



ENVOY

Luxury Living + Class A Retail for Lease in Downtown
1030 J Street



TURTON
COMMERCIAL REAL ESTATE



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ENVOY IS A STUNNING NEW OPPORTUNITY FOR SACRAMENTO'S URBAN PROFESSIONALS TO LIVE, WORK AND PLAY IN THE DOWNTOWN CORE



THE OPPORTUNITY

146,705 SF MIXED-USE BUILDING	782-2,005 SF RETAIL SPACE	2,940-3,967 SF RESTAURANT SPACE	153 RESIDENTIAL UNITS
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ONE OF THE LARGEST MIXED-USE PROJECT IN THE URBAN CORE

Envoy, one of the largest and highest profile mixed-use project in Sacramento's urban core, provides 153 new multi-family apartments, 102 parking stalls and 10,250 square feet of retail space in a new 7-story building located at the southwest corner of 11th and J Streets, along urban Sacramento's busiest thoroughfare. Recently completed, Envoy is a stunning new opportunity for Sacramento's urban professionals to live, work and play in the downtown core. By boosting population density, Envoy contributes to the city's increasingly vibrant downtown and make it more convenient and environmen-

tally friendly for workers in the capital city. The Property features 29 studio units, 75 one bedroom units, 23 one bedroom units + den units, 26 two bedroom units, a pet wash, a bike storage, and a fitness center. Envoy retailers will benefit greatly from hundreds of residents, daytime office employees, the State Capitol, nighttime entertainment, and transient traffic from major hotels within a few blocks. Be part of the newest development in Sacramento's urban core! Envoy is Anthem Properties' first mixed-use development project in Sacramento. Established

in 1992, Anthem is a fully integrated real estate development, investment, and management company which strives, solves, and evolves to create better spaces and stronger communities. Anthem's growing portfolio is comprised of 14,600 homes in the design, planning, or construction phases, in addition to over 6 million square feet of commercial real estate across the retail, office, industrial, and hotel sectors. Furthermore, through its sister company – Anthem United – Anthem holds 6,100 acres of land designated for future development into master-planned communities.





Anthem Properties

For Lease

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PROPERTY DETAILS

Location:	1030 J Street
Building Size:	Residential Units: 153
Retail Space:	782 - 2,005 SF
Retail Space 1:	1,223 SF
Retail Space 2:	782 SF
Retail Space 1+2:	2,005 SF
Retail Space 3:	LEASED
Retail Space 4:	1,027 SF
Restaurant Space:	2,940 - 3,967 SF
Restaurant Space 4+5:	3,967 SF
Restaurant Space 5:	2,940 SF
Restaurant Space 6:	2,997 SF
Parking:	102 total
	70 subterranean
	32 on 1st level
Delivery Date:	2022
Retail Lease Rate:	\$3.50 PSF

Section Two: The Location



Daytime & Nighttime Activity:
- 97,000 daytime employee population
- 4,900 employers





BUILDING LOCATION

< 2 BLOCKS FROM THE CAPITOL	2 BLOCKS FROM THE CONVENTION CENTER	100+ NEARBY RESTAURANTS & BARS
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LOCATED IN THE HEART OF "THE KAY" IN DOWNTOWN

Envoy is situated in the thriving K Street corridor, just three blocks 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

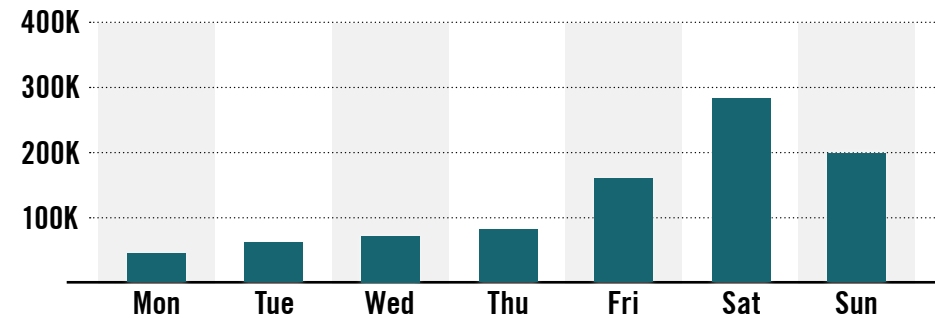
Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street

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.

NEARBY DATA BITES

99 WALKER'S PARADISE	66 GOOD TRANSIT	99 BIKER'S PARADISE
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Daily visitors SAFE Credit Union Convention Center



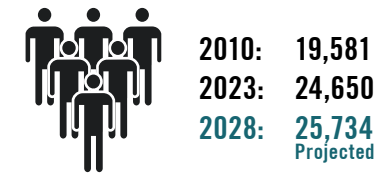
⇒ ⇒ ⇒ **\$78,755** ⇐ ⇐ ⇐ *Average Household Income - 1 Mile Radius*

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population

1-mile radius of property



\$572,871 *Median Home Value*

Nearby Food & Bev

160 Nearby Restaurants

26 Nearby Bars

\$346 M
Annual Consumer Spending

Education Levels

8	Associate Degree
27%	Bachelor Degree
17%	Advanced Degree

5,620
Total Businesses

Q4 2023 - Placer AI, Costar, DSP



NEARBY AMENITIES

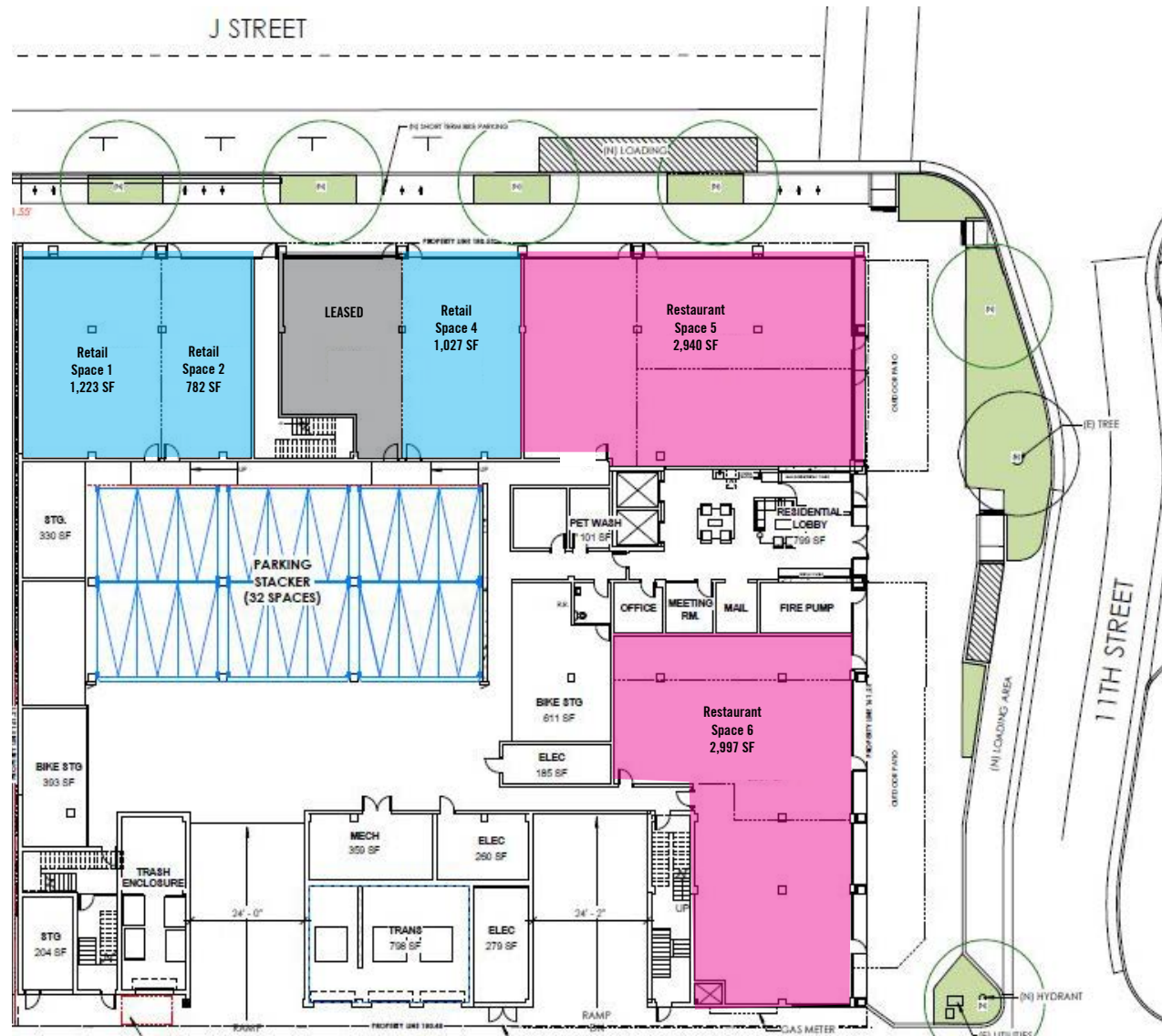
The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR ENVOY (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 |



FLOOR PLANS





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