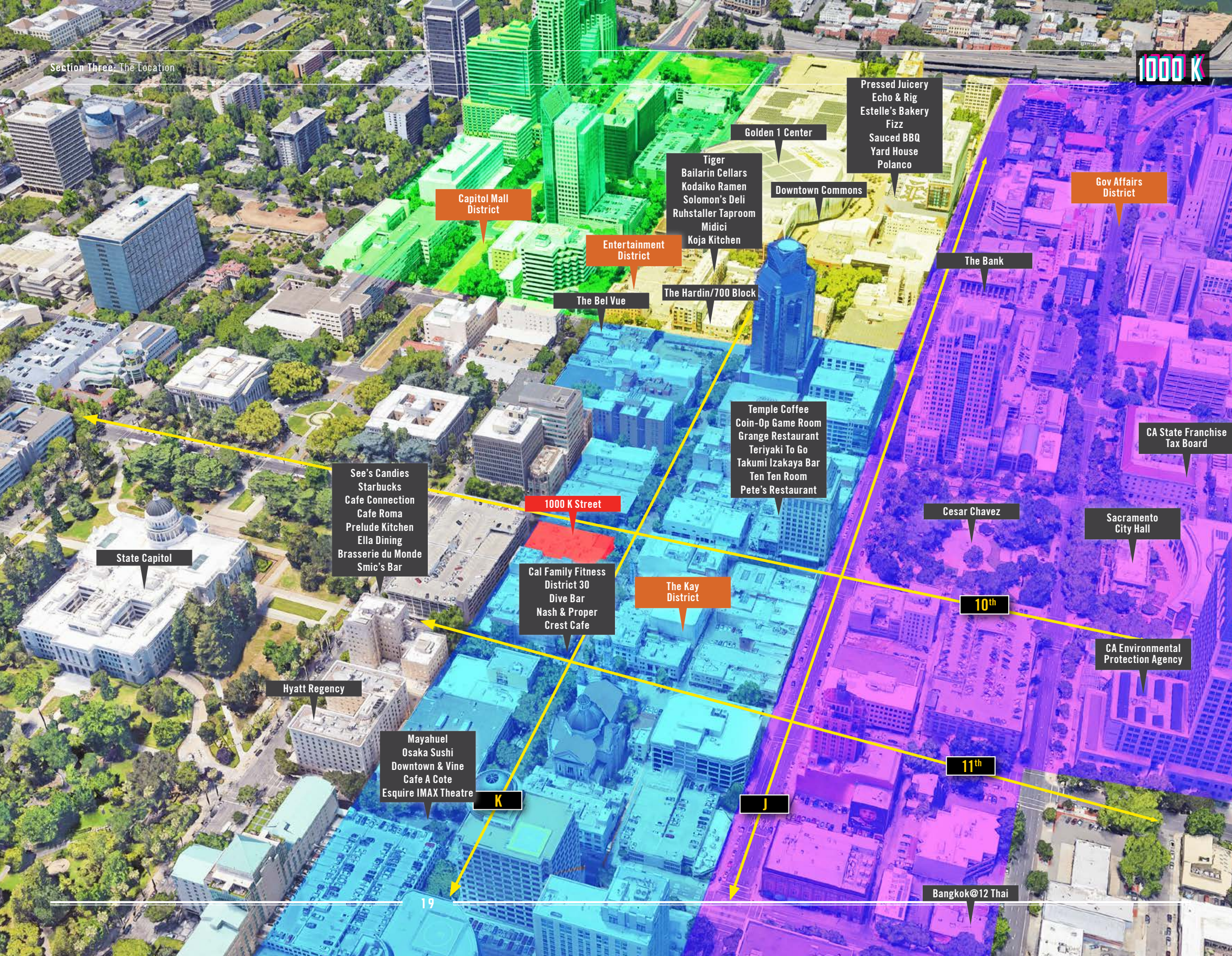
1000 K Street is situated at the nexus of two major economic and cultural engines driving urban Sacramento: the Governmental Affairs District and the thriving K Street Entertainment District (the Kay).

The property sits just two blocks from the State Capitol and Sacramento Convention Center/Theater, three blocks from Downtown Commons and Golden 1 Center, less than one block from Concerts

in the Park and farmers market, and has the best amenities immediately accessible in the entire urban core.



Section Three: The Location



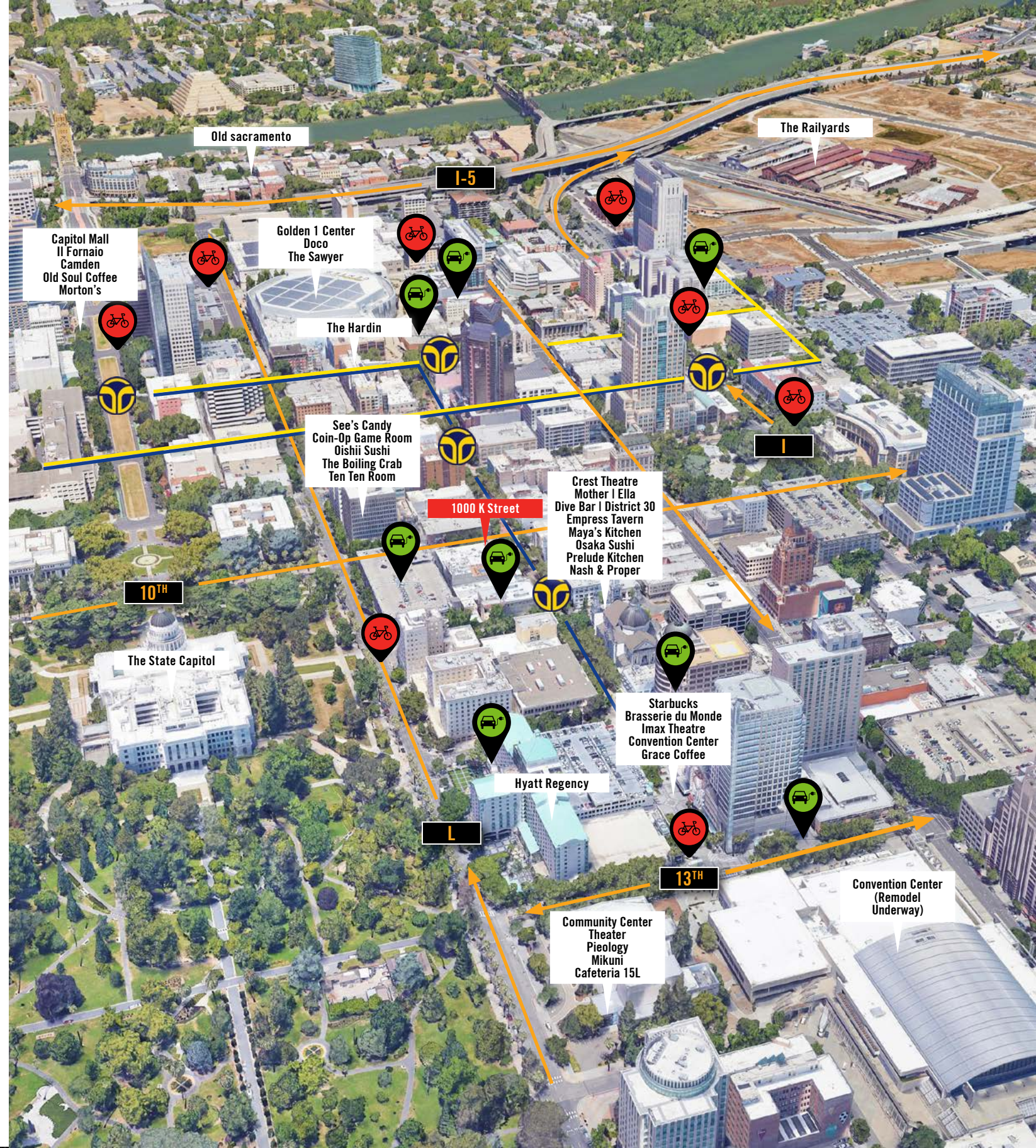


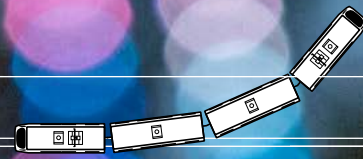
NEARBY AMENITIES

The Property benefits from a central location on the Kay and near the Government Affairs District, the Entertainment District, and the Kay Street District

POPULAR RESTAURANTS NEAR 1000 K STREET (not all are mentioned here):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Old Soul Coffee	Station 16
Ace of Spades	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Aioli Bodega Espanola	Eatuscany Cafe	Kin Thai	Paesano's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Badlands	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Bar West	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Beach Hut Deli	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beast + Bounty	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Fieldwork Brewing Co.	Lowbrau	R15	Thai Canteen
Bottle & Barlow	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Burger Patch	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fizz	Maydoon	Roots Coffee	The Mill Coffee House
Cafe Bernardo	Fixin's Soul Kitchen	Metro Kitchen & Drinkery	Ruhstaller BSMT	The Porch
Cafeteria 15L	Flatstick Pub	Mendocino Farms	Saigon Alley	The Rind
Camden Spit & Larder	Fox & Goose Public House	MidiCi Neapolitan Pizza	Sauced	The Waterboy
Cantina Alley	Ginger Elizabeth Chocolates	Mikuni Sushi	See's Candies	Tres Hermanas
Centro Cocina Mexicana	Grange	Morton's	Scorpio Coffee	Uncle Vito's Pizza
Chipotle	I Love Teriyaki	Mulvaney's B&L	Shady Lady	University of Beer
Cornerstone	Il Fornaio	N Street Cafe	Shoki Ramen House	Yogurt a GoGo
Crepeville	Insomnia Cookies	Nash & Proper	Sibling by Pushkin's	Zelda's Pizza
Dad's Kitchen	Iron Horse Tavern	Nekter	Solomon's Delicatessen	Zocalo

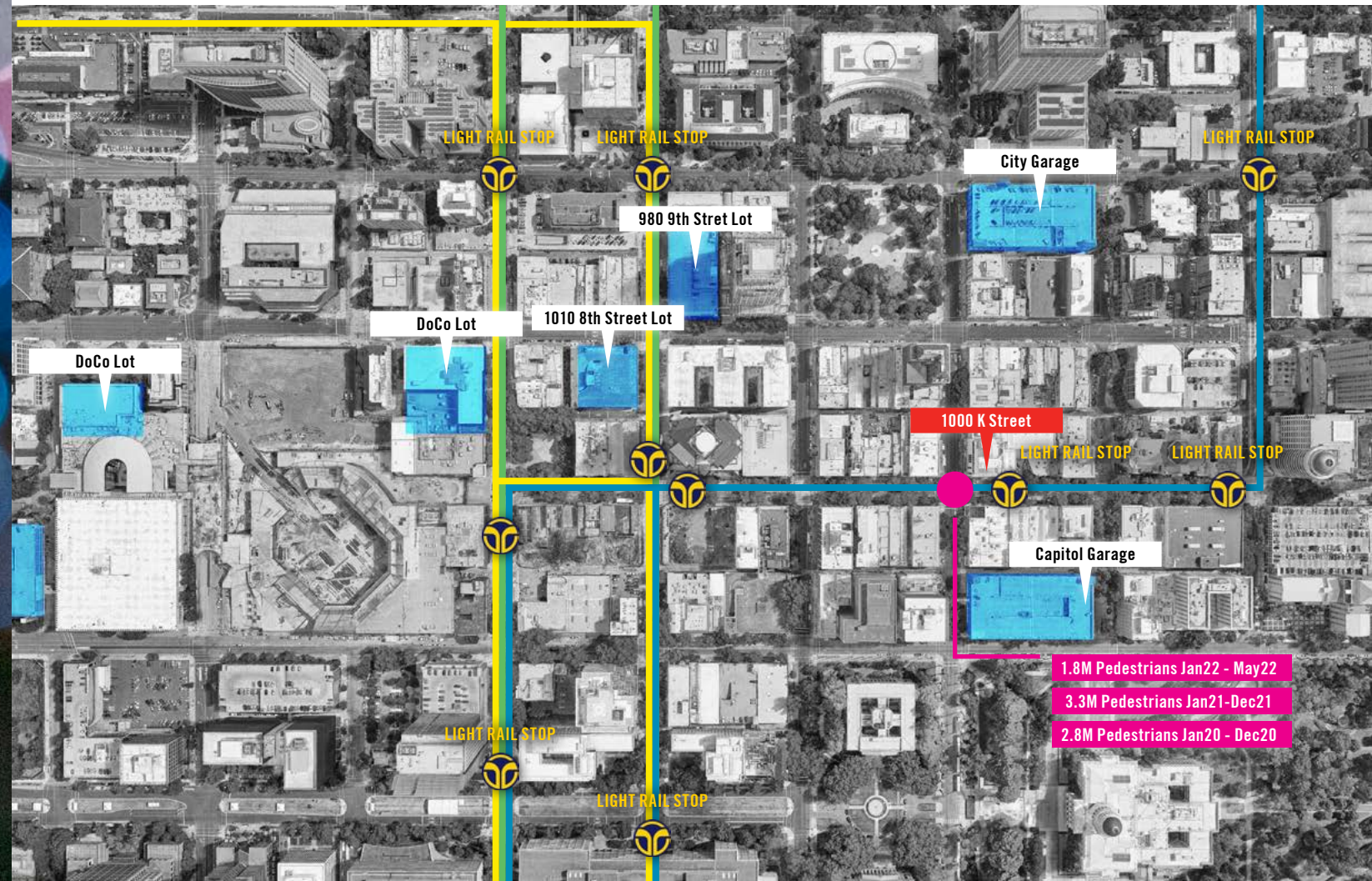




1000 K

WALK RIDE BIKE DRIVE

1000 K is easily accessed by all modes of transportation and has roughly 3.3 Million Pedestrians each year.





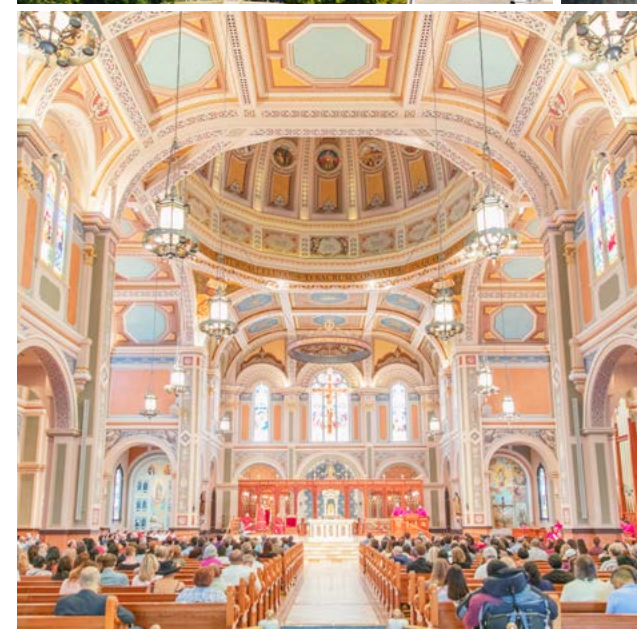
GOVERNMENTAL AFFAIRS DISTRICT

J, K and L Streets are widely recognized as Sacramento's premier addresses for government business.

Beginning at 9th Street and ending at 15th Street, the Governmental Affairs District is largely comprised of mid and high-rise office buildings, ground floor restaurants, entertainment venues and retail densely populating a

very walkable corridor featuring Sacramento Regional Transit's light rail system on K Street. The region's preeminent lobbying, association, and government-related firms are located across 2 million square feet of Class A office

towers in this district, with a current average occupancy rate of 96%. All of the Class A office towers in this district command premium rents of \$3.30 to \$3.75 per rentable square foot, per month, full-service gross.





DOCO & GOLDEN 1 CENTER

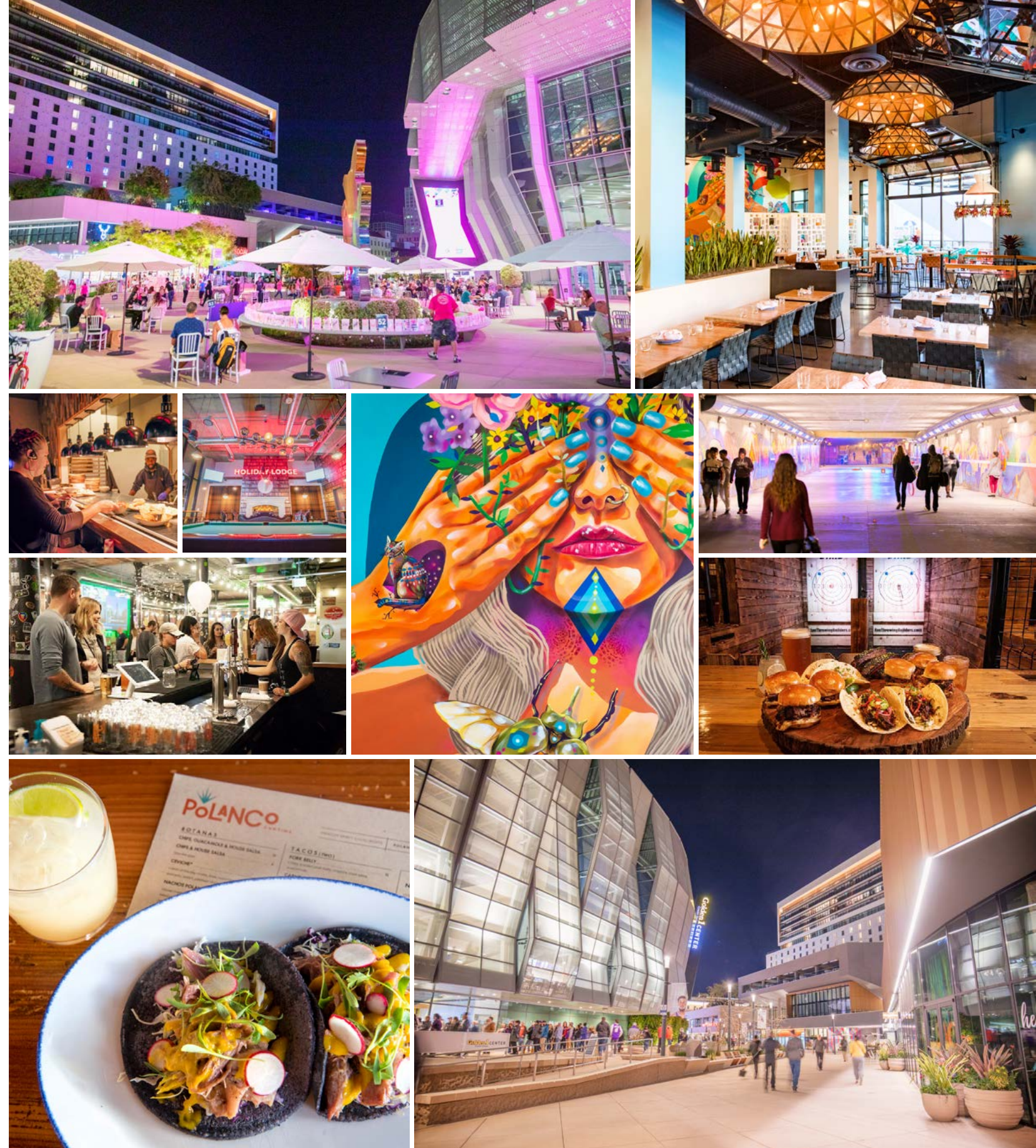
Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

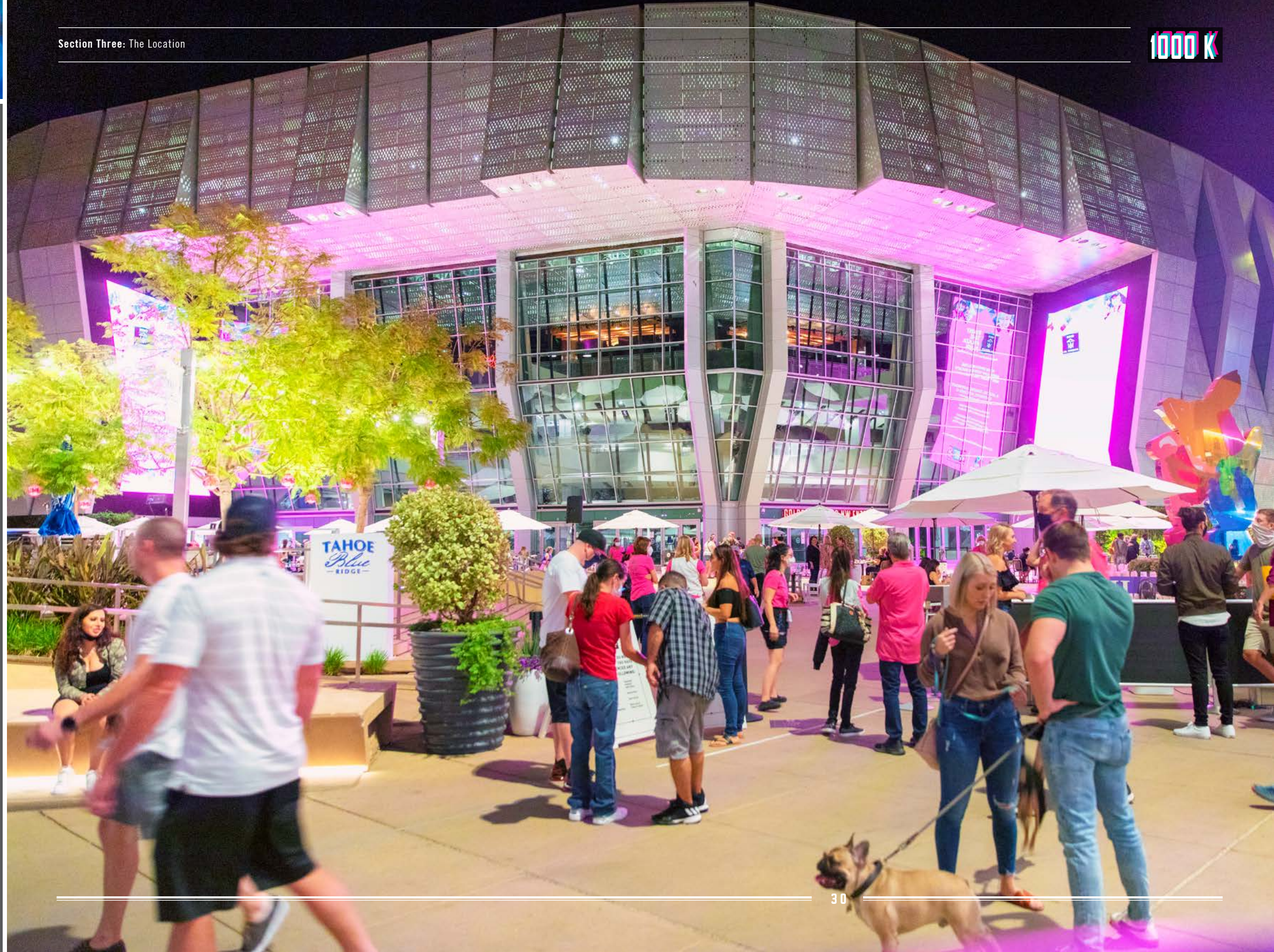
Downtown Commons (“DoCo”) and Golden 1 Center, the home to the Sacramento Kings, has dramatically changed the landscape of downtown Sacramento, creating a vibrant community center unlike any other. Centered around the Golden 1 Center, Downtown Commons, the surrounding apron of development, includes The Sawyer, a 16-story Kimpton Hotel, with 250 luxury hotel rooms and 45 high-end residences, and 630,000 sq. ft. of retail shopping, dining and entertainment space. It has won a myriad of awards for its sustainability prac-

tices, cutting edge technology, flexible design and innovative farm-to-fork food program. DOCO also features a robust collection of public art, sculptures and murals by prominent artists.

In addition, the property is located adjacent to major development sites. One block away on J Street, Anthem Properties is nearing completion on a seven-story mixed-use project of 153 market-rate units, 10,000 square feet of ground-floor retail with a rooftop deck and fitness center and other amenities. Near-

by, the K Street Redevelopment Zone is being implemented to create a mixed-use live/work entertainment zone. Patterned (somewhat loosely) 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.





DOWNTOWN IS THRIVING

As excitement and interest for proximity to Golden 1 Center increasingly grows, Downtown Sacramento also continues to flourish as the employment hub for the region.

- In the last five years, 150 new ground floor retail businesses opened in Downtown.
- In the last 12 months alone, 25 new ground floor retail businesses opened in Downtown.
- 3 opened in DOCO bringing the total number of DOCO restaurants, bars, eateries, shops, businesses and pop-up kiosk vendors to 36.
- In the year ahead, another 16 new ground floor retail businesses are expected to open.

GOLDEN 1 CENTER'S IMPACT

For the past five years, Golden 1 Center has been one of a number of factors contributing to the increasing growth, vibrancy and opportunity in Downtown

- Pedestrian traffic sees an average 48% increase on Golden 1 Center event days over a typical day.
- Golden 1 Center has welcomed over 5.7 million guests over the past five years to hundreds of ticketed events and hundreds of community and private events held annually.
- For its ticket sales performance in 2020 alone, PollStar ranked Golden 1 Center as 11th in the United States and 22nd in the world, outselling big cities like Boston, Atlanta and San Francisco.
- The impact of increasing foot traffic near Golden 1 Center, with nearby hubs of activity like DOCO's Block Parties and the Downtown Sacramento Ice Rink at 7th and K Streets, are economic drivers for downtown.



HOTELS

2.6K

HOTEL ROOMS

455

HOTEL ROOMS CREATED 2015 - 2021

298

HOTEL ROOMS UNDER CONSTRUCTION

Sacramento has more than 2,000 hotel rooms within walking distance of 1000 K Street, including six of the best hotels Sacramento has to offer, like the recently completed Kimpton Sawyer Hotel, brand new Hyatt Centric, newly completed Exchange Sacramento, The Citizen Hotel, Hyatt Regency, Sheraton Grand Hotel and the Marriott Residence Inn.

Hyatt Centric

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

The Citizen Hotel

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

Kimpton Sawyer Hotel

Situated in the new heart of Sacramento at the Downtown Commons (DOCO), Kimpton Sawyer Hotel delivers an exclusive experience to the burgeoning city, merging past with future, indoor with outdoor, and urban with rural. The hotel overlooks the new and first-ever indoor/outdoor arena—the Golden1 Center, home of the Sacramento Kings. It's an urban haven surrounded by great shopping, art galleries, and the city's renowned restaurants and farmer's markets. The 250 guestrooms are inspired by Northern California's breathtaking natural beauty featuring woodwork beautifully milled from California oak and subtle shades of gray and brown echo the Sierra Nevada Mountains.

Exchange Sacramento

After more than a century as an office building — and Sacramento's first skyscraper — the

California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

SAFE Credit Union Convention Center

Just two blocks from 1000 K Street, the brand new SAFE Credit Union Convention Center is the perfect setting to make any size convention a little less, well, conventional. Here, cutting edge design, advanced technology, and unsurpassed scalability converge to give parties the power to take your convention anywhere you want, including well beyond.

The recently completed \$100 million remodel of the Convention Center includes 240,000 square feet of programmable space, 160,000 square feet of exhibition space and 80,000 square feet of meeting room space.

SAFE Credit Union Performing Arts Center

The Performing Arts Center features a completely remodeled 2,200 seat theater venue. Originally opened in 1976, the theater was a professional performing arts center in dire need of a transformation. With aging infrastructure, the building needed a comprehensive modernization to meet the escalating requirements of contemporary performance and to present a new face to the public.

The renovation and expansion opens the building to the surrounding urban fabric and brings Sacramento's rich culture of trees into the building. A tree canopy surrounds the formal lobby at

the south and continues to the north as cover to an outdoor room. Major renovations to the audience chamber and orchestra pit included the installation of the largest electro-acoustic enhancement system in California, transforming an acoustically poor and visually confusing interior space into a warm, inviting, acoustically superior performance space.

Cesar Chavez Plaza

Just a two block walk from 1000 K Street, Cesar Chavez Park and Plaza has undergone multiple renovations during its 150-year lifetime in order to maintain, beautify, and adapt the space for new public needs. Most recently in 2012, the plaza underwent renovations that included installing new turf, planter boxes and benches, and raising the stage for concerts. The plaza continues to be a popular gathering place for residents and visitors. From May through October, a weekly farmer's market is hosted in the plaza. Many concerts are held there throughout the year, including the ongoing concert series Friday Night Concerts in the Park and thirteen large music events hosted by This916. Cesar Chavez Plaza is also home to the Raley's Grape Escape, an event showcasing the region's food and wine offerings.



DEVELOPMENT

DOWNTOWN HOTEL DEVELOPMENT

Hyatt Centric @ 7th & L



Recently completed 10-story Hyatt boutique hotel with 165 rooms and a rooftop bar. The 103,979 SF project also includes 6,546 SF of ground floor retail.

The Exchange Sacramento



Completed adaptive reuse of a former office building into a 10-story, 100-room hotel. It is operating under the Hilton Curio Collection flag of boutique hotels.

Canopy by Hilton @ 9th & L



14-story 243,431 sq. ft. Canopy by Hilton hotel that will include 50 apartments above 275 hotel rooms. Completion date still to be determined.

AC Hotel @ 7th & I



Hotel project that will house a 179-room AC Marriott hotel and will include ground-floor retail at the southeast corner of seventh and I Street.

DOWNTOWN OFFICE DEVELOPMENT

Capitol Annex Swing Space



Development of a 10-story, 472,000 SF state office building that served as a temporary swing space for California lawmakers. Completed in 2021.

Clifford L. Allenby Building



Construction of a 11-story office building to house 1,200 employees from various state agencies. Has food court and pedestrian plaza. Completed in 2021.

Natural Resources Building



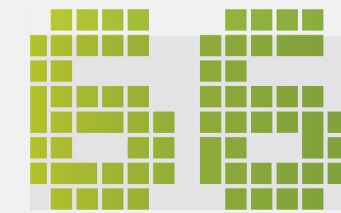
21-story office building to house 4,200 employees from eight state agencies. Construction was completed in June 2021. LEED Platinum certification.

1130 K Street



Renovation of a four-story, 140,908-square-foot office building. Construction of two new floors that are set back to create an outdoor terrace. 2022

DOWNTOWN



BLOCKS

25.4M

SQUARE FEET OF BUILDING SPACE

7.4M PARCEL SQUARE FOOTAGE

193 PROPERTY OWNERS

5K TOTAL BUSINESSES

2.6K HOTEL ROOMS

528 PARCELS

401 RETAIL BUSINESSES

7 ACRES OF URBAN PARKS

25 NEW BUSINESSES

2.8M SF TOTAL RETAIL SPACE

7.9% RETAIL VACANCY

#1 CITY IN THE USA WITH THE HOTTEST HOUSING MARKET

REALTOR.COM

96.1% RENTAL OCCUPANCY

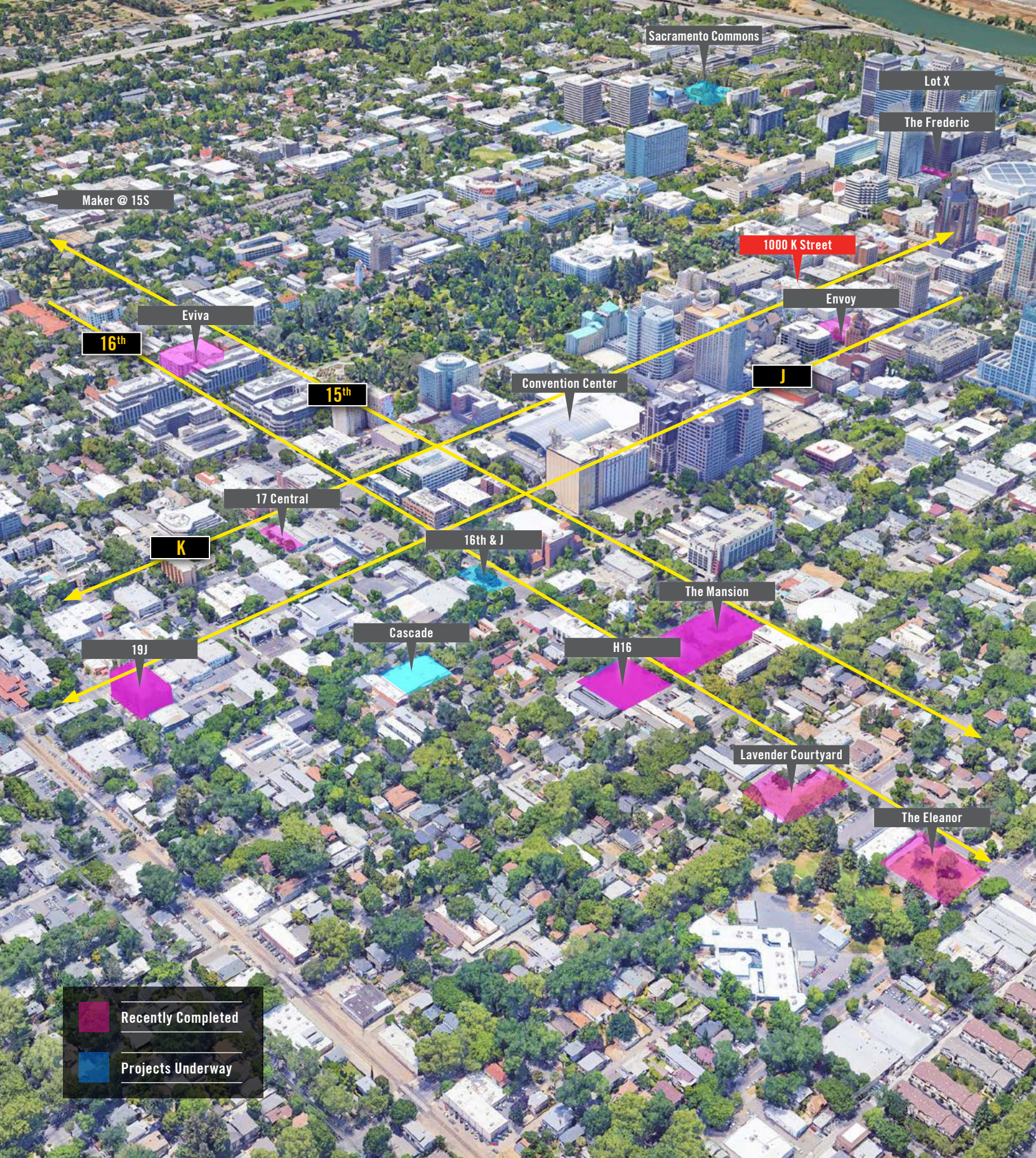
562 COMPLETED UNITS

3,332 UNITS UNDER CONSTRUCTION



6,144 TOTAL RENTAL UNITS

16,422 TOTAL UNITS PLANNED



NEW RESIDENTS ON THE GRID

16th and J Mixed Use



Along the entire north side of J Street between 16th and 17th streets, a parking lot, restaurant building and vacant auto shop is proposed a seven-story, 200-apartment-unit project with ground-floor commercial space.

Cascade



On the corner of 17th and I Street is a proposed 8-story project of 208 residential units with ground floor retail.

The Mansion



Rising on the site of the former Mansion Inn Hotel at 16th and H Streets is a 5-story mixed-use community of 186 residential apartments, delivering Spring 2022.

Envoy



Mixed-use development project with 153 units over 10,250 SF of retail space with a first quarter - 2023 completion date.

Maker @ 15S



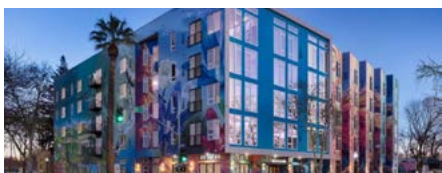
A Mixed-use development project near the R Street Corridor with 137 units over 9,175 SF of retail space with a 2023 completion date. Project is currently underway.

The Frederic



Mixed-use development project with 162 units over 7,000 SF of retail space with a 2022 completion.

E@16 - The Eleanor



Recently completed project on the corner of E and 16th Street, featuring 95 units, luxurious lobby, dog spa, fitness center, and roof deck.

Lot X



Proposed mixed-use development with a residential skyscraper component at 201 N Street. If built, the 32-story structure would be the tallest residential skyscraper in the State Capitol. Beyond housing, Lot X would create an open plaza overlooked by townhomes, a five-story office building, and a seven-story garage.

Sacramento Commons



Mixed-use development project with 436 units over 6,000 SF of retail space. 2022 - 2023

K STREET DEVELOPMENT

The Hardin



Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property features 140 mixed-income apartments with 75,000 square feet of ground floor retail

830 K Street



830 K Street is a 63,000 SF four story office building in Downtown on K Street that features a historical brick façade with the original chain driven windows. This iconic K Street property recently underwent a \$13 million top-to-bottom renovation and is currently available for lease both office and retail uses.

CA Labor Federation at 1001 K



One of the State's largest labor unions, the California Labor Federation, which is comprised of more than 1,200 labor unions, representing 2.1 million labor union members recently relocated their California headquarters from Oakland, CA to a \$5.5 million, 16,000 square foot office condominium they purchased at 1001 K Street.

UC Regents



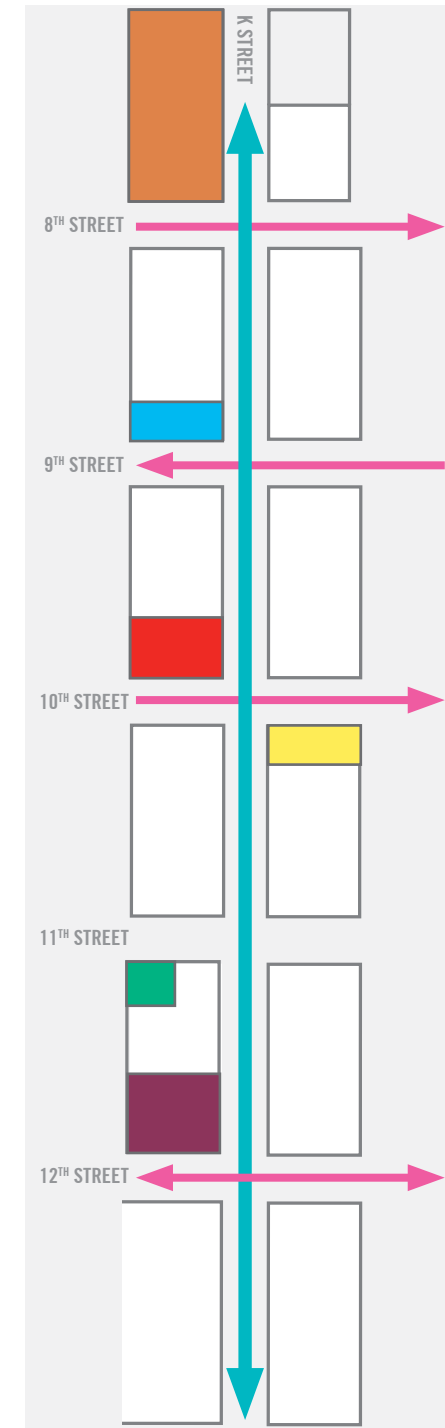
After selling their previous Downtown Sacramento office building, the UC Regents recently purchased 1115 11th Street, just steps from the State Capitol in the heart of Downtown. The UC Regents plan to expand their graduate program offerings and are renovating this office building top-to-bottom.

1130 K Street



1130 K Street is a recently renovated 240,000 square foot office building strategically located less than one block from 1000 K Street. Constructed in 1924 as the original Weinstock's department store, this stunning landmark building features a Romanesque four-story-high arched entranceway and a half-dome colonnade window line spanning

the fourth floor. The building was converted to an office building in 1979 when Weinstock's relocated and has since been occupied by a variety of public and private tenants over the years. The developer is putting the finishing touches on a \$20 million renovation of this stunning office building, including adding two floors of new space.





THE MARKET

1,317,600

LABOR FORCE

91,637

TOTAL ESTABLISHMENTS

\$83,493

MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

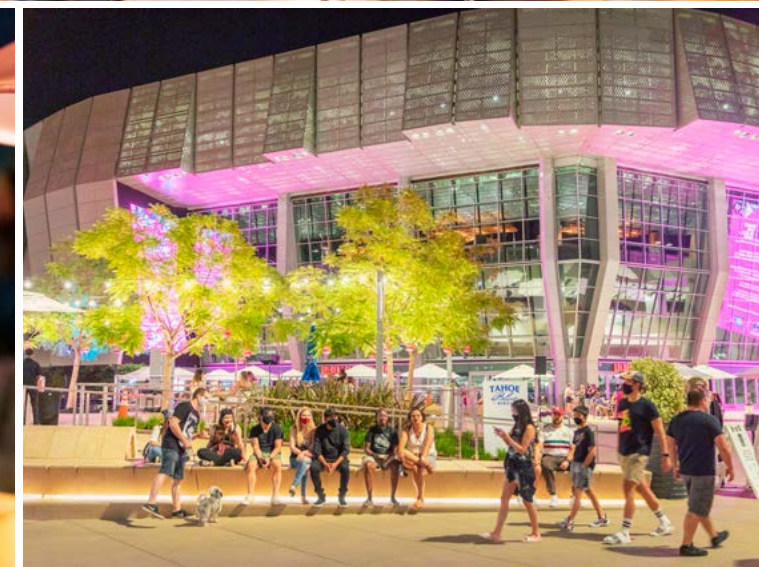
While the pandemic, without question, has had a negative impact on the Downtown submarket of Sacramento, the Midtown submarket fared very well and, in many respects, has returned to normal. At a macro-level, the future still looks very bright even for Downtown. The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. That is not the case in Sacramento. Nowhere is the word “renaissance” more applicable and demonstrable than the City of Sacramento.

In 2012 the economic outlook for Downtown Sacramento, and the region as a whole, looked somewhat bleak. The urban core was anchored by a blighted and inactivated retail mall located dead

center in its retail grid. The Mall, formerly owned by Westfield, had undergone several facelifts none of which achieved the economic results envisioned. The Sacramento Kings, then owned by the Maloof Family, were threatening to leave for Seattle and the 30-year-old Sleep Train Arena located in a nearby suburb was tired and functionally obsolete. All of this changed in 2013 when the City of Sacramento, working closely with NBA Commissioner David Stern, completed the single most meaningful and transformative economic transaction in Sacramento since it was named the Capitol. A Bay Area ownership team was brought in to purchase the Kings and construct a masterful plan to finance and build a new state-of-the-art 19,000 seat arena in place of the blighted center at the heart of the

downtown grid.

The impact to Sacramento’s urban core of this miraculous achievement cannot be overstated and it has truly formed the foundation for Sacramento’s urban renaissance. Since the formal approval by City Council of the Cities’ contribution to construct the Arena (and retain the Sacramento Kings) the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Vacancy rates in commercial properties have dropped steadily and rapidly in every urban district. Property values escalated exponentially. Blighted buildings on the J, K and L Street corridors were (or are in the process of being) activated. Over 2,000 new residential units were constructed over the next three years.



SACRAMENTO

Sacramento is the Capitol of California, the sixth largest economy in the world. While perhaps not considered as sexy 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 13 blocks from the Subject Property).

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.

Blessed with a consistent climate featuring over 300

days of sun on average throughout the year, the region is located at the Northern portion the Central Valley which produces more agriculture than any other valley in the United States. If you are eating a tomato in the United States there is a 9 in 10 chance it came from the Central Valley. Lettuce, almonds, rice and mandarin oranges are close behind. This unique combination of soil, water and temperature in coordination with Sacramento's solid, highly reliable economic base to create the perfect combination of variables to truly make Sacramento the "farm-to-fork" capitol of the world. No one on earth eats fresher food than Sacramentans. And if you want to select the perfect wine to compliment your meal you are a mere 60 minutes from arguably the finest wine region in the world. On any given day it is actually faster (not closer) to get

to downtown Napa from downtown Sacramento than downtown San Francisco.

Ten minutes from downtown Sacramento is the University of California at Davis, acknowledged as one of, if not, the finest agricultural institutions in America and home to the Mondavi Center, a \$10M performance art center donated by the Mondavi Family who also maintain a close relationship with Davis' renown Viticulture department.

In addition to the State Government, Sacramento features a number of larger locally based employers including Vision Service Plan, Blue Diamond Almond Growers (located on 16th Street), Raley's, Sutter Health, Dignity Health, Kaiser Permanente, UC Davis Medical Center, McClatchy as well as California Public Employees Retirement System and California State

Teachers Employee Retirement System... two of the largest pension funds in the world. Regional employers with large presence in Sacramento include AT & T, Wells Fargo, Intel, Apple, AAA and Tesla.

Employment growth in Sacramento has largely outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but education and health services, sector has been the largest contributor to job growth since the bottom of the economic downturn. Total employment in this sector is nearly 25% above its prerecession peak. Local hospitals have noted that, as of May 2017, thousands of medical positions remain unfilled due to the lack of skilled talent in the metro. Within the professional and business services sector, administrative

and support jobs have benefitted, because the metro's low business costs attract firms with back-office operations. Continued growth is expected in the state and local government sectors. Sacramento has the highest share of public sector employment in the country (approximately 25%) ahead of even that of Washington D.C.

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.

SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized 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
- #10 Most Hipster City in America

POPULATION GREATER SACRAMENTO REGION

2,623,204

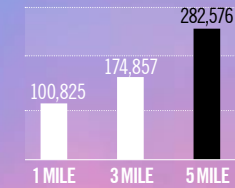
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

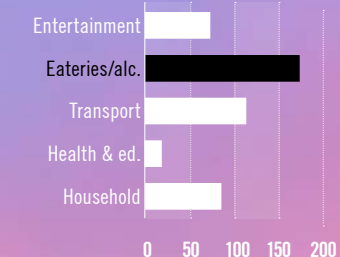
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

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

ECONOMICS

2024- ACTUAL AND PROJECTED

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROFORMA	PROFORMA
	January	February	March	April	May	June
Income	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROFORMA	PROFORMA
Common Area Maintenance Income	\$6,625.00	\$9,435.08	\$8,949.14	\$8,949.14	\$12,223.16	\$12,679.08
Prior Year CAM Rec Income	\$0.00	\$0.00	\$2,375.02	\$0.00	\$1,219.50	\$2,481.00
Insurance Income	\$1,226.00	\$1,825.78	\$2,134.79	\$2,134.79	\$2,425.56	\$2,353.78
Base Rent Income	\$47,283.75	\$60,137.75	\$59,881.75	\$60,292.32	\$65,322.72	\$65,322.72
Precentage Rent Income	\$2,160.00	\$280.00	\$280.00	\$0.00	\$0.00	\$0.00
Tax income	\$3,148.00	\$4,493.09	\$3,787.42	\$4,226.01	\$5,666.28	\$5,537.14
Utility Water	\$2,356.01	\$3,074.53	\$3,337.27	\$1,555.66	\$2,039.78	\$2,623.75
Total:	\$62,798.76	\$79,246.23	\$80,745.39	\$77,157.92	\$88,897.00	\$90,997.47
Expenses	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROFORMA	PROFORMA
Total G&A Expenses	\$3,357.06	\$6,165.93	\$4,336.31	\$10,400.22	\$3,711.29	\$6,261.51
Total Fire Expenses	\$108.50	\$108.50	\$20.00	\$929.17	\$623.06	\$1,360.49
Total Janitorial/Day Porter Services	\$1,023.46	\$2,908.24	\$1,023.46	\$2,229.46	\$5,038.67	\$984.10
Maintenice and Repairs	\$1,982.75	\$1,105.00	\$2,816.32	\$4,686.51	\$4,297.83	\$6,962.96
Utilities	\$5,962.45	\$6,888.86	\$5,714.85	\$6,226.11	\$5,786.40	\$5,897.29
Insurance	\$1,226.00	\$1,825.78	\$2,134.79	\$2,134.79	\$0.00	\$0.00
Taxes	\$0.00	\$0.00	\$0.00	\$39,809.94	\$0.00	\$0.00
Total:	\$13,660.22	\$19,002.31	\$16,045.73	\$66,416.20	\$19,457.25	\$21,466.35
NET INCOME:	\$49,138.54	\$60,243.92	\$64,699.66	\$10,741.72	\$69,439.75	\$69,531.12

PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	BUDGET
July	August	September	October	November	December	TOTAL
PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA
\$8,547.81	\$52,092.24	\$13,588.03	\$16,716.65	\$3,594.09	\$48,574.98	\$201,974.41
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,075.52
\$698.00	\$1,825.78	\$1,825.78	\$2,425.56	\$1,226.00	\$1,825.78	\$21,927.60
\$65,322.72	\$65,322.72	\$65,593.33	\$65,593.33	\$65,593.33	\$65,593.33	\$751,259.77
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,720.00
\$4,396.83	\$4,396.83	\$4,396.83	\$4,396.83	\$4,396.83	\$4,396.83	\$53,238.91
\$805.25	\$2,690.34	\$1,389.22	\$2,039.78	\$5,687.45	\$2,230.42	\$29,829.46
\$79,770.61	\$126,327.91	\$86,793.19	\$91,172.15	\$80,497.70	\$122,621.34	\$1,067,025.67
PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA	PROFORMA
\$3,525.39	\$4,032.63	\$3,804.04	\$3,843.13	\$4,397.62	\$3,612.57	\$57,447.70
\$611.10	\$1,882.72	\$2,238.27	\$3,242.02	\$483.22	\$502.23	\$12,109.28
\$984.10	\$984.10	\$984.10	\$2,104.85	\$1,384.10	\$1,692.30	\$21,340.94
\$4,116.92	\$6,822.20	\$6,255.21	\$8,108.63	\$1,907.00	\$4,129.90	\$53,191.23
\$4,512.38	\$7,684.83	\$6,092.46	\$5,854.63	\$5,506.43	\$5,455.29	\$71,581.98
\$0.00	\$37,772.93	\$0.00	\$0.00	\$0.00	\$0.00	\$45,094.29
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,809.94	\$79,619.88
\$13,749.89	\$59,179.41	\$19,374.08	\$23,153.26	\$13,678.37	\$55,202.23	\$340,385.30
\$66,020.72	\$67,148.50	\$67,419.11	\$68,018.89	\$66,819.33	\$67,419.11	\$726,640.37
PURCHASE PRICE						\$6,500,000.00
CAP RATE						11.18%

ECONOMICS CONT.

2023- ACTUAL

	ACTUAL January	ACTUAL February	ACTUAL March	ACTUAL April	ACTUAL May	ACTUAL June
Income	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
Common Area Maintenance Income	\$8,230.00	\$8,230.00	\$8,230.00	\$5,663.00	\$12,223.16	\$12,679.08
Prior Year CAM Rec Income	\$0.00	\$0.00	\$0.00	\$0.00	\$1,219.50	\$2,481.00
Insurance Income	\$1,726.00	\$1,726.00	\$1,726.00	\$1,179.00	\$2,425.56	\$2,353.78
Base Rent Income	\$57,030.49	\$59,030.49	\$59,030.49	\$46,688.49	\$71,372.49	\$72,586.49
Prior Year Taxes Rec Income	\$1,537.00	\$1,537.00	\$1,537.00	\$0.00	\$0.00	\$0.00
Tax income	\$3,318.00	\$3,318.00	\$3,318.00	\$3,318.00	\$5,666.28	\$5,537.14
Utility Water	\$945.45	\$2,039.78	\$2,039.78	\$2,039.78	\$2,039.78	\$2,623.75
Interest Earned Lender	\$98.21	\$98.48	\$103.21	\$0.00	\$103.60	\$150.00
Total:	\$72,885.15	\$75,979.75	\$75,984.48	\$58,888.27	\$95,050.37	\$98,411.24
Expenses	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
Total G&A Expenses	\$3,287.68	\$3,398.45	\$4,348.24	\$8,447.13	\$3,711.29	\$6,261.51
Total Fire Expenses	\$376.79	\$2,189.15	\$1,244.55	\$988.71	\$623.06	\$1,360.49
Total Janitorial/Day Porter Services	\$5,295.09	\$0.00	\$304.60	\$2,368.20	\$5,038.67	\$984.10
Maintenance and Repairs	\$2,058.75	\$2,002.79	\$4,834.76	\$3,994.75	\$4,297.83	\$6,962.96
Utilities	\$5,908.84	\$4,425.24	\$7,069.73	\$5,859.36	\$5,786.40	\$5,897.29
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes	\$0.00	\$0.00	\$0.00	\$36,846.53	\$0.00	\$0.00
Total:	\$16,927.15	\$12,015.63	\$17,801.88	\$58,504.68	\$19,457.25	\$21,466.35
NET INCOME:	\$55,958.00	\$63,964.12	\$58,182.60	\$383.59	\$75,593.12	\$76,944.89
						PURCHASE PRICE \$6,500,000.00
						CAP RATE 8.92%

ACTUAL July	ACTUAL August	ACTUAL September	ACTUAL October	ACTUAL November	ACTUAL December	BUDGET TOTAL
ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
\$403.00	\$9,435.08	\$9,435.08	\$12,245.16	\$6,625.00	\$9,435.08	\$105,833.64
\$0.00	\$1,233.50	\$0.00	\$0.00	\$2,699.31	\$0.00	\$7,633.31
\$698.00	\$1,825.78	\$1,825.78	\$2,425.56	\$1,226.00	\$1,825.78	\$20,963.24
\$632.49	\$50,530.49	\$59,031.49	\$79,872.49	\$46,688.49	\$59,030.49	\$702,524.88
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,611.00
\$964.00	\$4,389.14	\$4,389.14	\$5,629.28	\$3,876.65	\$4,493.09	\$49,216.72
\$805.25	\$2,690.34	\$1,389.22	\$2,039.78	\$5,687.45	\$2,230.42	\$26,570.78
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$553.50
\$502.74	\$70,104.33	\$76,070.71	\$102,212.27	\$66,802.90	\$77,014.86	\$917,907.07
ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
\$525.39	\$4,032.63	\$3,804.04	\$3,843.13	\$4,397.62	\$3,612.57	\$52,669.68
\$611.10	\$1,882.72	\$2,238.27	\$3,242.02	\$483.22	\$502.23	\$15,742.31
\$984.10	\$984.10	\$984.10	\$2,104.85	\$1,384.10	\$1,692.30	\$22,124.21
\$1,116.92	\$6,822.20	\$6,255.21	\$8,108.63	\$1,907.00	\$4,129.90	\$55,491.70
\$512.38	\$7,684.83	\$6,092.46	\$5,854.63	\$5,506.43	\$5,455.29	\$70,052.88
\$0.00	\$45,094.29	\$0.00	\$0.00	\$0.00	\$0.00	\$45,094.29
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,809.94	\$76,656.47
\$749.89	\$66,500.77	\$19,374.08	\$23,153.26	\$13,678.37	\$55,202.23	\$337,831.54
\$752.85	\$3,603.56	\$56,696.63	\$79,059.01	\$53,124.53	\$21,812.63	\$580,075.53
						PURCHASE PRICE \$6,500,000.00
						CAP RATE 8.92%

OFFERING PROCESS

1000 K Street is being offered exclusively by **Turton Commercial Real Estate and Marcus & Millichap**. The buyer will be selected by the seller in its sole and absolute discretion.

Turton Commercial Real Estate and Marcus & Millichap will be available to assist prospective investors to answer questions relative to information contained within this Offering Memorandum.

Interested buyers will be provided access to all relevant due diligence.

Proposals shall be submitted electronically to:

Scott Kingston
Senior Vice President
Turton Commercial Real Estate
scottkingston@turtoncom.com
916.612.5314

Proposals shall contain the following information in the order listed:

1. Introductory letter

The letter shall include the buyer's name submitting the proposal, their mailing address, telephone number, and contact name. Include a statement discussing the buyer's qualifications for this asset. A principal of the firm authorized to legally bind the firm shall sign the letter.

2. Purchaser

Legal name and/or entity of the buyer and/or members of the buyer's team.

3. Purchase price

State the purchase price that buyer shall pay

4. Financing Capability

Provide projected capital stack, debt, relative ratios and equity sources for the purchase.

5. Deposit structure

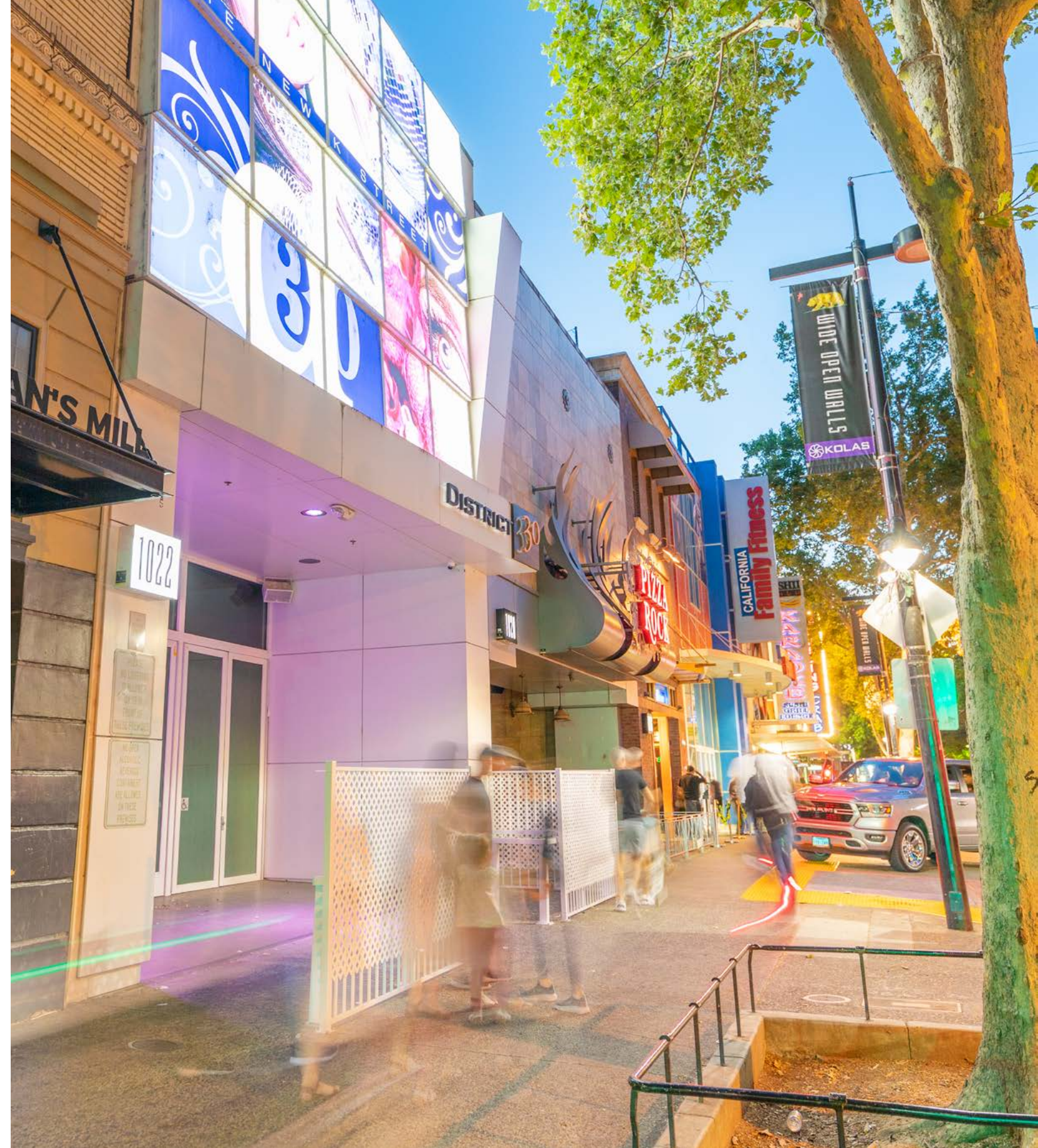
To include timing and amount of non-refundable deposits. Propose initial deposits, and additional deposits upon waiver of contingencies.

6. Feasibility and Investigation Period

Propose the amount of time required to investigate the property and feasibility of the development to waive contingencies, including buyer's internal approval process required to enter into contract and close escrow.

7. Property

Please indicate whether you are proposing on 1000 K Street, 1020 K Street or both properties.



1000 K



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Marcus & Millichap