

THE MARKET CLUB  
AT THE MILL

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



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# THE MARKET CLUB



# THE PROPERTY

±2,000-8,572  
SF BUILDING

±6,000  
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 total space available, ±8,572 square feet with a ±6,000 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.

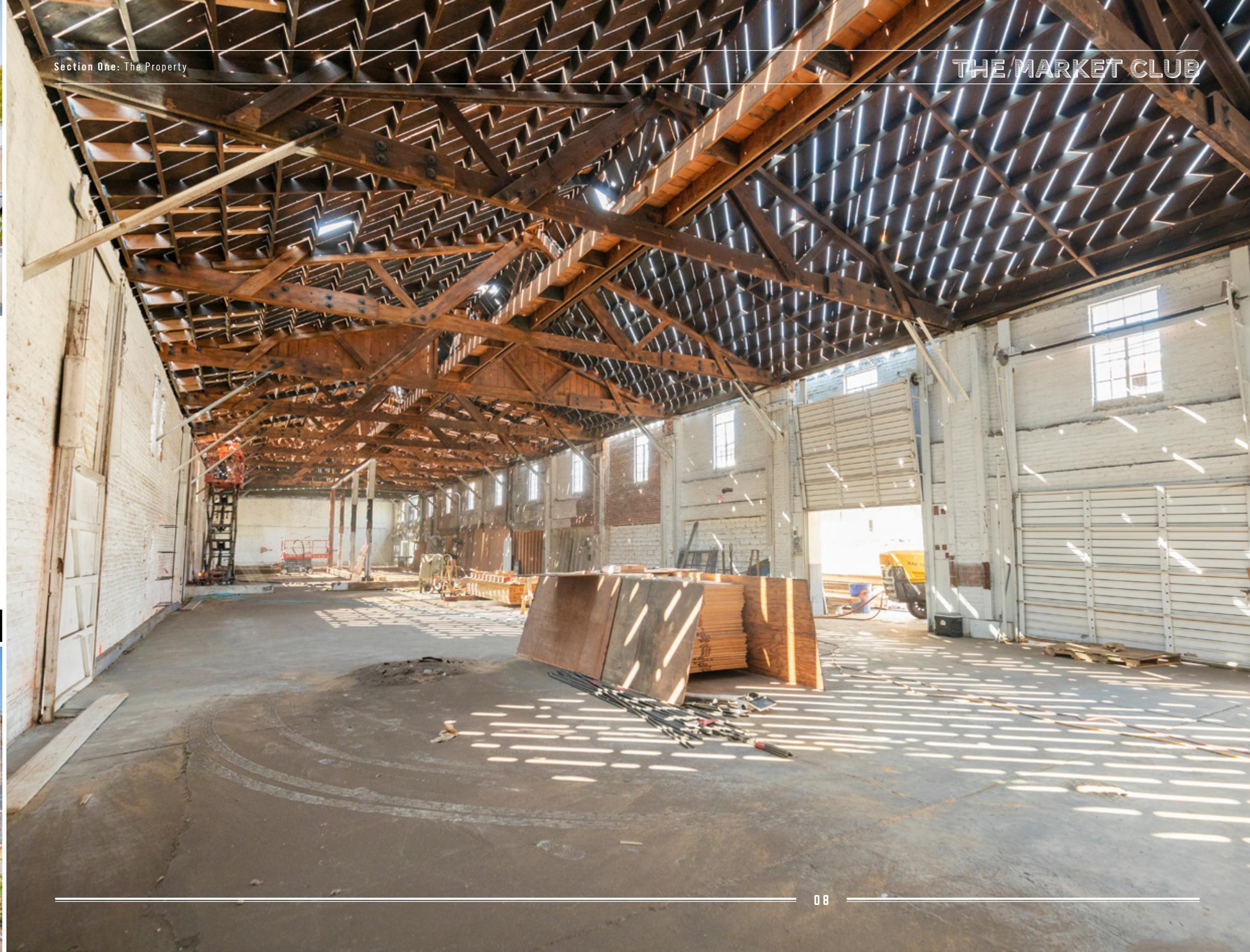
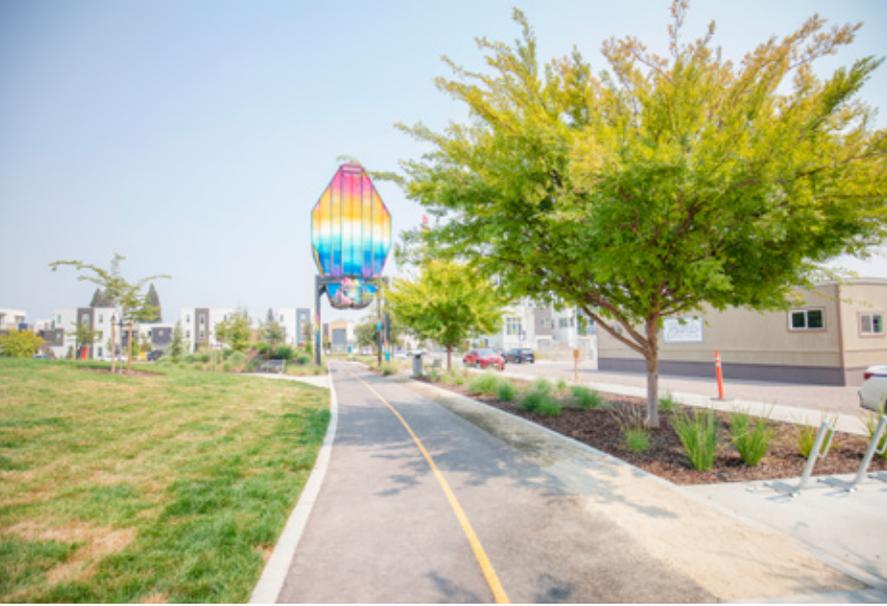




## PROPERTY DETAILS

- Address:** 2630 5th St, Sacramento, CA 95818
- Size:** ±8,572 SF (divisible)
- Patio Size:** ±6,000 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





RENDERING OF NEW MULTIFAMILY UNITS ON WEST END OF BUILDING



# 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                        |





THERE'S A REASON EVERYONE IS COMING HERE.

# SACRAMENTO

15.3 MILLION  
ANNUAL REGIONAL VISITORS

71,335  
DAYTIME EMPLOYEES

215+  
BARS / RESTAURANTS

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 1920 20<sup>th</sup> Street is situated in the middle of everything.

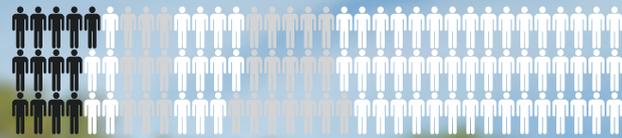


# SACRAMENTO DATA BITES

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. Residential migration to Sacramento has been increasing with over 70,000 relocating in 2019. 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). 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 has strong fundamentals for a retailer to tap into and leave their mark.

## 2020 HOUSEHOLD INCOME - ONE MILE RADIUS OF PROPERTY:

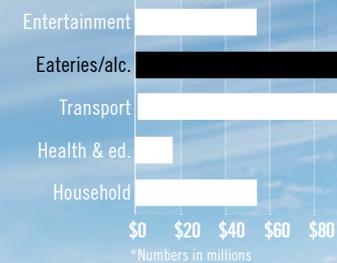
Over \$150,000 - 13%    \$100,000 - \$125,000 - 9%    \$50,000 - \$75,000 - 17%  
 \$125,000 - \$150,000 - 5%    \$75,000 - \$100,000 - 11%    Under \$50,000 - 44%



## EDUCATION ATTAINMENT WITHIN ONE MILE RADIUS OF THE PROPERTY:



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



## SACRAMENTO'S CITY RANKINGS:

- #1 in the U.S. for net migration
- #1 Happiest workers in mid-sized 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 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

## POPULATION BY AGE WITHIN ONE MILE OF PROPERTY



WALK SCORE: 93  
 BIKE SCORE: 99  
 TRANSIT SCORE: 62

**\$1,838** AVERAGE RENT PER MONTH IN SACRAMENTO

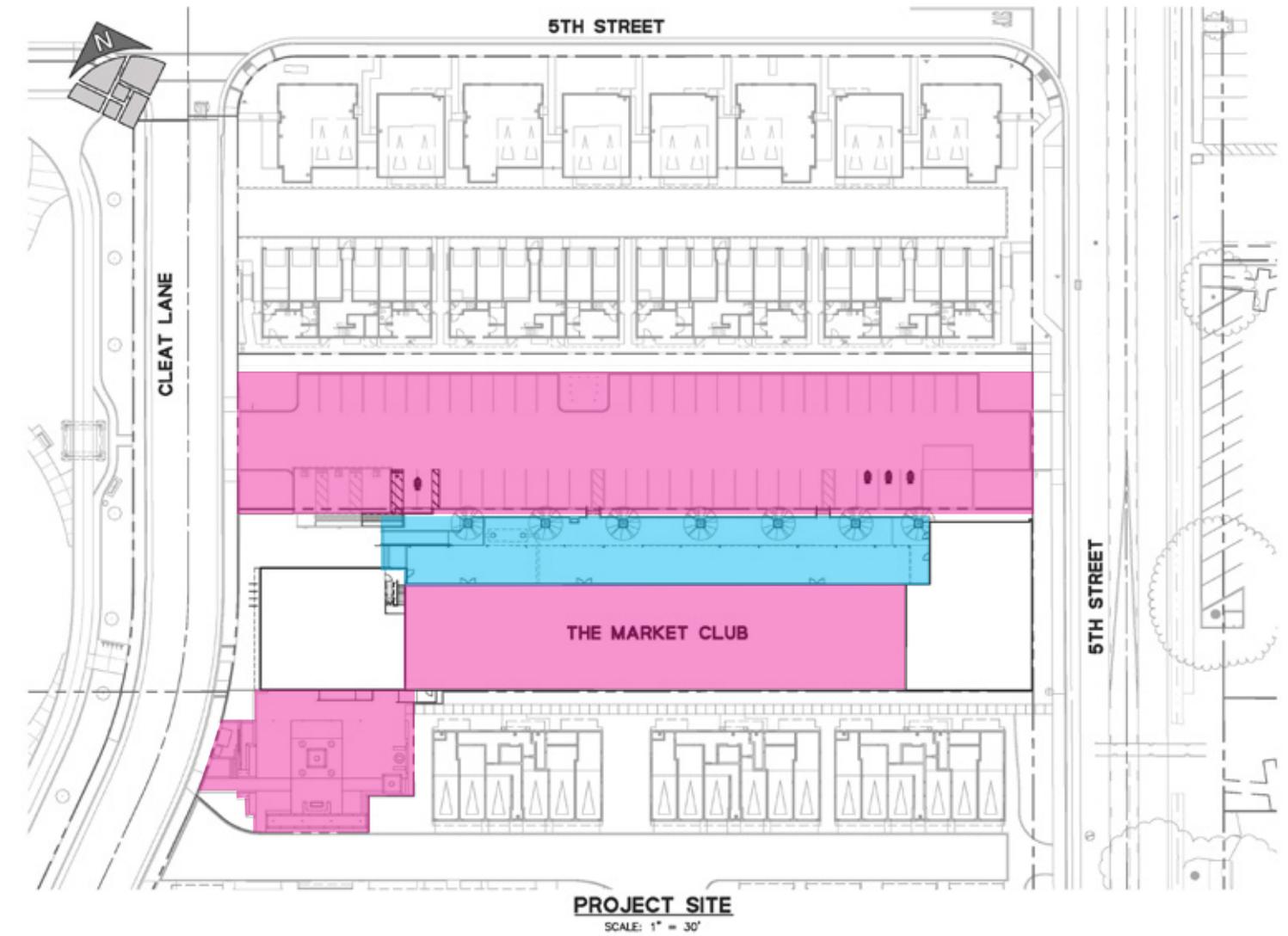


# SITE PLAN



PATIO: ± 6,000 SF

THE MARKET CLUB: ± 2,000-8,572 SF





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COMMERCIAL REAL ESTATE