3000 L STREET
TURTON
COMMERCIAL REAL ESTATE

3000 L

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THE OPPORTUNITY

22,110
SF AVAILABLE

58
PARKING SPACES

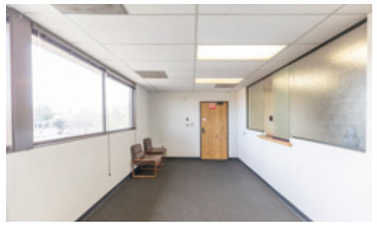
177,000
AVG. DAILY TRAFFIC COUNT

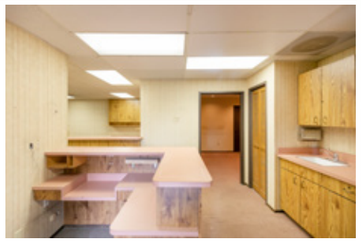
3000 L Street is a 3 story mid-rise office and medical building with lots of window line, proximity to the freeway and some of Midtown's best amenities, with views into midtown and downtown and an abundance of parking.

3000 L Street is one of urban Sacramento's most visible yet under-the-radar medical leasing opportunities

Comprised of ¼ city block in the bustling midtown medical corridor, this 22,110 square foot builing is ideally located with close proximity to Sacramento's freeways and all the amenities Midtown and East Sacramento have to offer, attracting not only local and regional tenants but national tenants as well.

Take advantage of this rare opportunity to lease rare medical office space at 3000 L Street. Building signage opportunities visible to the freeway.





PROPERTY DETAILS

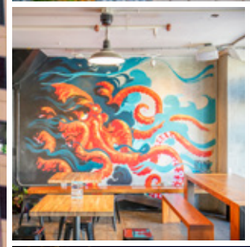
ADDRESS:	3000 L Street, Sacramento, CA 95816
PARKING:	58 spaces (2.6 / 1,000 SF)
SPACE AVAILABLE:	22,110 RSF
STORIES:	Three (3)
APN:	007-0181-013
ZONING:	C-2-SPD

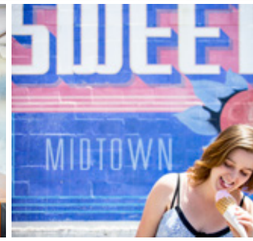
BUILDING LOCATION

0	20+	8,000,000+
BLOCKS TO FREEWAY	NEARBY RESTAURANTS	SF OF MEDICAL SPACE NEARBY

IN THE MIDDLE OF THE CITY'S URBAN MEDICAL CORRIDOR

The Property is located in Sacramento's largest concentration of medical buildings called the Sutter District. This submarket is home not only to medical professionals, but many of Midtown's most popular bars, restaurants, and coffee shops. Low office vacancy rates combined with the most amenities, make Midtown the most desirable submarket in the entire Sacramento region.





= Medical Buildings

EAST SACRAMENTO

Star Ginger
Peet's Coffee
KFC

Kru Japanese Cuisine
Obo

ALHAMBRA

3000 L Street

BUSINESS LOOP 80

Starbucks
Ink Eats

Hotel Dev.

Biba's

T Bar

La Fiesta Taqueria

McDonald's
Bank of America
Citibank

Safeway

Chevron

Round Table Pizza
SAFE Credit Union
Luis Jr's Mexican

Sutter's Fort

Blimpie Subs

K

Arco

Blue Cue
Centro Cocina
Barwest
Red Rabbit
Harlowe's

29th

J

MIDTOWN

Birkenstock's
Capital City Beads

N

NEARBY URBAN AMENITIES

3000 L Street is in the heart of East Sacramento with immediate access to both the Urban Core and the Freeway system.

POPULAR RESTAURANTS NEAR 3000 L ST (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.
Aioli Bodega Espanola
Allora
Amaro Italian Bistro & Bar
Azul Mexican
Bacon & Butter
Bar West
Bento Box
Block Butcher Bar
Bonn Lair
Broderick Midtown
Buckhorn Grill
Burgers and Brew
Cafe Bernardo
Cafe Capricho
Canon
Cantina Alley
Celestin's
Centro Cocina Mexicana
Chando's Tacos
Chipotle
Club Raven
Cornerstone
Crepeville
Der Biergarten
Eatuscany Cafe
Elixir Bar & Grill
Evan's Kitchen
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Ginger Elizabeth Chocolates
Highwater
Hot Italian
I Love Teriyaki
Identity Coffee
Jack's Urban Eats
Juno's Kitchen
Karma Brew
Kru
Kupros Craft House
La Trattoria Bohemia
Lowbrau
Metro Kitchen & Drinkery
Midtown Taqueria
Mimosa House
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Nishiki Sushi
Nopalitos Southwestern Café
OBO Italian Table & Bar
Old Soul Coffee
OneSpeed
Original Mel's Diner
Orphan
Pachamama Coffee Bar
Paesano's
Paragary's
Peet's Coffee
Pine Cove Tavern
Pizzeria Urbano
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
Red Rabbit
Rick's Dessert Diner
Roxie Deli and Barbecue
Sakamoto
See's Candies
Selland's Market Cafe
Shanghai Garden
Shoki Ramen House
Star Ginger
Station 38 Coffee
Steve's Pizza
Sun & Soil Juice
Sushi Café
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Palace
The Golden Bear
The Mill Coffee House
The Porch
The Rind
The Shack
The Waterboy
Tres Hermanas
Tupelo Coffee & Roasting
Vibe Health Bar
Waffle Square Country Kitchen
Wing's Restaurant
Yogurt a GoGo
Zelda's Pizza
Zocalo

SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

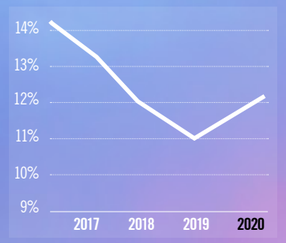
CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento's urban core is growing, developing and thriving. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an exciting time for the city. In California, nowhere is the word "renaissance" more applicable and demonstrable than in Downtown Sacramento.

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 July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

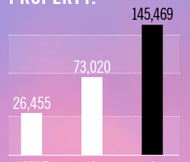
SACRAMENTO OFFICE VACANCY:



SACRAMENTO'S CITY RANKINGS

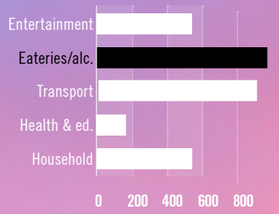
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#2 in the U.S. for net millennial migration
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least Stressed-out cities
#14 America's coolest cities
#16 Best cities for millennials

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



*Based on data from Costar 2020

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

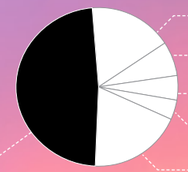


*Numbers in millions

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

Over $100,000 - 17%
$75,000 - $100,000 - **11%**
$60,000 - $75,000 - **10%**
$40,000 - $60,000 - **18%**
$30,000 - $40,000 - **12%**
Under $30,000 - **32%**

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



19% Other
7% Hospitality & Food
5% Healthcare & Social
4% Information
17% Science & Tech.
48% Public Admin. & Sales

34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE: 97

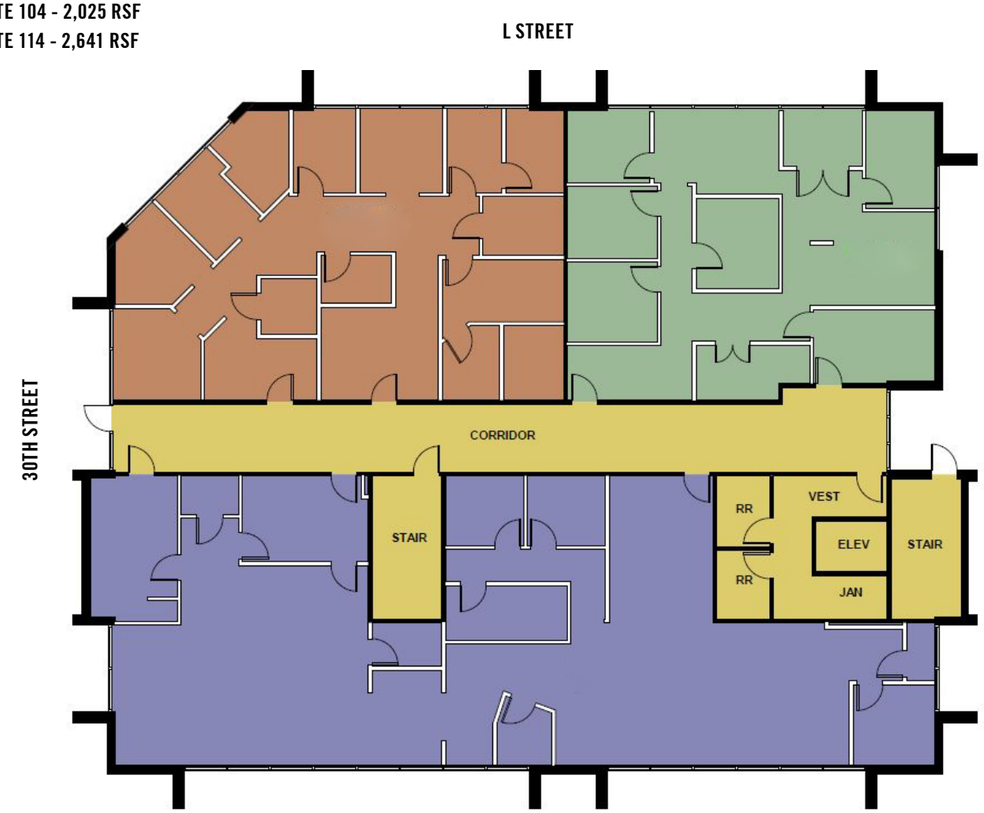
BIKE SCORE: 98

TRANSIT SCORE: 55

FLOOR PLANS

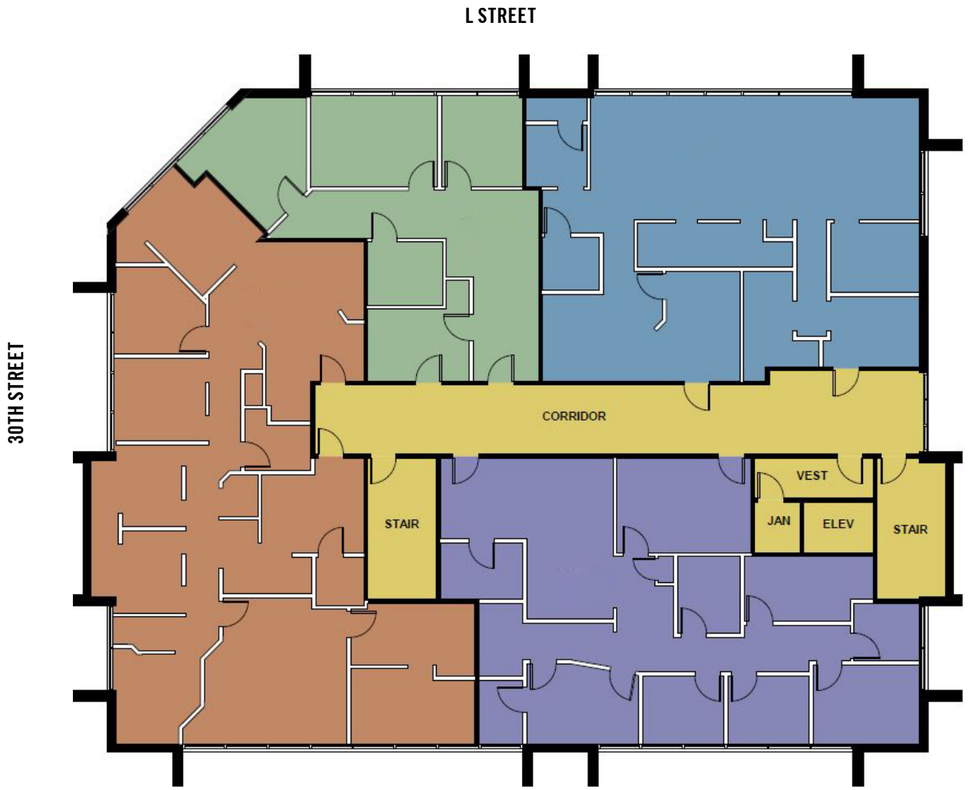
1ST FLOOR

- SUITE 100 - 1,722 RSF
- SUITE 104 - 2,025 RSF
- SUITE 114 - 2,641 RSF



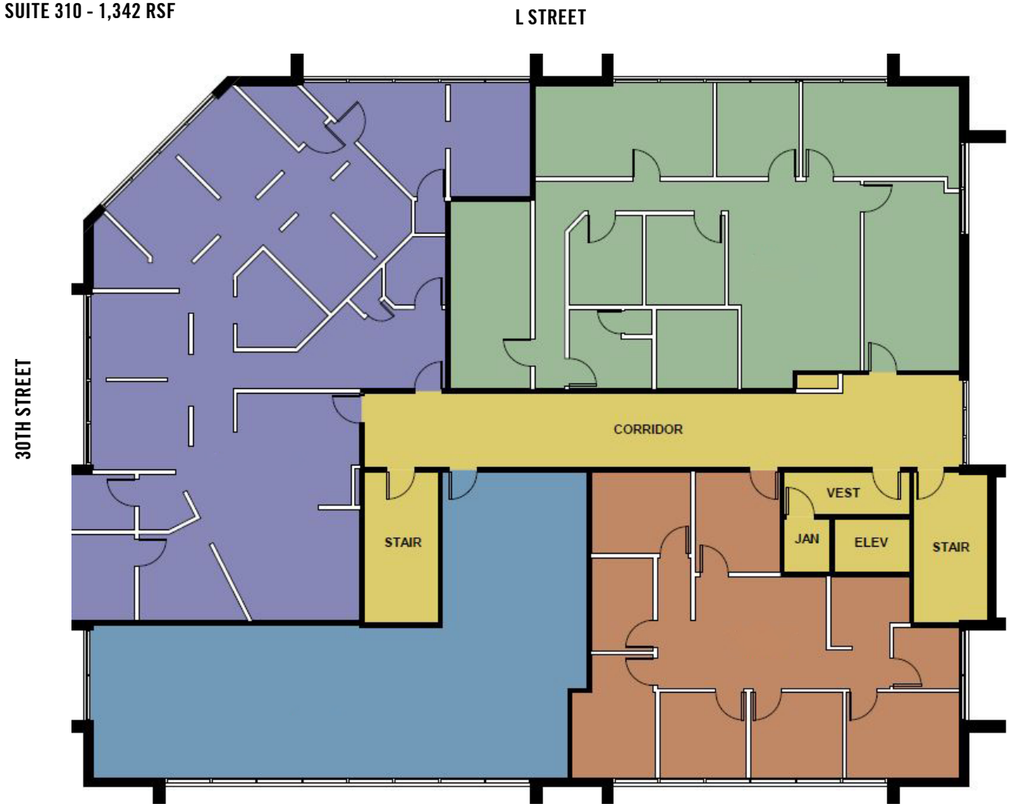
2ND FLOOR

- SUITE 200 - 1,111 RSF
- SUITE 205 - 2,385 RSF
- SUITE 210 - 1,826 RSF
- SUITE 215 - 1,737 RSF



3RD FLOOR

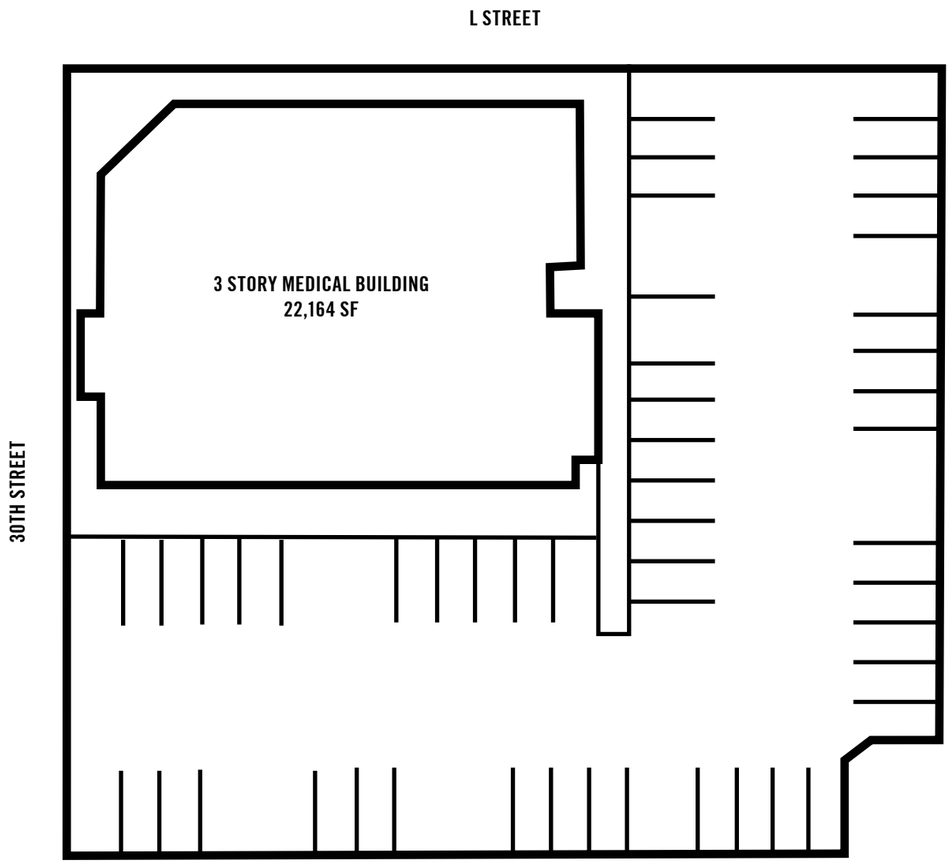
- SUITE 300 - 1,990 RSF
- SUITE 302 - 1,293 RSF
- SUITE 305 - 2,436 RSF
- SUITE 310 - 1,342 RSF



SITE PLAN

58
PARKING SPACES

*FLOOR PLANS DO NOT SHOW REPRESENTATIVE INTERIOR IMPROVEMENTS

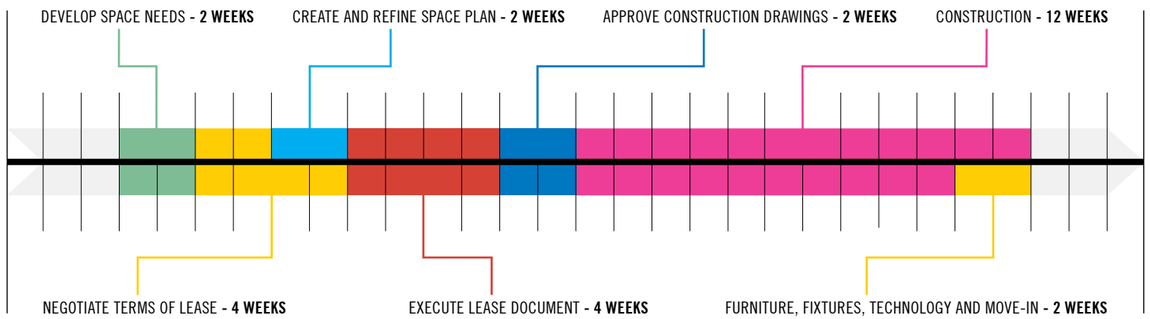


2901 K ENJOYS THE CLOSE PROXIMITY TO DOWNTOWN AND ITS MANY AMENTIES WITHOUT THE PARKING HASSLE

LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD

LEASING TIMELINE:



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