

THE MARKET CLUB
AT THE MILL

2630 5th St Authentic Retail Space
for Lease in Urban Sacramento's
Largest Infill Development

THE MARKET CLUB



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

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

JON LANG
SENIOR VICE PRESIDENT - LIC. 01934934
916.573.3302
JONLANG@TURTONCOM.COM

© 2022 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



THE PROPERTY

± 2,656
SF REMAINING

± 8,500
SF COVERED/IMPROVED PATIO

± 49
PARKING STALLS

21
NEW APARTMENTS

The Market Club at the Mill is a stunning urban renewal and adaptive re-use project that will combine incredible raw architectural features along with one of urban Sacramento's largest improved and covered outdoor patio experiences. Located just south of Downtown Sacramento in The Mill at Broadway, Sacramento's largest urban in-fill project which currently features more than 470 homes, a 3.5 acre park immediately across the street, and an additional 450 single family and multi-family homes in various stages of planning and construction, The Market Club at the Mill will become the only walkable

amenity to more than 2,000 local residents and thousands of day time employees. This architecturally stunning project, which will feature 21 new apartment homes on the east and west ends of the building and will provide the neighborhood and the greater urban Sacramento community an authentic gathering spot with a carefully curated tenant mix to serve the Mill at Broadway and the entire Sacramento region. The building totals 8,572 square feet with 5,356 square feet remaining for lease, along with a ±8,500 square foot patio (with about 3,500 square feet of

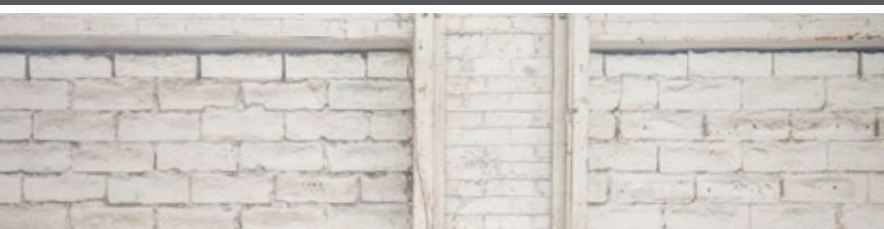
the patio covered and improved) can be demised to approximately 2,000 square feet. The Market Club at the Mill is the perfect canvas for creative retailers and restaurateurs to imagine innovative concepts and uses by leveraging the impressive roof truss systems, brick facade, large glass storefronts, roll-up doors and historic architectural elements. We are confident that after learning more about The Market Club at the Mill, you will agree this opportunity represents one of the most unique and obvious retail/restaurant opportunities in the Sacramento grid.





PROPERTY DETAILS

- Address:** 2630 5th St, Sacramento, CA 95818
- Building Size:** ±8,572 SF
- Available Space:** ±675 - 2,656 SF
- Patio Size:** ±8,500 SF
- Parking:** ±49 stalls
- Power Available:** 2,000 amps to building
Six (6) 200 amp services allowed for tenants
One (1) 600 amp service and two (2) 500 amp services available as needed
- Gas:** Available (PG&E)
- Hood Shaft:** Available
- Grease Interceptor:** One (1) 2,000 gallon grease trap to be provided as needed
- Zoning:** R-4-PU
- Flood Zone:** X





07

THE MARKET CLUB

THE MARKET CLUB



AMENITIES INCLUDE: ELECTRIC VEHICLE SHARING, DOG PARK, MILL PARK, MILL PLAZA, URBAN FARM, EVENT LAWN, FLEXIBLE COURTS, PICNIC AREA, CYCLING/JOGGING LOOP



MILL AT BROADWAY

470
HOMES

32
ACRES

3.5
ACRE PARK

70
MILES OF TRAILS

The Mill at Broadway is one of the most transformative development projects in urban Sacramento. Before Downtown had high-rises, before Broadway was Broadway, before hops farms were transformed into Land Park, a young man opened a sawmill. Nestled on the southern border of downtown where the river curves and heads south, this sawmill brought new life to the region. The warm rich smell of pine and the bright metallic whir of saw blades flourished. There, they turned the raw felled trees

of the Sierra Nevada into fruit crates that travelled the world. These crates were filled with tomatoes, almonds, pears, asparagus, peaches, and much more. Some crossed the country by train, others ventured to Europe by boat, and many filled the tables of Sacramento homes. As time progressed, Sacramento's grid filled out and Land Park spread north to meet it at Broadway. The sawmill began to evolve, making door and window frames, then lumber and ornate crown molding, and

the company continued to grow. Today, The Mill at Broadway completes the metamorphosis as beautiful new homes inherit the sawmill's site. Like the final piece in a jigsaw puzzle, it weaves the grid and Land Park communities back together bringing a sense of completeness and renewed life. In total, The Mill at Broadway has more than 470 for sale homes and numerous shared amenities creating a Sacramento landmark community.



THE MARKET CLUB



BUILDING LOCATION

BROADWAY IS SACRAMENTO'S NEXT MAJOR DOWNTOWN CORRIDOR

On the cusp of Land Park and Southside Park neighborhoods, but soon to be a destination all its own, Sacramento's East Marina district, as a portion of the Broadway Corridor, is coming alive. Several key investment/developments have been made nearby and the path of progress is beginning

to accelerate. The street improvement program, the Broadway/WestSac Bridge, development of numerous high-end mixed-use projects and new retail/restaurant amenities are all helping to breathe new life into this iconic blvd. City Councilman Steve Hansen says he sees

Broadway as the next major downtown corridor to modernize now that K Street and R Street are maturing corridors. "The opportunities really abound here" Hansen said.



NEARBY DEVELOPMENT PROJECTS

Below are some of the exciting developments and amenities advancing the greater Broadway region and the entire urban core.

GREAT FOOD

Broadway is home to an eclectic and multicultural culinary scene with some of the most-loved restaurants in Downtown Sacramento, some with a long and unique local history. These include Tower Café, Willie's Burgers, Iron Steakhouse, Jamie's Broadway Grille, and other Ethiopian, Thai, Indian, Japanese, Vegetarian, and Mexican restaurants. Just off Broadway down Riverside Avenue, you will find old favorites like the Riverside Clubhouse and Vic's Ice Cream, as well as new up-and-coming places like Massulo Pizza.

BROADWAY BRIDGE

The Broadway Bridge is a government-led improvement that will connect Broadway to West Sacramento over the Sacramento River. This will allow convenient walkable access to the various amenities available in West Sacramento.

SELLAND'S MARKET CAFE

Selland's Market Cafe – a Sacramento favorite – opened their Broadway location in late 2017. This provides an additional place to eat and enjoy along Broadway, just a short walk or ride from the subject property. Whether dining in or bringing food back home, Selland's is sure to impress.

WEEKLY FARMERS MARKET

Sacramento's largest weekly farmers market is held right off of X Street in the Broadway Corridor. A unique selection of items are available, including: the finest fruits, vegetables, baked goods, flowers, herbs, juices and cheeses.

PEDESTRIAN IMPROVEMENTS

The city has plans to narrow the busy thoroughfare from two lanes in each direction to one with center turn lanes in order to slow traffic and encourage a main-street feel where people can ride bikes and restaurants can use the sidewalks to create patio seating. The early reaction among business, property owners and nearby residents has been largely positive.

BROADWAY REDUX PHASE I & II

Local infill builder Indie Capital is nearing completion of Phase II of their Broadway Redux project, a 9-home urban infill project. They are completing the remaining 5 units and have sold out prior to completion. Designed by Johnsen Schmalig Architects., the award-winning designs are helping to bolster the Broadway corridor as an exciting place to be.

ONYX BOUTIQUE APARTMENTS

Directly north of (and essentially adjacent to) the subject property is ONYX, a new 41-unit boutique apartment development that features modern design, a community courtyard for gathering, and is tailored to foodies and urban enthusiasts.

THE TOWER THEATRE

The Tower Theatre is one of Sacramento's most iconic landmarks that opened its doors in 1938. More than 75 years later, it is still the premier place to catch some of the best independent and foreign films within 100 miles.

1817 BROADWAY

Local developers will develop a 74 unit over 8,500 square feet of retail mixed-use development at the northwest corner of 19th and Broadway.

16TH AND BROADWAY

Local developer Jon Gianulias plans to construct a five-story, 60,00 square foot mixed-use development on the iconic corner where Tower Records used to be. This project includes 14,205 square feet of retail space and 53 multi-family units.

1901 BROADWAY

Bay Area-based affordable housing developer EAH Housing has submitted plans for two five-story buildings at 1901 Broadway, with 150 apartments and about 1,700 square feet of retail space.





Section Three: The Location

THE MARKET CLUB

NEARBY AMENITIES

Located on the Broadway Corridor - Sacramento's up-and-coming submarket. Residents of The Mill will enjoy being near the urban core with easy access to every corner of the city.

POPULAR RESTAURANTS NEAR THE MARKET CLUB (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|----------------------------|-----------------------------|-------------------------|-------------------------|-------------------------------|
| 58 Degrees & Holding Co. | Der Biergarten | Kupros Craft House | Paesano's | Tank House BBQ |
| Ace of Spades | Dim Sum House | Kyoto Sushi Bar | Paragary's | Taste of Thai |
| Aioli Bodega Espanola | Elixir Bar & Grill | La Garnacha | Pizzeria Urbano | Temple Coffee |
| Amaro Italian Bistro & Bar | Ella Dining | Le Croissant | Portofino's | Thai Basil |
| Andy Nguyen's | Ernesto's Mexican | Lowbrau | Press Bistro | Thai Canteen |
| Azul Mexican | Federalist Public House | Lucca | Pushkin's Bakery | The Bread Store |
| Bar West | Fieldwork Brewing Co. | Luna's Cafe & Juice Bar | Q Street Bar & Grill | The Coconut on T |
| Bike Dog | FishFace Poke Bar | Make Fish | Queen Sheba | The Golden Bear |
| Bombay Bar & Grill | Fox & Goose Public House | Mango's/Burgertown | R15 | The Mill Coffee House |
| Bottle & Barlow | Frank Fats | Mas Taco Bar | Red Rabbit | The Porch |
| Broderick Midtown | Ginger Elizabeth Chocolates | Massulo Pizza | Rick's Dessert Diner | The Press |
| Buckhorn Grill | Grange | Masullo Pizza | Riverside Clubhouse | The Rind |
| Burger Patch | Highwater | Mathmandu Kitchen | Roxie Deli and Barbecue | The Waterboy |
| Burgers and Brew | Hook & Ladder | Mikuni Sushi | Saddle Rock | Tres Hermanas |
| Cafe Bernardo | Identity Coffee | Miso Japanese | Sakamoto | Uncle Vito's Pizza |
| Cantina Alley | Iron Horse Tavern | Mulvaney's B&L | Selland's | Vic's Ice Cream |
| Centro Cocina Mexicana | Jack's Urban Eats | N Street Cafe | Shady Lady | Waffle Square Country Kitchen |
| Chada Thai Cuisine | Jamie's Bar & Grill | Nekter | Shoki Ramen House | Willie's Burgers |
| Cornerstone | Jin Jin Noodle | Nishiki Sushi | Slice of Broadway | X O Lounge |
| Crepeville | Karma Brew | Old Soul Coffee | South | Zelda's Pizza |
| Dad's Sandwiches | Kru Japanese | Pachamama Coffee Coop | Sun & Soil Juice | Zocalo |





SACRAMENTO

2,623,204
GREATER SAC POPULATION

1,317,600
GREATER SAC WORKFORCE

\$89,169
MEDIAN HOUSEHOLD INCOME

GSEC 2023
(Lightcast 2022)

CALIFORNIA'S FASTEST GROWING METROPOLITAN

The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that's not the case for Sacramento. 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, and



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
- #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
- #10 Best Cities for Coffee Snobs

POPULATION GREATER SACRAMENTO REGION

2,623,204

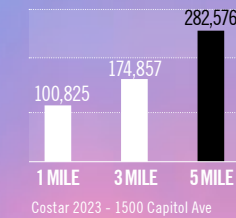
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

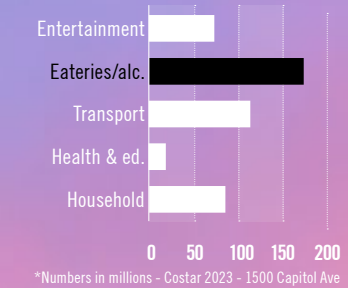
68%

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



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

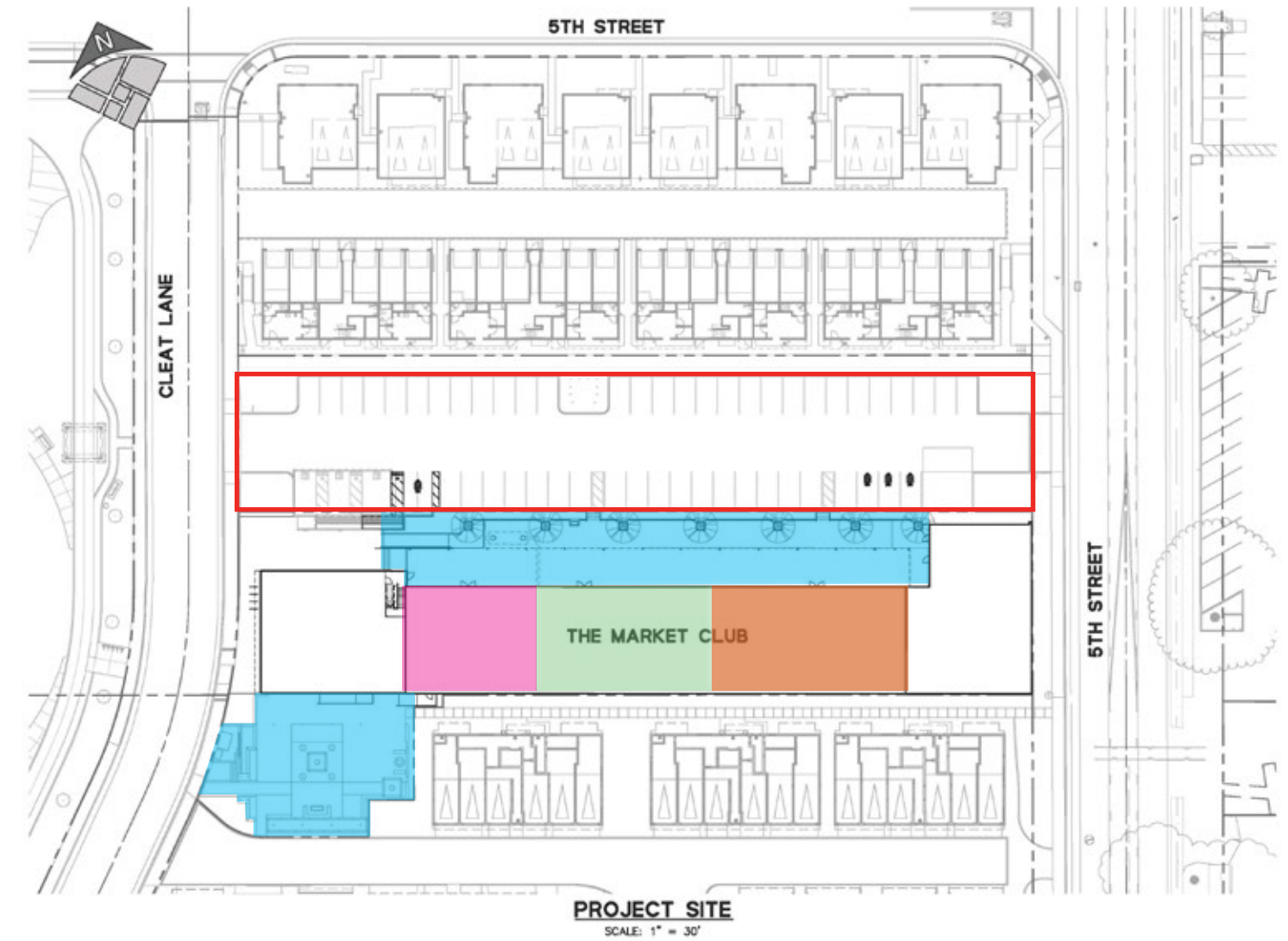
walkscore.com
1500 Capitol



SITE PLAN



- = ± 675 - 2,656 AVAILABLE SF
- = 5TH STREET MARKET (LEASED)
- = ± 8,500 PATIO SF
- = PANIQ ESCAPE ROOM (LEASED)
- = 49 DEDICATED PARKING STALLS





TURTON
COMMERCIAL REAL ESTATE